海堤灣 II

LA MIRABELLE II

SALES BROCHURE

售樓說明書

海堤灣 II

LA MIRABELLE II

01 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

[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.

town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.

- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.

- Read through the sales brochure and in particular, check the following information in the sales brochure -

  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

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

  - interior and exterior fittings and finishes and appliances;

  - the basis on which management fees are shared;

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

  - whether individual owners have responsibility to maintain slopes.

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

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

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

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

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

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance

include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

[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.

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

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority
March 2023

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。

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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。

- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。

- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

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

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。

- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。

- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。

- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。

- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱 。

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該 —

  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - ➢ 工人罷工或封閉工地；
    - ➢ 暴動或內亂；
    - ➢ 不可抗力或天災；
    - ➢ 火警或其他賣方所不能控制的意外；
    - ➢ 戰爭；或
    - ➢ 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局

網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會

電話	: 2826 0111
傳真	: 2845 2521

一手住宅物業銷售監管局
2023 年 3 月

[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。

02 INFORMATION ON THE PHASE
期數的資料

Name of the Phase of the Development

Phase XIIIA (the "Phase") of LOHAS PARK (the "Development") is called "LA MIRABELLE II"

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

No.1 Lohas Park Road

Total number of storeys of each multi-unit building

Tower 3 (3A) & Tower 3 (3B) & Tower 5 (5A) & Tower 5 (5B) : 63 storeys

Note:
- The above number of storeys includes podium floors (G/F, 1/F, 2/F, 3/F, 5/F) and refuge floors
- The above number of storeys does not include transfer plate, R/F, Lift Machine Room, Lower Roof, Upper Roof and Top Roof

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

Tower 3 (3A) & Tower 3 (3B) & Tower 5 (5A) & Tower 5 (5B) :
G/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-43/F, 45/F-52/F, 55/F-57/F, 59/F-63/F, 65/F-72/F, R/F, Lift Machine Room, Lower Roof, Upper Roof and Top Roof

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

Tower 3 (3A) & Tower 3 (3B) & Tower 5 (5A) & Tower 5 (5B) :
4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F, 64/F

Refuge floors of each multi-unit building

Tower 3 (3A) & Tower 3 (3B) & Tower 5 (5A) & Tower 5 (5B) : 23/F and 52/F

發展項目的期數的名稱

日出康城（「發展項目」）第XIIIA期（「期數」）稱為 「海琅灣 II」

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

康城路1號

每幢多單位建築物的樓層的總數

第3座(3A)及第3座(3B)及第5座(5A)及第5座(5B)：63層

備註：
- 上述樓層總數包括平台樓層（地下、1樓、2樓、3樓、5樓）及庇護層
- 上述樓層總數不包括轉換層、天台、升降機機房、下層天台、上層天台及頂層天台

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第3座(3A)及第3座(3B)及第5座(5A)及第5座(5B)：
地下至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓至52樓、55樓至57樓、59樓至63樓、65樓至72樓、天台、升降機機房、下層天台、上層天台及頂層天台

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

第3座(3A)及第3座(3B)及第5座(5A)及第5座(5B)：
4樓、13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓

每幢多單位建築物內的庇護層

第3座(3A)及第3座(3B)及第5座(5A)及第5座(5B)： 23樓及52樓

Estimated material date for the Phase as provided by the authorized person for the Phase

30 June 2027

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

Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

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

由期數的認可人士提供的期數的預計關鍵日期

2027年6月30日

上述預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明期數落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為期數已落成或當作已落成（視屬何情況而定）的確證。

備註：「關鍵日期」指批地文件的條件就期數而獲符合的日期。

03 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
MTR Corporation Limited (as "Owner")
Dynamic Wish Limited (as "Person so engaged")

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

Holding Companies of the Vendor
Holding Companies of the Owner (MTR Corporation Limited)
Not applicable

Holding companies of the Person so engaged (Dynamic Wish Limited)
Cheer Smart Investment Limited

Authorized Person for the Phase
Wong Min Hon Thomas

The firm or corporation of which an authorized person for the Phase is proprietor, director or employee in his or her professional capacity
Wong Tung & Partners Limited

Building contractors for the Phase
China Overseas Building Construction Limited

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase
Deacons
Gallant
Kao, Lee & Yip
Slaughter and May
Baker & McKenzie
Li & Partners
Chan Raymond T.Y., Victoria Chan & Co.
Grandall Zimmern Law Firm

賣方
香港鐵路有限公司（作為「擁有人」）
泰衛有限公司（作為「如此聘用的人」）

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

賣方的控權公司
擁有人（香港鐵路有限公司）控權公司
不適用

如此聘用的人（泰衛有限公司）的控權公司
置俊投資有限公司

期數的認可人士
黃明康

期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
王董建築師事務有限公司

期數的承建商
中國海外房屋工程有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所
的近律師行
何耀棣律師事務所
高李葉律師行
司力達律師樓
貝克・麥堅時律師事務所
李偉斌律師行
陳添耀・陳瑛律師事務所
國浩律師(香港)事務所

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

Authorized institutions that have made a loan, or have undertaken to provide finance, for the construction of the Phase

Bank of China (Hong Kong) Limited
DBS Bank Ltd., Hong Kong Branch
Industrial and Commercial Bank of China (Asia) Limited

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

Central Wisdom Limited
Innate Power Development Limited
Champion Apex Limited
Apex Ally Limited

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

中國銀行(香港)有限公司
星展銀行有限公司，香港分行
中國工商銀行(亞洲)有限公司

已為期數的建造提供貸款的任何其他人

廣明有限公司
天能發展有限公司
華先有限公司
Apex Ally Limited

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

(a)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Phase; 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人；	Not applicable 不適用
(b)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person; 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	Not applicable 不適用
(c)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an authorized person; 賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人；	No 否
(d)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an associate of such an authorized person; 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	Not applicable 不適用
(e)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an authorized person; 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	Not applicable 不適用
(f)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an authorized person; 賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人；	No 否
(g)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase; 賣方或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not applicable 不適用
(h)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase; 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not applicable 不適用
(i)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors; 賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人；	No 否
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a private company, and an authorized person for the Phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或有關期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	No 否
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	No 否

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

(l)	The Vendor or a building contractor for the Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; 賣方或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	No 否
(m)	The Vendor or a building contractor for the Phase is a partnership, and such an authorized person, or such an associate, is an employee of that Vendor or contractor; 賣方或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	Not applicable 不適用
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	No 否
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor; 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	No 否
(p)	The Vendor or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; 賣方或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	No 否
(q)	The Vendor or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor; 賣方或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	Not applicable 不適用
(r)	The Vendor or a building contractor for the Phase is a corporation, and the corporation of which an authorized person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor; 賣方或該期數的承建商屬法團，而該期數的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	No 否
(s)	The Vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor. 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

Note:

A reference to the Vendor here is a reference to either MTR Corporation Limited (as "Owner") or Dynamic Wish Limited (as "Person so engaged").

備註：

在此提述賣方即提述香港鐵路有限公司（作為"擁有人"）或泰衛有限公司（作為"如此聘用的人"）。

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

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

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

Schedule of total area of 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總面積表：

Tower 座	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 3 (3A) 第3座 (3A)	6/F 6樓	A	-
		B	0.982
		C	0.566
		D	-
		E	-
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A	-
		B	0.982
		C	0.566
		D	-
		E	-
	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及65樓至71樓	A	-
		B	0.982
		C	0.566
		D	-
		E	-
	72/F 72樓	A	1.024
		C	0.566
		D	-
		E	-
Tower 3 (3B) 第3座 (3B)	6/F 6樓	A	1.105
		B	-
		C	0.585
		D	0.941
		E	-
		F	-
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A	1.105
		B	-
		C	0.585
		D	0.941
		E	-
		F	-
	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及65樓至71樓	A	1.105
		B	-
		C	0.585
		D	0.941
		E	-
		F	-
	72/F 72樓	A	0.948
		C	0.585
		D	0.941
		E	-
		F	-

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

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

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

Schedule of total area of 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總面積表：

Tower 座	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 5 (5A) 第5座 (5A)	6/F 6樓	A	-
		B	0.896
		C	0.500
		D	-
		E	-
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A	-
		B	0.896
		C	0.500
		D	-
		E	-
	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及65樓至71樓	A	-
		B	0.896
		C	0.500
		D	-
		E	-
	72/F 72樓	A	1.023
		C	0.500
		D	-
		E	-
Tower 5 (5B) 第5座 (5B)	6/F 6樓	A	0.801
		B	0.240
		C	1.014
		D	-
		E	0.206
		F	-
		G	-
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A	0.801
		B	0.240
		C	1.014
		D	-
		E	0.206
		F	-
		G	-
	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及65樓至71樓	A	0.801
		B	0.240
		C	1.014
		D	-
		E	0.206
		F	-
		G	-
	72/F 72樓	A	1.239
		C	1.014
		D	-
		E	0.206
		F	-
		G	-

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

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

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

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

Tower 座	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 3 (3A) 第3座 (3A)	6/F 6樓	A	0.919
		B	1.274
		C	0.990
		D	0.950
		E	0.964
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A	0.919
		B	1.274
		C	0.990
		D	0.950
		E	0.964
	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及65樓至71樓	A	0.919
		B	1.274
		C	0.990
		D	0.950
		E	0.964
	72/F 72樓	A	2.411
		C	0.990
		D	0.950
		E	0.964
Tower 3 (3B) 第3座 (3B)	6/F 6樓	A	1.716
		B	1.430
		C	0.908
		D	1.335
		E	0.979
		F	0.894
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A	1.716
		B	1.430
		C	0.908
		D	1.335
		E	0.979
		F	0.894
	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及65樓至71樓	A	1.716
		B	1.430
		C	0.908
		D	1.335
		E	0.979
		F	0.894
	72/F 72樓	A	2.561
		C	0.908
		D	1.335
		E	0.979
		F	0.894

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

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

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

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

Tower 座	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 5 (5A) 第5座 (5A)	6/F 6樓	A	0.920
		B	1.261
		C	1.000
		D	0.910
		E	0.965
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A	0.920
		B	1.261
		C	1.000
		D	0.910
		E	0.965
	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及65樓至71樓	A	0.920
		B	1.261
		C	1.000
		D	0.910
		E	0.965
	72/F 72樓	A	2.398
		C	1.000
		D	0.910
		E	0.965
Tower 5 (5B) 第5座 (5B)	6/F 6樓	A	1.818
		B	1.505
		C	1.498
		D	0.556
		E	1.154
		F	0.523
		G	0.904
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A	1.818
		B	1.505
		C	1.498
		D	0.556
		E	1.154
		F	0.523
		G	0.904
	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及65樓至71樓	A	1.818
		B	1.505
		C	1.498
		D	0.556
		E	1.154
		F	0.523
		G	0.904
	72/F 72樓	A	3.196
		C	1.498
		D	0.556
		E	1.154
		F	0.523
		G	0.904

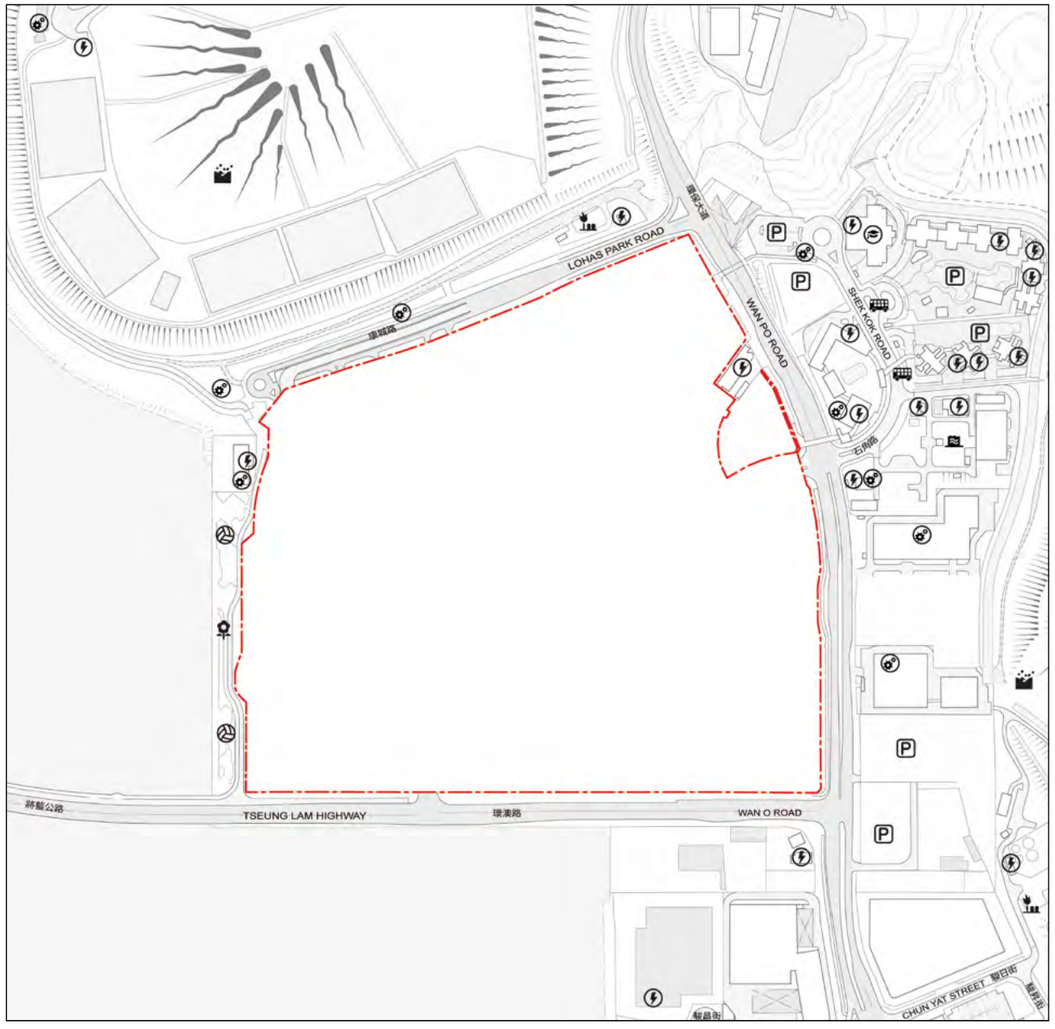
Person appointed as the Manager of the Phase under the latest draft Deed of Mutual Covenant:

MTR Corporation Limited

根據有關公契的最新擬稿，獲委任為期數的管理人的人：

香港鐵路有限公司

07 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 :0M/米 250M/米
比例：

N（北）

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完全顯示之街道全名：

Chun Sing Street	Chun Cheong Street
駿昇街	駿昌街

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T12-SW-A dated 7 May 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2026年5月7日出版之數碼地形圖，圖幅編號T12-SW-A，有需要處經修正處理。

NOTATION 圖例

- Power Plant (including Electricity Sub-stations)
  發電廠（包括電力分站）
- Sewage Treatment Works and Facilities
  污水處理廠及設施
- Public Carpark (including Lorry Park)
  公眾停車場（包括貨車停泊處）
- Landfills (including Ex-landfills)
  堆填區（包括已停用的堆填區）
- Public Transport Terminal (including Rail Station)
  公共交通總站（包括鐵路車站）
- Landfill Gas Flaring Plant
  堆填區氣體燃燒廠
- Public Utility Installation
  公用事業設施裝置
- School（including Kindergarten）
  學校（包括幼稚園）
- Public Park
  公園
- Sports Facilities (including Sports Ground and Swimming Pool)
  體育設施（包括運動場及游泳池）

The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

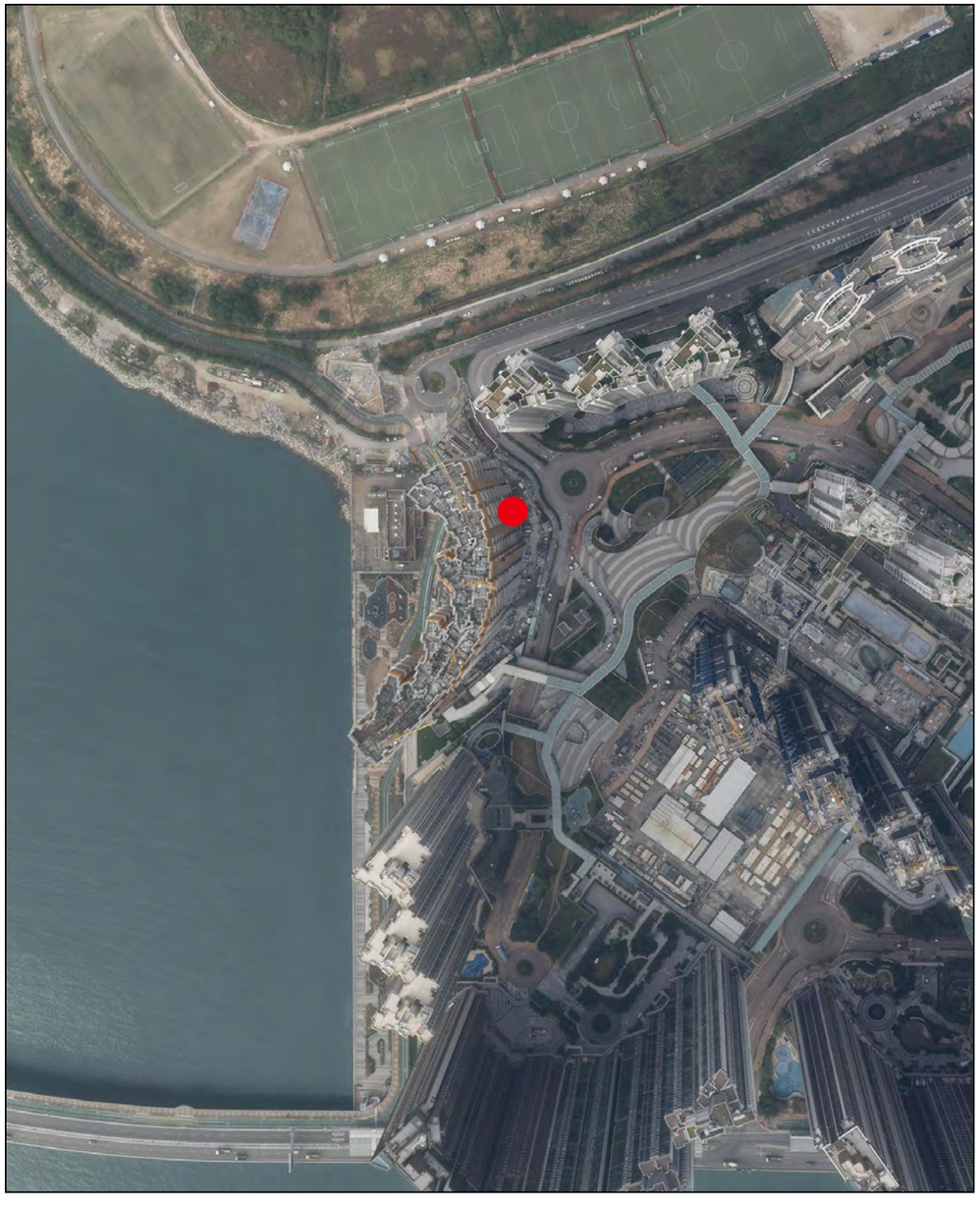
Notes:

1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development 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 the technical reason that the boundary of the Development is irregular.

附註：

1. 賣方建議準買方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。
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。

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



Location of the Phase
期數的位置

S
南

The Aerial Photograph is adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 3,000 feet, Photo No. E249409C dated 7 January, 2025.

鳥瞰照片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E249409C，飛行日期為2025年1月7日。

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

Notes :

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

附註：

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

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



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

● Location of the Phase
期數的位置

S
南

The Aerial Photograph is adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E259797C dated 12 September, 2025.

鳥瞰照片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E259797C，飛行日期為2025年9月12日。

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鳥瞰照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

Notes :

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

附註：

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

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



● Location of the Phase
期數的位置

S
南

The Aerial Photograph is adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E259798C dated 12 September, 2025.

鳥瞰照片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E259798C，飛行日期為2025年9月12日。

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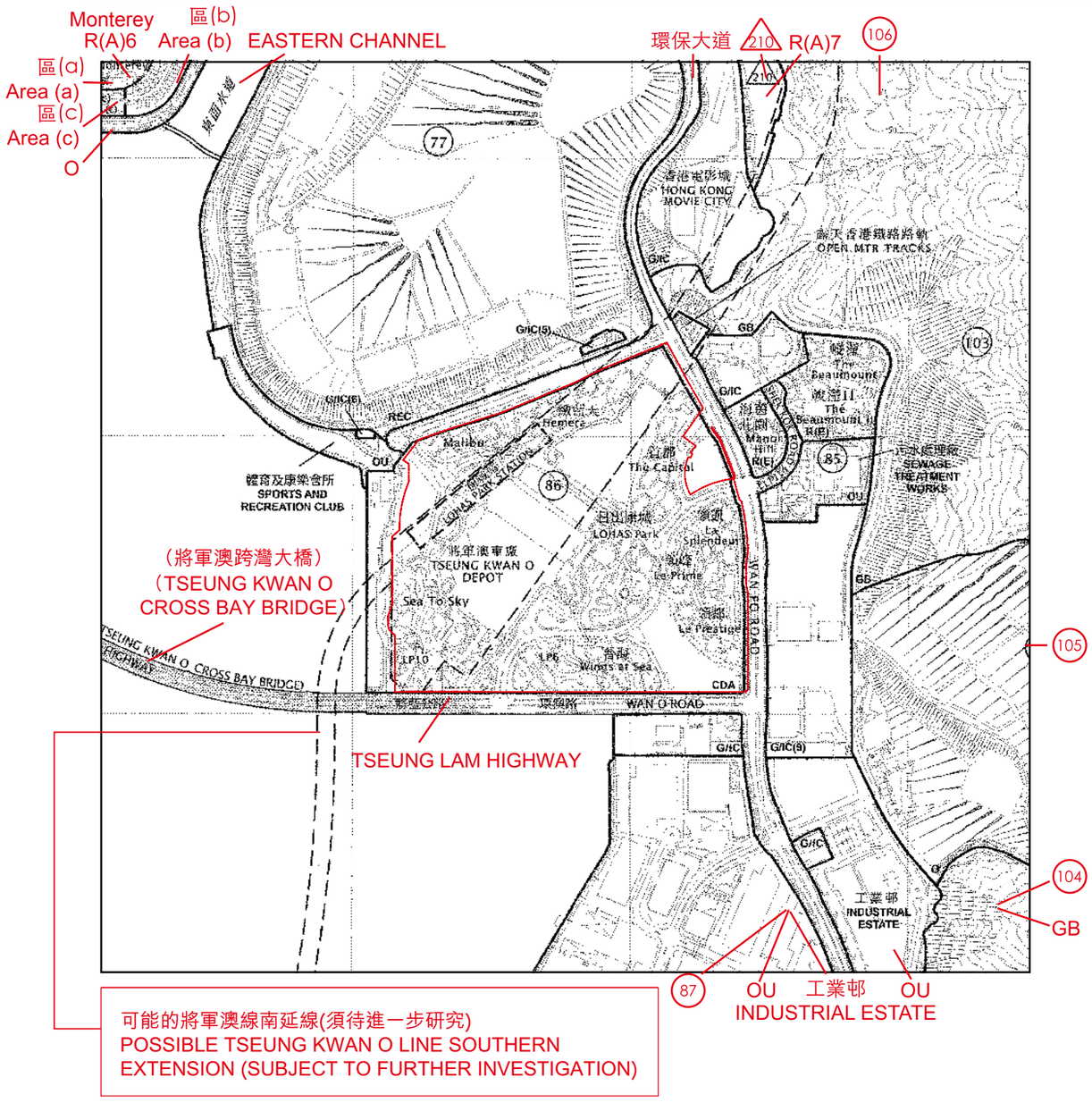
Notes :

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

附註 :

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

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



Boundary of the Development
發展項目的邊界

Scale : 0M/米 500M/米
比例：

N（北）

Extracted from approved Tseung Kwan O Outline Zoning Plan No. S/TKO/32, gazetted on 17 October 2025, with adjustments where necessary as shown in red. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

摘錄自2025年10月17日刊憲之將軍澳分區計劃大綱核准圖，圖則編號為S/TKO/32，有需要處經修正處理，以紅色顯示。香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notation 圖例

Zones 地帶

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

Communications 交通

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

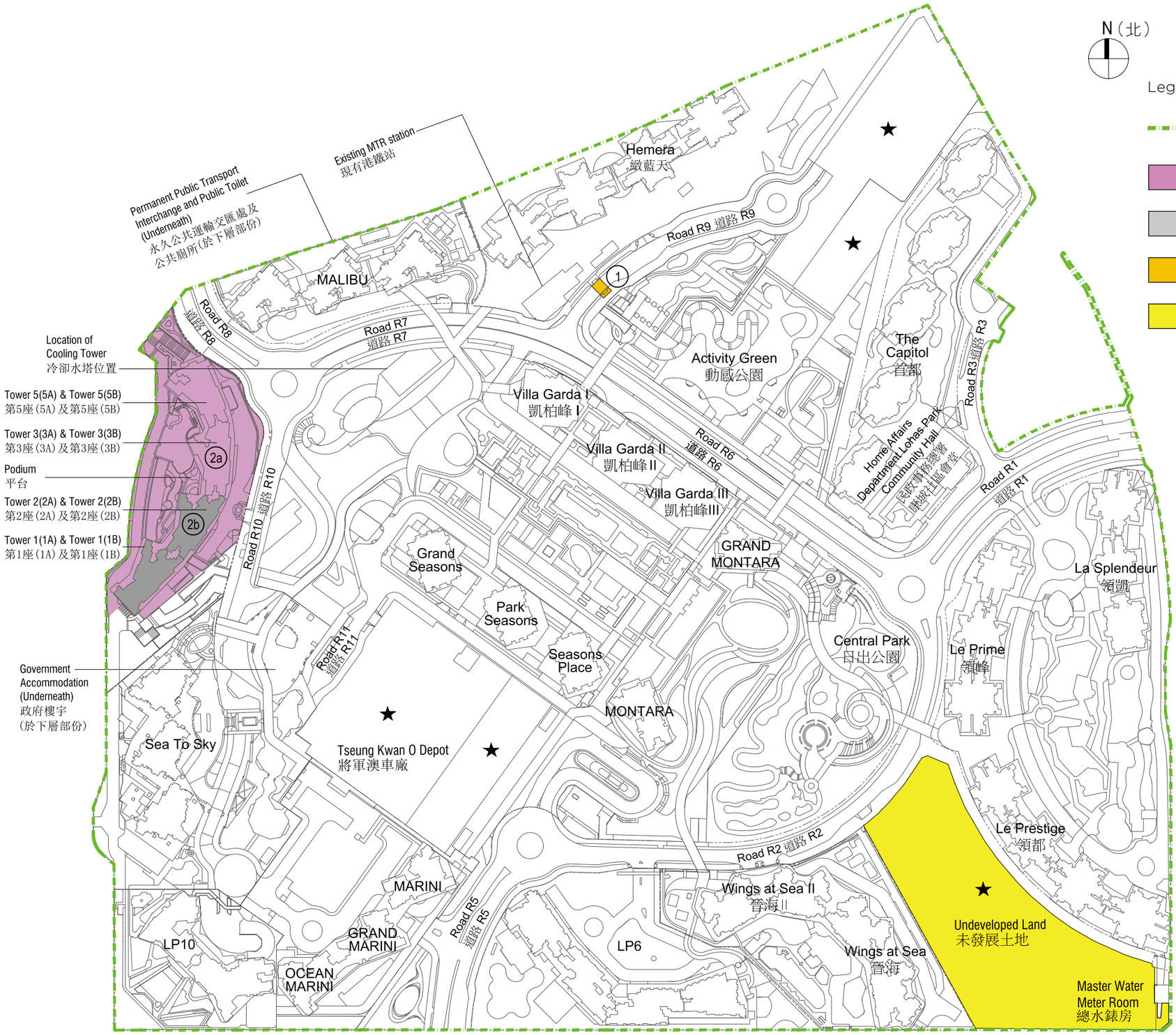
Miscellaneous 其他

Planning Area Number 規劃區編號	(1)
Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度（在主水平基準上若干米）	30

Notes :
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Phase during opening hours.
2. Due to technical reasons (such as the shape of the Development), the plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance.
3. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.

附註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於期數的售樓處開放時間內免費查閱。
2. 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。
3. 賣方亦建議準買家到有關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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



Legend 圖例：

- Boundary of the Development
  本發展項目邊界
- Phase XIIIA of the Development (The Phase)(Coloured Pink)
  發展項目第XIIIA期 (期數)(粉紅色)
- Phase XIIIB of the Development (Coloured Grey)
  發展項目第XIIIB期 (灰色)
- Temporary Pedestrian Walkway (Coloured Orange)
  臨時行人通道 (橙色)
- Undeveloped Land (Coloured Yellow)
  未發展土地 (黃色)

Note 1: There may be future changes to the above buildings and facilities in the Development subject to the final approval by the relevant Government authorities.
備註1：發展項目內的建築物及設施將來可能會有所變化，並以有關政府部門的批核為準。

Note 2: Floodlights will be provided for lighting of the outdoor swimming pool located in the Phase in the evening.
備註2：位於期數之室外游泳池會裝設泛光燈以供室外游泳池的晚間照明。

Scale : 0M/米 50M/米 100M/米 150M/米
比例：

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

1. Temporary Pedestrian Walkways (coloured orange on the plan) are existing facilities and their future uses are subject to change. The relevant facilities are also subject to removal.

   臨時行人通道（圖中橙色部分）為現有設施，其未來用途或將有所改變。有關設施有可能被移除。

2a. The estimated date of completion of the Phase (coloured pink on the plan) is 30 October 2026 as provided by the authorized person for the Phase.

   期數的認可人士提供的期數(圖中粉紅色部分)的預計落成日期為2026年10月30日 。

2b. The estimated date of completion of Phase XIIIB of the Development located in Site KL is 30 October 2026 as provided by the authorized person for that development.

   位於地盤KL的發展項目第XIIIB期的認可人士提供該項目的預計落成日期為2026年10月30日。

★ For Undeveloped Land (coloured yellow on the plan) and undeveloped sites, the intended uses include residential, open space and Government, Institution or Community uses.

   未發展土地（圖中黃色部分）及未發展地盤之規劃用途將包括住宅、休憩用地及政府、機構或社區設施。

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

Legend 圖例

A/C	= 冷氣機 AIR CONDITIONER UNIT
A/C AT L/L	= 冷氣機置低位 AIR CONDITIONER UNIT AT LOW LEVEL
A/C HOOD AT H/L	= 冷氣機遮篷置高位 AIR CONDITIONER HOOD AT HIGH LEVEL
A/C PLATFORM	= 冷氣機平台 AIR CONDITIONER UNIT PLATFORM
ACCESS HATCH	= 維修艙門
AD	= 風管井 AIR DUCT
AD FOR RSMRR	= 垃圾及物料回收室之風管井 AIR DUCT FOR REFUSE STORAGE AND MATERIAL RECOVERY ROOM
AF	= 建築裝飾 ARCHITECTURAL FEATURE
AF ABOVE	= 建築裝飾置上 ARCHITECTURAL FEATURE ABOVE
AF BELOW	= 建築裝飾置下 ARCHITECTURAL FEATURE BELOW
AF SPANDREL	= 建築裝飾拱肩 ARCHITECTURAL FEATURE SPANDREL
ALUM A/C GRILLE	= 鋁質冷氣機欄柵 ALUMINIUM AIR CONDITIONER GRILLE
BAL.	= 露台 BALCONY
BAL.&U.P.	= 露台及工作平台 BALCONY AND UTILITY PLATFORM
BAL.&U.P. ABOVE	= 上層露台及工作平台位置 BALCONY AND UTILITY PLATFORM ABOVE
BATH	= 浴室 BATHROOM
BATH 1	= 浴室 1 BATHROOM 1
BATH 2	= 浴室 2 BATHROOM 2
BR	= 睡房 BEDROOM
BR1	= 睡房 1 BEDROOM 1
BR2	= 睡房 2 BEDROOM 2
BR3	= 睡房 3 BEDROOM 3
BUILDING LINE ABOVE	= 建築物邊線置上
CAT LADDER	= 豎梯
COMMON AREA	= 公用區
COMMON AREA（NOT ACCESSIBLE）	= 公用區 (非開放)
COMMON CORRIDOR	= 公用走廊
COMMON FLAT ROOF	= 公用平台
COMMON GREEN FLAT ROOF	= 公用綠化平台
CLADDING	= 飾板
C.R.	= 電線管道井 CABLE RISER
CW	= 玻璃幕牆 CURTAIN WALL
DIN	= 飯廳 DINING ROOM
DN	= 落 DOWN
DOG HOUSE	= 機電管道房
EMR	= 電錶房 ELECTRIC METER ROOM
EL RM.	= 電掣房 ELECTRIC ROOM
ELV	= 弱電房 EXTRA LOW VOLTAGE CABLE ROOM
FLAT ROOF	= 平台
GB	= 玻璃欄柵 GLASS BALUSTRADE
H/L	= 高位 HIGH LEVEL
HORIZONTAL AF	= 橫向建築裝飾 HORIZONTAL ARCHITECTURAL FEATURE
HR	= 消防喉轆 HOSE REEL
INACCESSIBLE COMMON FLAT ROOF	= 非開放公用平台
KIT	= 廚房 KITCHEN
LAV	= 洗手間 LAVATORY
LIV	= 客廳 LIVING ROOM
LIFT	= 升降機
LIFT LOBBY	= 升降機大堂
LIFT SHAFT	= 升降機井
L/L	= 低位 LOW LEVEL
MAINTENANCE PLATFORM	= 維修平台
MBR	= 主人睡房 MASTER BEDROOM
M BATH	= 主人浴室 MASTER BATHROOM
O KIT	= 開放式廚房 OPEN KITCHEN
PD	= 管道井 PIPE DUCT
PLANTER	= 花槽
PLINTH	= 基底
PRIVATE ROOF	= 私人天台
RC FENCE WALL	= 鋼筋混凝土圍牆 REINFORCED CONCRETE FENCE WALL
RC WALL	= 鋼筋混凝土牆 REINFORCED CONCRETE WALL
RC COVER FOR BAL.&U.P. BELOW	= 遮蓋下層露台及工作平台之鋼筋混凝土結構 REINFORCED CONCRETE COVER FOR BALCONY AND UTILITY PLATFORM BELOW
RC PARAPET	= 鋼筋混凝土護牆 REINFORCED CONCRETE PARAPET
RSMRR	= 垃圾及物料回收室 REFUSE STORAGE AND MATERIAL RECOVERY ROOM
WMC	= 水錶櫃 WATER METER CABINET
ST.	= 煮食爐 STOVE
STAIR HOOD COVER	= 梯屋上蓋
STORE	= 儲物房
STUDY ROOM	= 書房
SINK	= 洗手盆
TOP CAPPING OF CW	= 玻璃幕牆飾板頂蓋 TOP CAPPING OF CURTAIN WALL
UP	= 上
U.P.	= 工作平台 UTILITY PLATFORM
UTILITY	= 工作間 UTILITY ROOM

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

Remarks:
1. There may be architectural features and/or exposed pipes on external walls of some floors.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to balcony and/ or flat roof and/ or utility platform and/or air-conditioner platform and/ or external wall of some flats.
3. There are ceiling bulkheads or false ceiling at living room, dining room, bedrooms, lavatory, store, kitchen of some flats for the air-conditioning system and/ or mechanical and electrical services. There are sunken slabs for mechanical & electrical services of flats above at some residential flats.
4. The internal ceiling height within some flats may vary due to structural, architectural and/ or decoration design variations.
5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, sink counter, etc, are retrieved from the latest approved building plans and are for general indication only.
6. There are exposed pipes mounted at part of flat roof and roof of each Tower in the Phase. Only part of the exposed pipes are covered by aluminium cladding.
7. For some residential flats, the air-conditioner platform(s) outside the residential flat will be placed with outdoor air-conditioner unit(s) belonging to its flat. The placement of these air-conditioner unit(s) may emit heat and/ or sounds.
8. Balconies and utility platforms are non-enclosed area.
9. During the necessary maintenance of the external walls by manager of the Phase, the gondola will be operating in the airspace outside window of residential properties and above flat roof/ roof in such tower.
10. There are non-structural prefabricated external walls in the residential flats. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.

備註：
1. 部份樓層外牆設有建築裝飾及/或外露喉管。
2. 部份單位的露台及/或平台及/或工作平台及/或冷氣機平台及/或外牆或其鄰近地方設有外露及/或內藏於飾板的公用喉管。
3. 部份單位客廳、飯廳、睡房、洗手間、儲物室、廚房有裝飾橫樑或假天花，用以裝置冷氣系統及/或機電設備。部分單位天花有跌級樓板，用以安裝樓上單位之機電設備。
4. 部份單位之天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 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、洗滌盆櫃等乃根據最新的經批准的建築圖則，只作一般性標誌。
6. 期數內的每座大廈的平台及天台上裝設有外露喉管，只有部份外露喉管被鋁飾板所覆蓋。
7. 部份住宅單位外的冷氣機平台將會放置其單位的一部或多部冷氣戶外機。該等冷氣機的位置可能發出熱力及/或聲音。
8. 露台及工作平台為不可封閉的地方。
9. 在期數管理人員安排外牆之必要維修進行期間，吊船將在該等大廈的住宅物業之窗戶及平台/天台上之空間運作。
10. 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。

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

	Tower 座數	Flats 單位 Floor 樓層	A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 3 (3A) 第3座 (3A)	6/F 6樓	150	150	150	150	150	-
	Tower 3 (3B) 第3座 (3B)		150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Tower 3 (3A) 第3座 (3A)		3150	3150	3150	3150	3150	-
	Tower 3 (3B) 第3座 (3B)		3150	3150	3150	3150	3150	3150

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.

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。

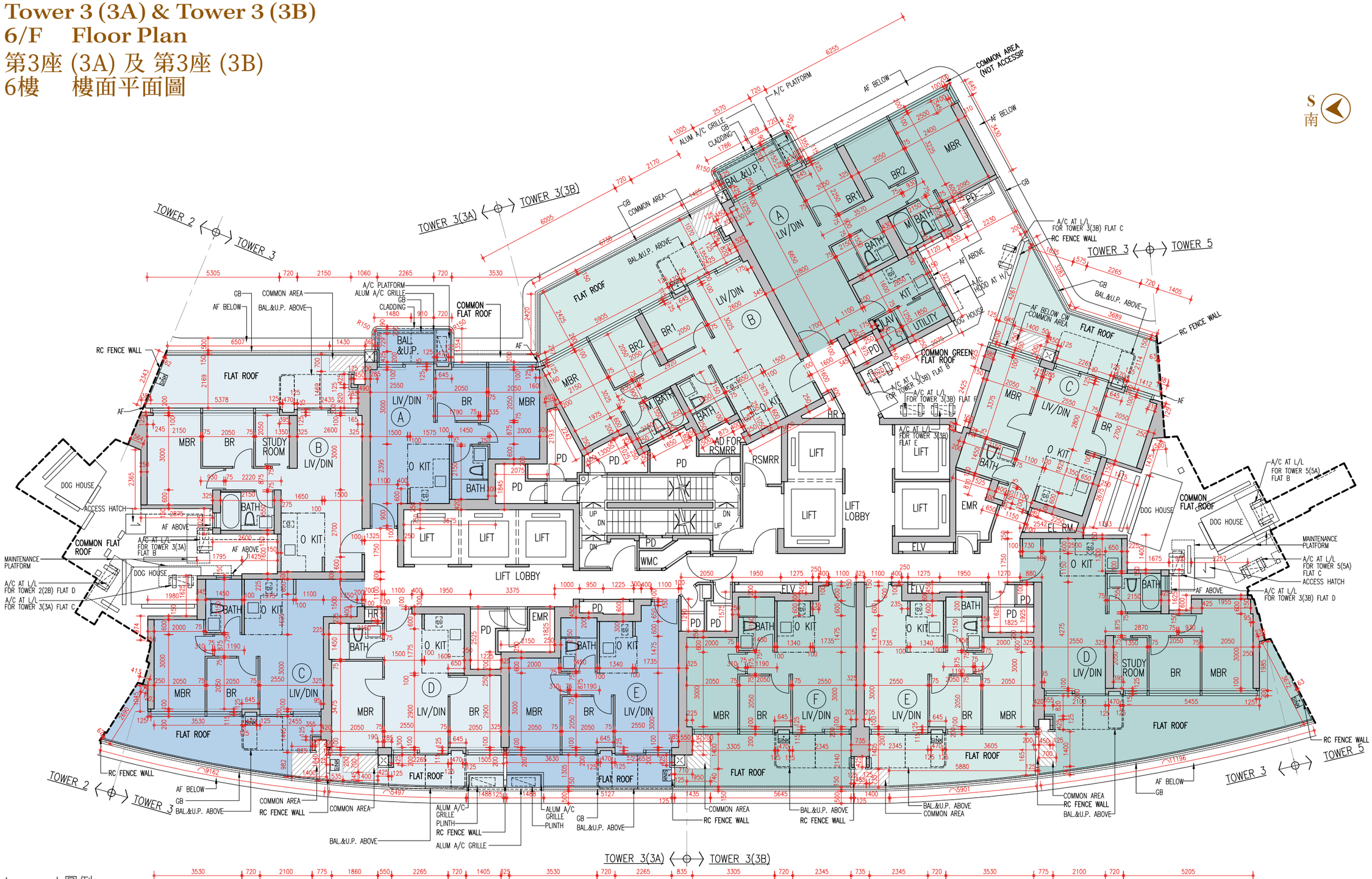
Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16)(b)(i)(xi)(I) of the Land Grant) in Phase XIII (including Phase XIIIA and Phase XIIIB): 1,667
   (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
   (III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement ("SDMC") stipulates that:
      (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase XIII Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase XIII Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase XIII Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
      (b) The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.
      (Remark: Phase XIIIA forms part of Phase XIII)
   (IV) The total number of residential units provided in the Phase: 1284
3. Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
4. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
5. 23/F and 52/F are refuge floors.

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. (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第XIII期（包括第XIIIA及XIIIB期）中住宅單位的最少數目的限制: 1,667
   (II) 批地文件第 (16)(k) 條特別條款規定，除非獲地政總署署長（「署長」）事先書面同意，承批人不得進行或准許或容許與現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的任何住宅單位有關的任何工程（包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可由任何現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的毗連或鄰近住宅單位進入。對於甚麼構成可使一個單位可由內部連接及可由任何毗連的或鄰近住宅單位進入之工程，署長之決定應為最終並對承批人有約束力。
   (III) 已批核的副公共契約及管理協議中第三附錄第 15 條規定：
      (a) 除非得到地政總署署長或不時替代地政總署署長的其他政府機關之預先書面同意（地政總署署長或其不時替代政府機關有絕對酌情權去給予或拒絕給予該等同意，而地政總署署長或其不時替代政府機關一旦給予該等同意，有絕對權力去提出任何條款及條件（包括徵收費用）），任何業主均不可進行或准許或容許任何有關任何第 XIII 期住宅單位的工程（包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構）而引致該第 XIII 期住宅單位可內部連接及進入任何毗鄰的或鄰近的第 XIII 期住宅單位。
      (b) 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意的資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。
      （備註：第 XIIIA 期屬第 XIII 期一部分）
   (IV) 期數所提供的住宅單位總數：1284
3. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. 不設 13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
5. 23樓及 52樓為庇護層。

Tower 3 (3A) & Tower 3 (3B)
6/F Floor Plan
第3座 (3A) 及 第3座 (3B)
6樓 樓面平面圖



Legend 圖例

Tower 3 (3A)
第3座 (3A)

Tower 3 (3B)
第3座 (3B)

Scale : 0M/米 5M/米
比例 :

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

	Tower 座數	Flats 單位 / Floor 樓層	A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 3 (3A) 第3座 (3A)	7/F-12/F, 15/F-21/F, 25/F-33/F, 35/F-43/F & 45/F-50/F 7樓至12樓、15樓至21樓、25樓至33樓、35樓至43樓及45樓至50樓	150	150	150	150	150	-
	Tower 3 (3B) 第3座 (3B)		150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Tower 3 (3A) 第3座 (3A)		3150	3150	3150	3150	3150	-
	Tower 3 (3B) 第3座 (3B)		3150	3150	3150	3150	3150	3150
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 3 (3A) 第3座 (3A)	22/F & 51/F 22樓及51樓	150	150	150	150	150	-
	Tower 3 (3B) 第3座 (3B)		150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Tower 3 (3A) 第3座 (3A)		3150	3150	3150	3150	3150	-
	Tower 3 (3B) 第3座 (3B)		3150	3150	3150	3150	3150	3150

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.

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。

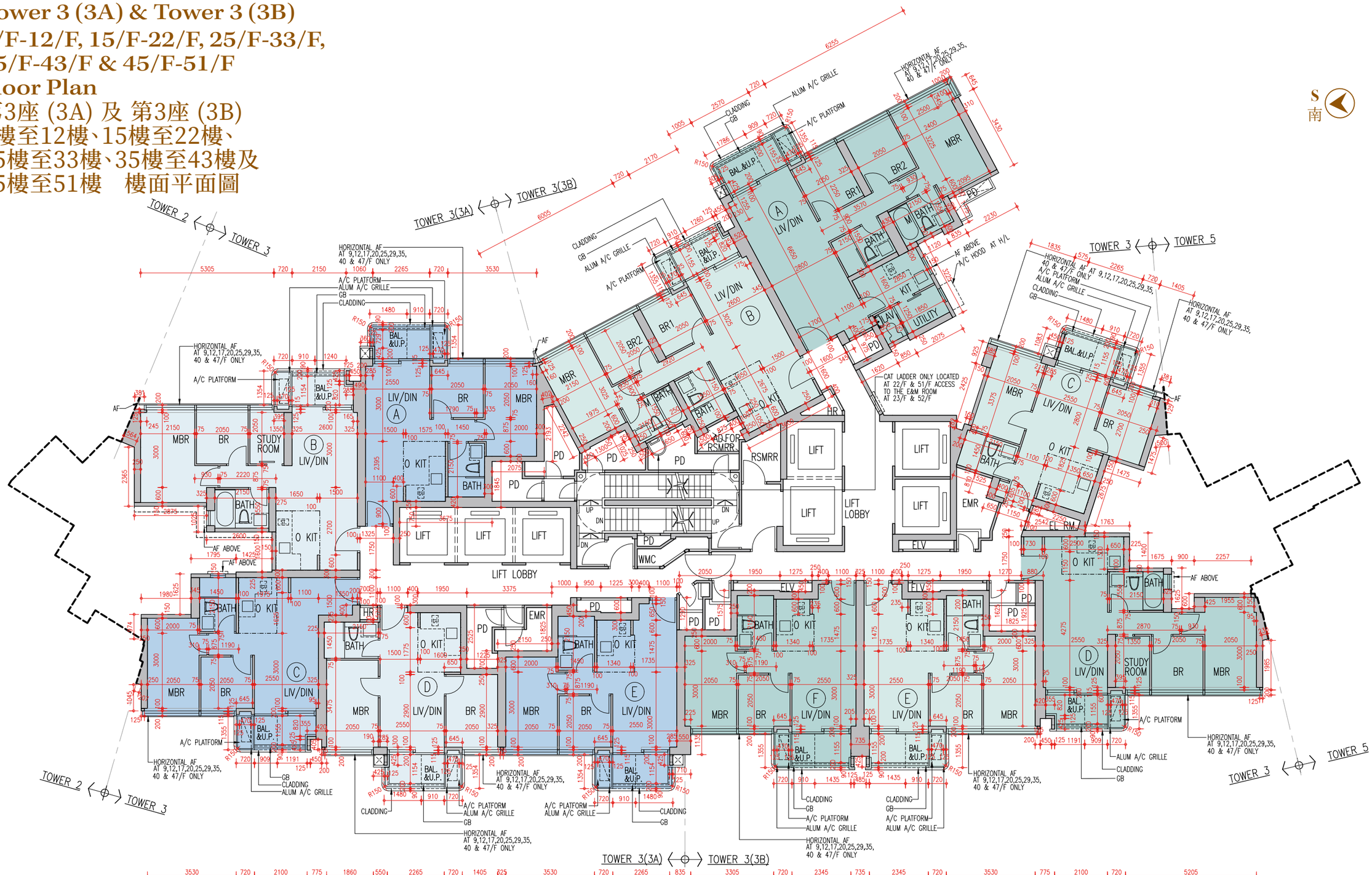
Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16)(b)(i)(xi)(I) of the Land Grant) in Phase XIII (including Phase XIIIA and Phase XIIIB): 1,667
   (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
   (III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement ("SDMC") stipulates that:
      (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase XIII Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase XIII Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase XIII Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
      (b) The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.
      (Remark: Phase XIIIA forms part of Phase XIII)
   (IV) The total number of residential units provided in the Phase: 1284
3. Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
4. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
5. 23/F and 52/F are refuge floors.

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. (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第 XIII 期（包括第XIIIA及XIIIB期）中住宅單位的最少數目的限制: 1,667
   (II) 批地文件第 (16)(k) 條特別條款規定，除非獲地政總署署長（「署長」）事先書面同意，承批人不得進行或准許或容許與現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的任何住宅單位有關的任何工程（包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可由任何現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的毗連或鄰近住宅單位進入。對於甚麼構成可使一個單位可由內部連接及可由任何毗連的或鄰近住宅單位進入之工程，署長之決定應為最終並對承批人有約束力。
   (III) 已批核的副公共契約及管理協議中第三附錄第 15 條規定：
      (a) 除非得到地政總署署長或不時替代地政總署署長的其他政府機關之預先書面同意（地政總署署長或其不時替代政府機關有絕對酌情權去給予或拒絕給予該等同意，而地政總署署長或其不時替代政府機關一旦給予該等同意，有絕對權力去提出任何條款及條件（包括徵收費用）），任何業主均不可進行或准許或容許任何有關任何第 XIII 期住宅單位的工程（包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構）而引致該第 XIII 期住宅單位可內部連接及進入任何毗鄰的或鄰近的第 XIII 期住宅單位。
      (b) 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意的資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。
      （備註：第 XIIIA 期屬第 XIII 期一部分）
   (IV) 期數所提供的住宅單位總數：1284
3. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. 不設 13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
5. 23樓及 52樓為庇護層。

Tower 3 (3A) & Tower 3 (3B)
7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F
Floor Plan
第3座 (3A) 及 第3座 (3B)
7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓　樓面平面圖



Legend 圖例

Tower 3 (3A)
第3座 (3A)

Tower 3 (3B)
第3座 (3B)

Scale : 0M/米 5M/米
比例：

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

	Tower 座數	Flats 單位 Floor 樓層	A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 3 (3A) 第3座 (3A)	55/F-57/F, 59/F-63/F & 65/F-70/F 55樓至57樓、59樓至63樓及65樓至70樓	150	150	150	150	150	-
	Tower 3 (3B) 第3座 (3B)		150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Tower 3 (3A) 第3座 (3A)		3150	3150	3150	3150	3150	-
	Tower 3 (3B) 第3座 (3B)		3150	3150	3150	3150	3150	3150
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 3 (3A) 第3座 (3A)	71/F 71樓	150, 200	150, 250	150	150	150	-
	Tower 3 (3B) 第3座 (3B)		150, 200	150, 250	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Tower 3 (3A) 第3座 (3A)		3150, 3200, 3500, 3750, 3850,	3150, 3400, 3450, 3500, 3750, 3850	3500	3500	3500	-
	Tower 3 (3B) 第3座 (3B)		3200, 3325, 3500, 3550, 3575, 3750, 3850, 3875	3150, 3450, 3500, 3800, 3850,	3500	3500	3500	3500

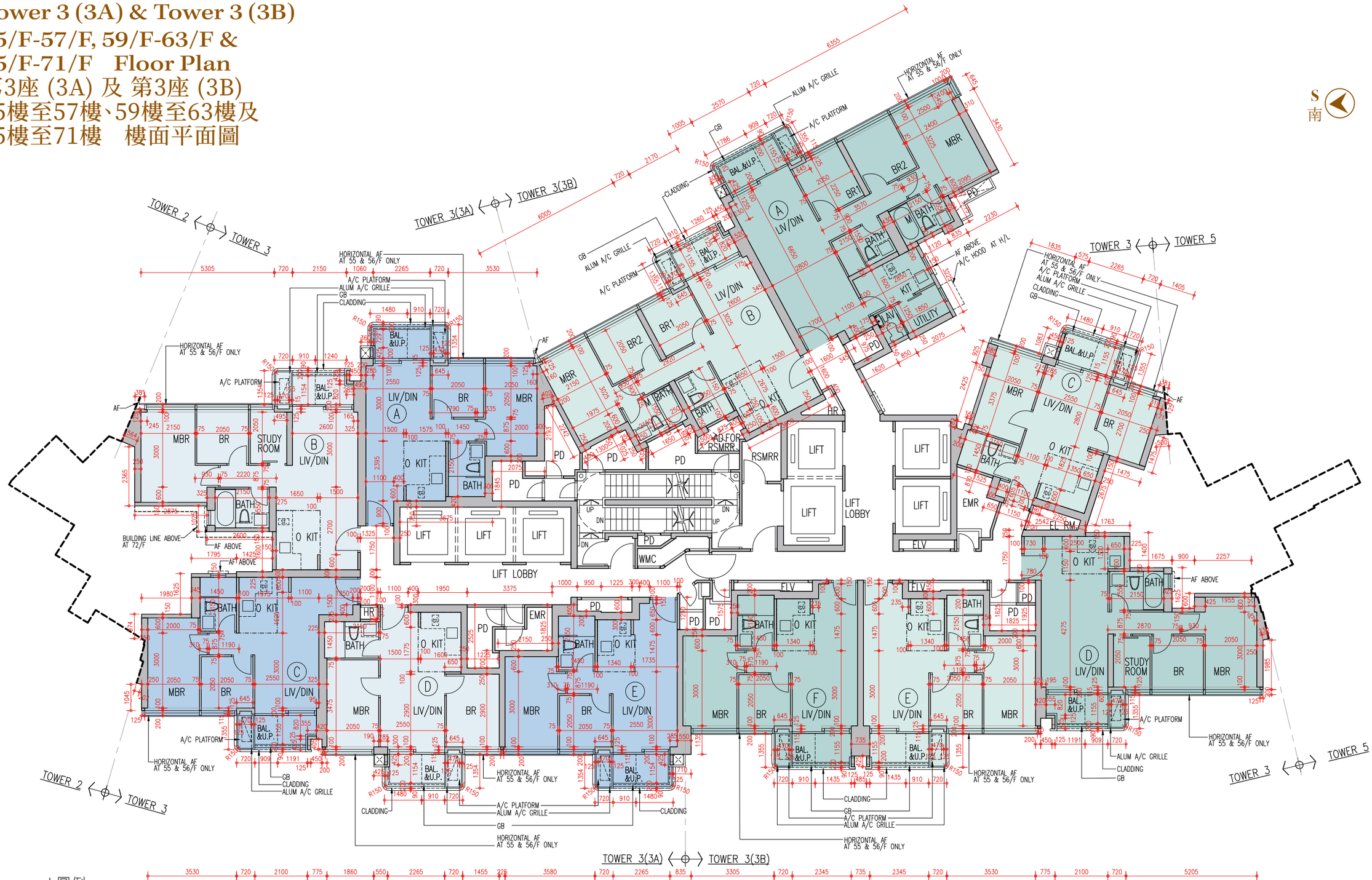
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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。

Notes :
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16)(b)(i)(xi)(I) of the Land Grant) in Phase XIII (including Phase XIIIA and Phase XIIIB): 1,667
   (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
   (III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement ("SDMC") stipulates that:
      (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase XIII Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase XIII Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase XIII Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
      (b) The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.
      (Remark: Phase XIIIA forms part of Phase XIII)
   (IV) The total number of residential units provided in the Phase: 1284
3. Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
4. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
5. 23/F and 52/F are refuge floors.

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. (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第XIII期（包括第XIIIA及XIIIB期）中住宅單位的最少數目的限制: 1,667
   (II) 批地文件第 (16)(k) 條特別條款規定，除非獲地政總署署長（「署長」）事先書面同意，承批人不得進行或准許或容許與現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的任何住宅單位有關的任何工程（包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可由任何現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的毗連或鄰近住宅單位進入。對於甚麼構成可使一個單位可由內部連接及可由任何毗連的或鄰近住宅單位進入之工程，署長之決定應為最終並對承批人有約束力。
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      (b) 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意的資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。
      （備註：第 XIIIA 期屬第 XIII 期一部分）
   (IV) 期數所提供的住宅單位總數：1284
3. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. 不設 13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
5. 23樓及 52樓為庇護層。

Tower 3 (3A) & Tower 3 (3B)
55/F-57/F, 59/F-63/F & 65/F-71/F Floor Plan
第3座 (3A) 及 第3座 (3B)
55樓至57樓、59樓至63樓及 65樓至71樓 樓面平面圖



Legend 圖例

Tower 3 (3A)
第3座 (3A)

Tower 3 (3B)
第3座 (3B)

Scale : 0M/米 5M/米
比例：

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

	Tower 座數	Flats 單位 Floor 樓層	A	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 3 (3A) 第3座 (3A)	72/F 72樓	200	200	200	200	-
	Tower 3 (3B) 第3座 (3B)		200	200	200	200	200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Tower 3 (3A) 第3座 (3A)		4000, 4050, 4100, 4350	4000, 4050, 4250, 4350	4000, 4050, 4350	4000, 4050, 4250, 4350	-
	Tower 3 (3B) 第3座 (3B)		4000, 4050, 4175, 4300, 4350	4000, 4050, 4350	4000, 4300	4000, 4050, 4250, 4350	4000, 4050, 4250, 4350

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.

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。

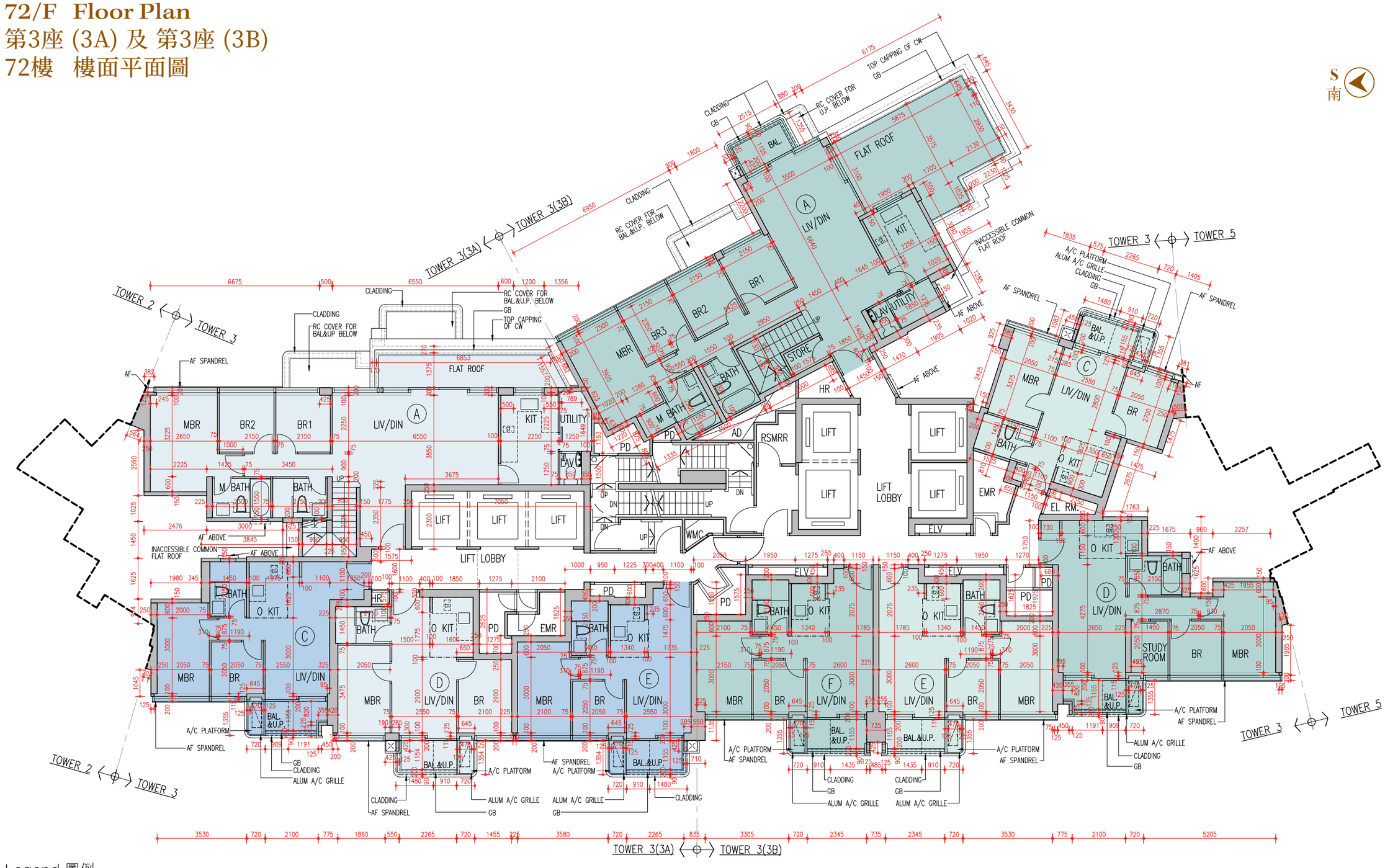
Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16)(b)(i)(xi)(I) of the Land Grant) in Phase XIII (including Phase XIIIA and Phase XIIIB): 1,667
   (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
   (III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement ("SDMC") stipulates that:
      (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase XIII Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase XIII Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase XIII Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
      (b) The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.
      (Remark: Phase XIIIA forms part of Phase XIII)
   (IV) The total number of residential units provided in the Phase: 1284
3. Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
4. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
5. 23/F and 52/F are refuge floors.

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. (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第XIII期（包括第XIIIA及XIIIB期）中住宅單位的最少數目的限制: 1,667
   (II) 批地文件第 (16)(k) 條特別條款規定，除非獲地政總署署長（「署長」）事先書面同意，承批人不得進行或准許或容許與現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的任何住宅單位有關的任何工程（包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可由任何現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的毗連或鄰近住宅單位進入。對於甚麼構成可使一個單位可由內部連接及可由任何毗連的或鄰近住宅單位進入之工程，署長之決定應為最終並對承批人有約束力。
   (III) 已批核的副公共契約及管理協議中第三附錄第 15 條規定：
      (a) 除非得到地政總署署長或不時替代地政總署署長的其他政府機關之預先書面同意（地政總署署長或其不時替代政府機關有絕對酌情權去給予或拒絕給予該等同意，而地政總署署長或其不時替代政府機關一旦給予該等同意，有絕對權力去提出任何條款及條件（包括徵收費用）），任何業主均不可進行或准許或容許任何有關任何第 XIII 期住宅單位的工程（包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構）而引致該第 XIII 期住宅單位可內部連接及進入任何毗鄰的或鄰近的第 XIII 期住宅單位。
      (b) 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意的資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。
      （備註：第 XIIIA 期屬第 XIII 期一部分）
   (IV) 期數所提供的住宅單位總數：1284
3. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. 不設 13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
5. 23樓及 52樓為庇護層。

Tower 3 (3A) & Tower 3 (3B)
72/F Floor Plan
第3座 (3A) 及 第3座 (3B)
72樓 樓面平面圖



Legend 圖例

Tower 3 (3A)
第3座 (3A)

Tower 3 (3B)
第3座 (3B)

Scale : 0M/米 5M/米
比例：

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

	Tower 座數	Flats 單位 / Floor 樓層	A	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 3 (3A) 第3座 (3A)	Roof 天台	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	-
	Tower 3 (3B) 第3座 (3B)		N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Tower 3 (3A) 第3座 (3A)		N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	-
	Tower 3 (3B) 第3座 (3B)		N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

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

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。

Notes :

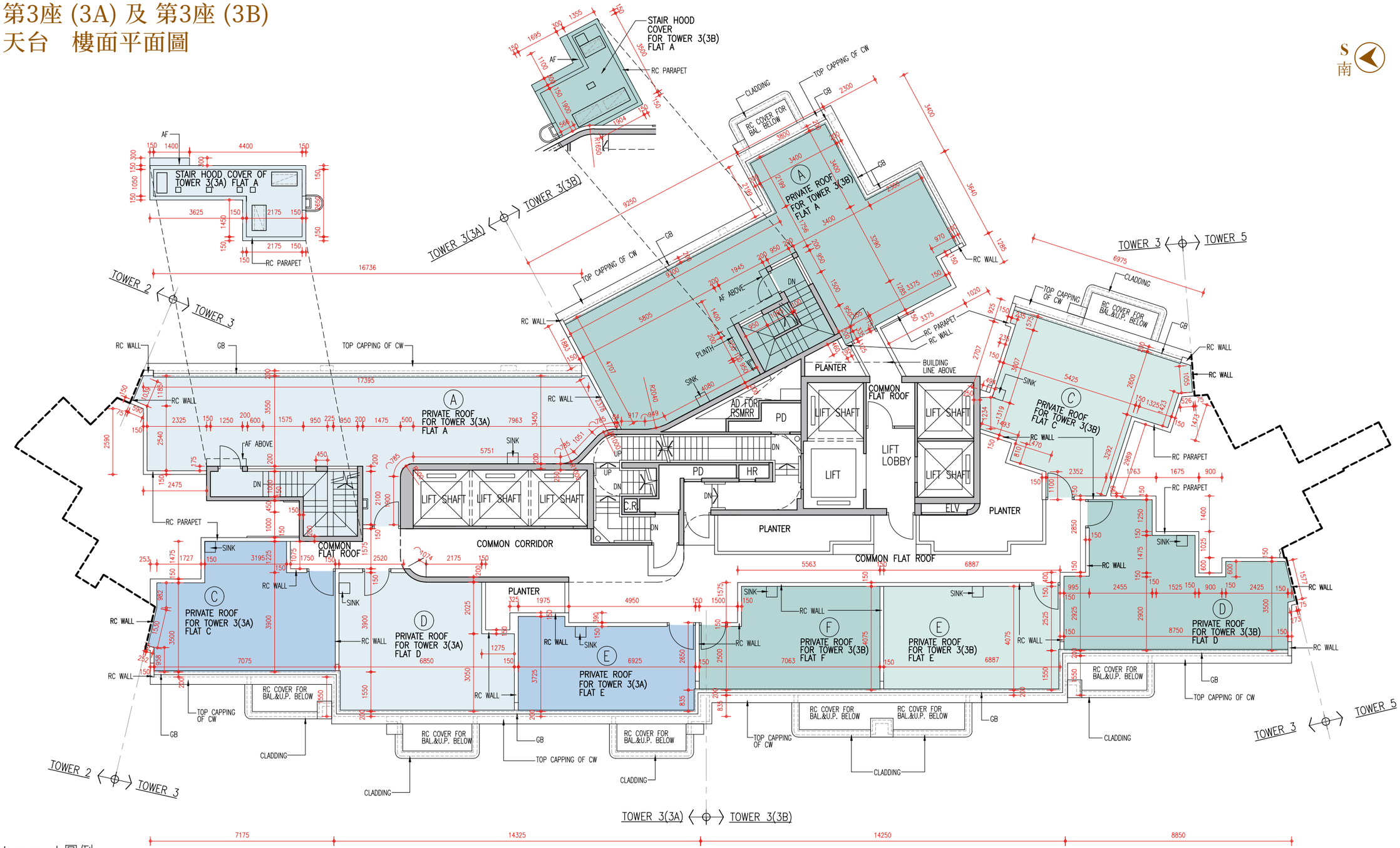
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16)(b)(i)(xi)(I) of the Land Grant) in Phase XIII (including Phase XIIIA and Phase XIIIB): 1,667
   (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
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      (b) The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.
      (Remark: Phase XIIIA forms part of Phase XIII)
   (IV) The total number of residential units provided in the Phase: 1284
3. Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
4. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
5. 23/F and 52/F are refuge floors.

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. (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第XIII期（包括第XIIIA及XIIIB期）中住宅單位的最少數目的限制: 1,667
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4. 不設 13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
5. 23樓及 52樓為庇護層。

Tower 3 (3A) & Tower 3 (3B)
Roof Floor Plan
第3座 (3A) 及 第3座 (3B)
天台　樓面平面圖

S 南



Legend 圖例

Tower 3 (3A)
第3座 (3A)

Tower 3 (3B)
第3座 (3B)

Scale : 0M/米　5M/米
比例：

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

	Tower 座數	Flats 單位 / Floor 樓層	A	B	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 5 (5A) 第5座 (5A)	6/F 6樓	150	150	150	150	150	-	-
	Tower 5 (5B) 第5座 (5B)		150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Tower 5 (5A) 第5座 (5A)		3150	3150	3150	3150	3150	-	-
	Tower 5 (5B) 第5座 (5B)		3150	3150	3150	3150	3150	3150	3150

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.

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

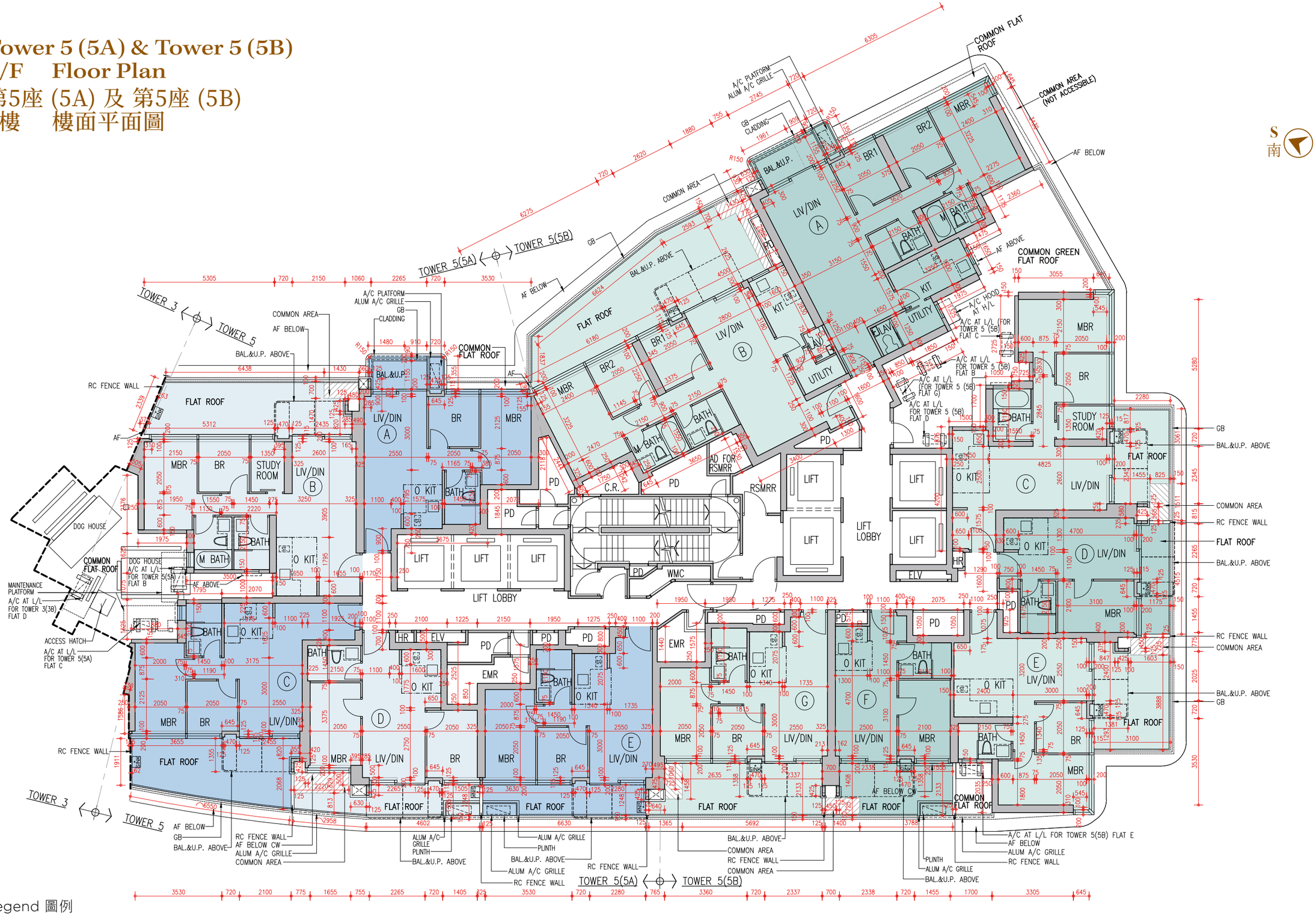
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      (Remark: Phase XIIIA forms part of Phase XIII)
   (IV) The total number of residential units provided in the Phase: 1284
3. Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
4. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
5. 23/F and 52/F are refuge floors.

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. (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第XIII期（包括第XIIIA及XIIIB期）中住宅單位的最少數目的限制: 1,667
   (II) 批地文件第 (16)(k) 條特別條款規定，除非獲地政總署署長（「署長」）事先書面同意，承批人不得進行或准許或容許與現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的任何住宅單位有關的任何工程（包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可由任何現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的毗連或鄰近住宅單位進入。對於甚麼構成可使一個單位可由內部連接及可由任何毗連的或鄰近住宅單位進入之工程，署長之決定應為最終並對承批人有約束力。
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3. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. 不設 13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
5. 23樓及 52樓為庇護層。

Tower 5 (5A) & Tower 5 (5B)
6/F Floor Plan
第5座 (5A) 及 第5座 (5B)
6樓 樓面平面圖



Legend 圖例

Tower 5 (5A)
第5座 (5A)

Tower 5 (5B)
第5座 (5B)

Scale : 0M/米 5M/米
比例 :

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

	Tower 座數	Flats 單位 / Floor 樓層	A	B	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 5 (5A) 第5座 (5A)	7/F-12/F, 15/F-21/F, 25/F-33/F, 35/F-43/F & 45/F-50/F 7樓至12樓、15樓至21樓、25樓至33樓、35樓至43樓及45樓至50樓	150	150	150	150	150	-	-
	Tower 5 (5B) 第5座 (5B)		150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Tower 5 (5A) 第5座 (5A)		3150	3150	3150	3150	3150	-	-
	Tower 5 (5B) 第5座 (5B)		3150	3150	3150	3150	3150	3150	3150
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 5 (5A) 第5座 (5A)	22/F & 51/F 22樓及51樓	150	150	150	150	150	-	-
	Tower 5 (5B) 第5座 (5B)		150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Tower 5 (5A) 第5座 (5A)		3150	3150	3150	3150	3150	-	-
	Tower 5 (5B) 第5座 (5B)		3150	3150	3150	3150	3150	3150	3150

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.

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。

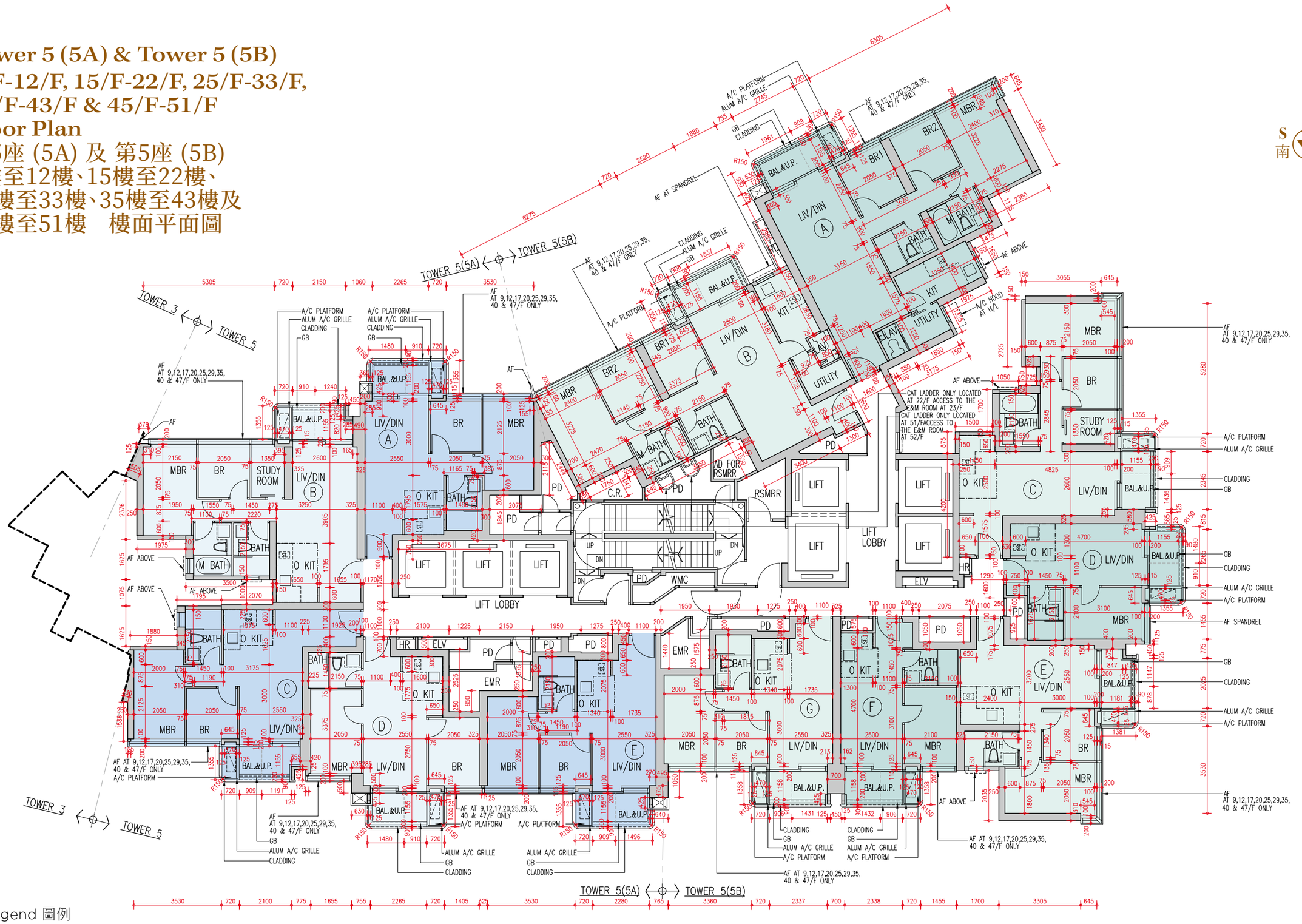
Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16)(b)(i)(xi)(I) of the Land Grant) in Phase XIII (including Phase XIIIA and Phase XIIIB): 1,667
   (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
   (III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement ("SDMC") stipulates that:
      (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase XIII Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase XIII Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase XIII Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
      (b) The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.
      (Remark: Phase XIIIA forms part of Phase XIII)
   (IV) The total number of residential units provided in the Phase: 1284
3. Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
4. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
5. 23/F and 52/F are refuge floors.

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. (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第XIII期（包括第XIIIA及XIIIB期）中住宅單位的最少數目的限制: 1,667
   (II) 批地文件第 (16)(k) 條特別條款規定，除非獲地政總署署長（「署長」）事先書面同意，承批人不得進行或准許或容許與現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的任何住宅單位有關的任何工程（包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可由任何現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的毗連或鄰近住宅單位進入。對於甚麼構成可使一個單位可由內部連接及可由任何毗連的或鄰近住宅單位進入之工程，署長之決定應為最終並對承批人有約束力。
   (III) 已批核的副公共契約及管理協議中第三附錄第 15 條規定：
      (a) 除非得到地政總署署長或不時替代地政總署署長的其他政府機關之預先書面同意（地政總署署長或其不時替代政府機關有絕對酌情權去給予或拒絕給予該等同意，而地政總署署長或其不時替代政府機關一旦給予該等同意，有絕對權力去提出任何條款及條件（包括徵收費用）），任何業主均不可進行或准許或容許任何有關任何第 XIII 期住宅單位的工程（包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構）而引致該第 XIII 期住宅單位可內部連接及進入任何毗鄰的或鄰近的第 XIII 期住宅單位。
      (b) 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意的資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。
      （備註：第 XIIIA 期屬第 XIII 期一部分）
   (IV) 期數所提供的住宅單位總數：1284
3. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. 不設 13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
5. 23樓及 52樓為庇護層。

Tower 5 (5A) & Tower 5 (5B)
7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F
Floor Plan
第5座 (5A) 及 第5座 (5B)
7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓　樓面平面圖



Legend 圖例

Tower 5 (5A)
第5座 (5A)

Tower 5 (5B)
第5座 (5B)

Scale : 0M/米　5M/米
比例：

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

	Tower 座數	Flats 單位 / Floor 樓層	A	B	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 5 (5A) 第5座 (5A)	55/F-57/F, 59/F-63/F & 65/F-70/F 55樓至57樓、59樓至63樓及65樓至70樓	150	150	150	150	150	-	-
	Tower 5 (5B) 第5座 (5B)		150	150	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Tower 5 (5A) 第5座 (5A)		3150	3150	3150	3150	3150	-	-
	Tower 5 (5B) 第5座 (5B)		3150	3150	3150	3150	3150	3150	3150
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 5 (5A) 第5座 (5A)	71/F 71樓	150, 200	150, 250	150	150	150	-	-
	Tower 5 (5B) 第5座 (5B)		150, 200	150, 200	150	150	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Tower 5 (5A) 第5座 (5A)		3150, 3200, 3500, 3800, 3850	3150, 3400, 3450, 3500, 3850	3500	3500	3500	-	-
	Tower 5 (5B) 第5座 (5B)		3150, 3200, 3250, 3450, 3500, 3550, 3600, 3850	3150, 3200, 3500, 3550, 3850	3500	3500	3500	3500	3500

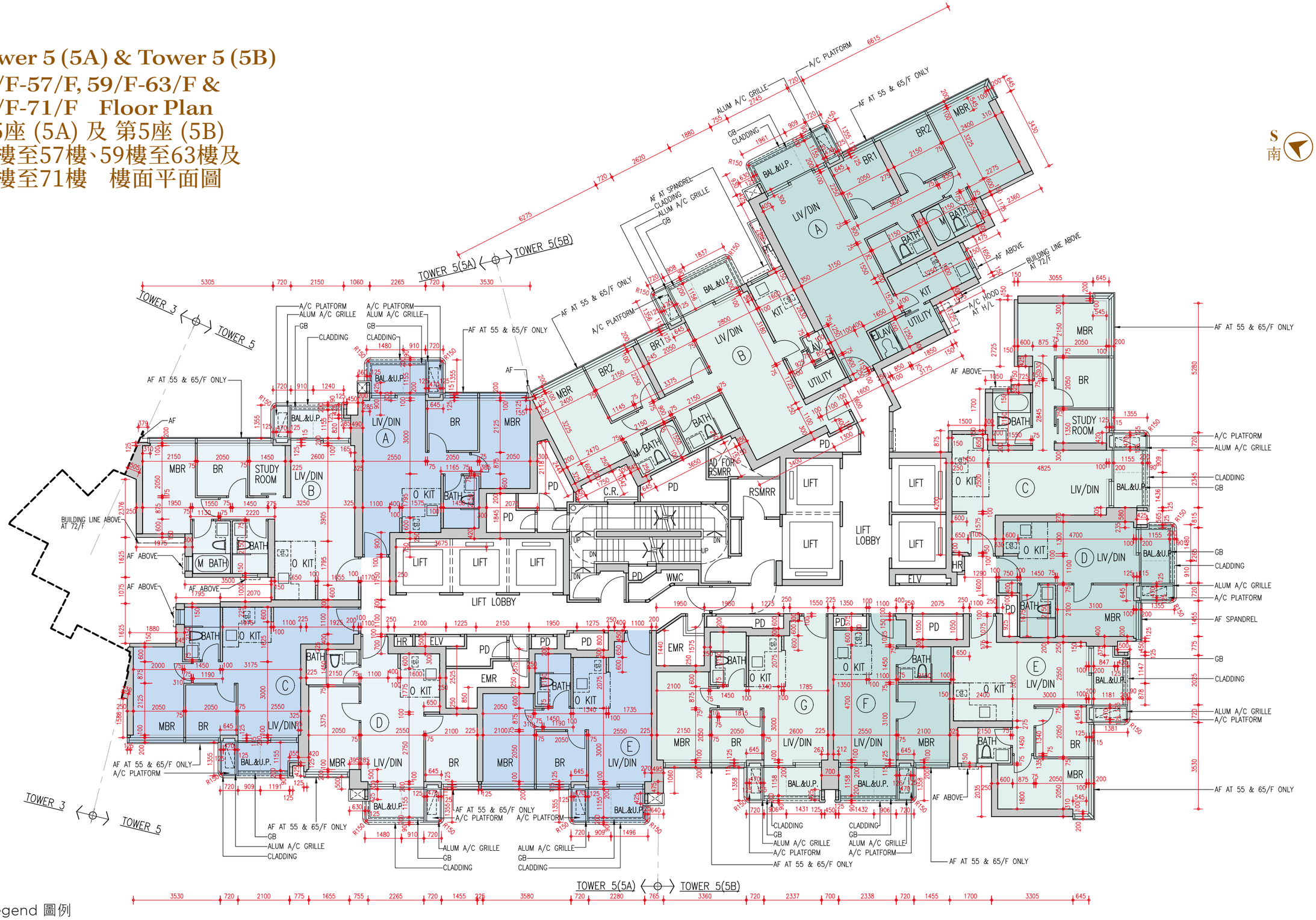
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes :
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16)(b)(i)(xi)(I) of the Land Grant) in Phase XIII (including Phase XIIIA and Phase XIIIB): 1,667
   (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
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      (b) The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.
      (Remark: Phase XIIIA forms part of Phase XIII)
   (IV) The total number of residential units provided in the Phase: 1284
3. Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
4. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
5. 23/F and 52/F are refuge 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。

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. (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第 XIII 期（包括第XIIIA及XIIIB期）中住宅單位的最少數目的限制: 1,667
   (II) 批地文件第 (16)(k) 條特別條款規定，除非獲地政總署署長（「署長」）事先書面同意，承批人不得進行或准許或容許與現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的任何住宅單位有關的任何工程（包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可由任何現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的毗連或鄰近住宅單位進入。對於甚麼構成可使一個單位可由內部連接及可由任何毗連的或鄰近住宅單位進入之工程，署長之決定應為最終並對承批人有約束力。
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      (b) 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意的資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。
      （備註：第 XIIIA 期屬第 XIII 期一部分）
   (IV) 期數所提供的住宅單位總數：1284
3. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. 不設 13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
5. 23樓及 52樓為庇護層。

Tower 5 (5A) & Tower 5 (5B)
55/F-57/F, 59/F-63/F & 65/F-71/F Floor Plan
第5座 (5A) 及 第5座 (5B)
55樓至57樓、59樓至63樓及 65樓至71樓 樓面平面圖



Legend 圖例

Tower 5 (5A)
第5座 (5A)

Tower 5 (5B)
第5座 (5B)

Scale : 0M/米 5M/米
比例：

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

	Tower 座數	Flats 單位 Floor 樓層	A	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 5 (5A) 第5座 (5A)	72/F 72樓	200	200	200	200	-	-
	Tower 5 (5B) 第5座 (5B)		200, 225	200	200	200	200	200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Tower 5 (5A) 第5座 (5A)		4000, 4050, 4100, 4350	4000, 4050, 4300, 4350	4000, 4050, 4300, 4350	4000, 4050, 4300, 4350	-	-
	Tower 5 (5B) 第5座 (5B)		4000, 4050, 4100, 4350	4000, 4350	4000, 4300, 4350	4000, 4050, 4300, 4350	4000, 4300, 4350	4000, 4050, 4300, 4350

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.

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。

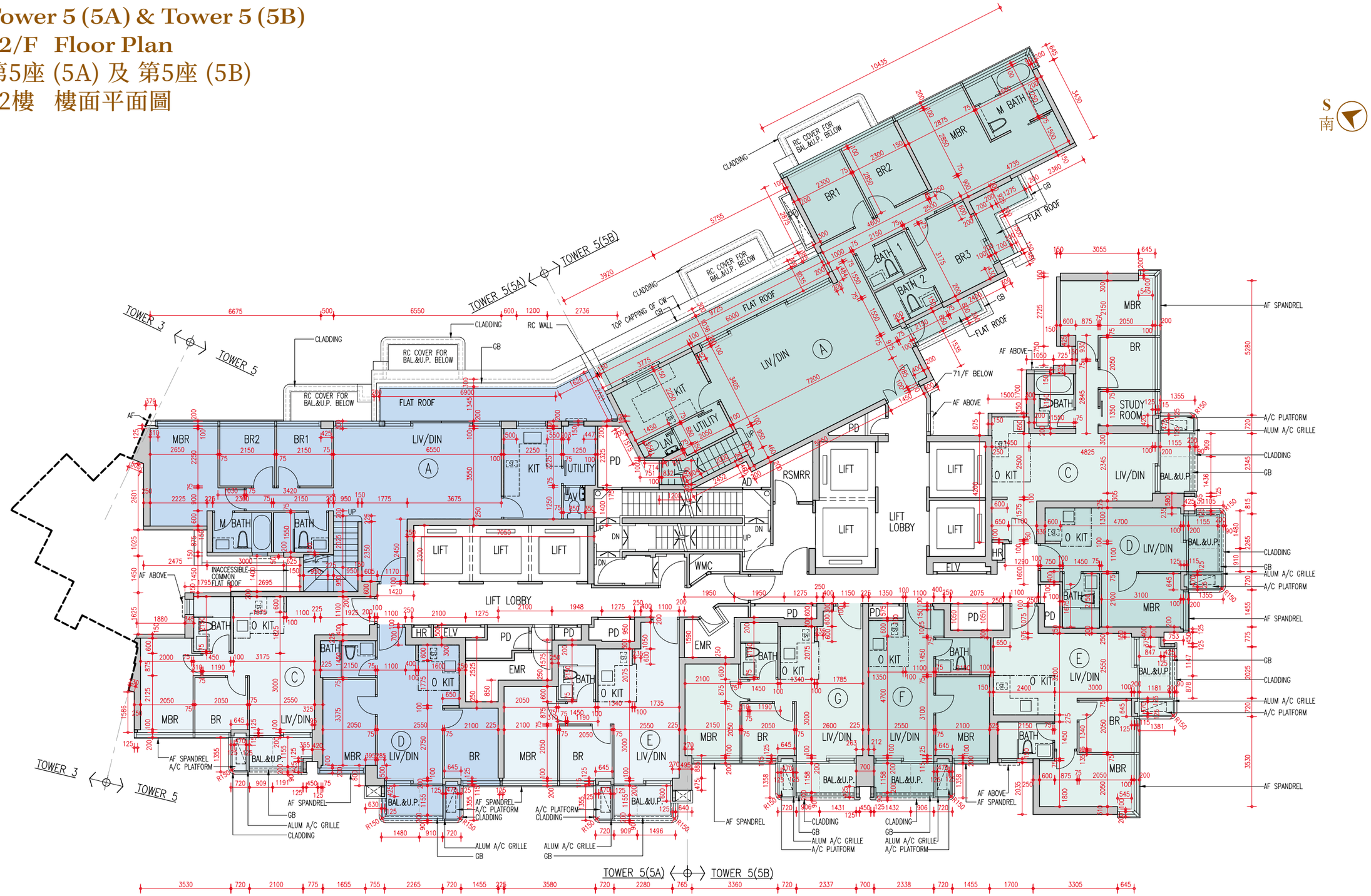
Notes :

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      (Remark: Phase XIIIA forms part of Phase XIII)
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3. Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
4. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
5. 23/F and 52/F are refuge floors.

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. (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第XIII期（包括第XIIIA及XIIIB期）中住宅單位的最少數目的限制: 1,667
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      （備註：第 XIIIA 期屬第 XIII 期一部分）
   (IV) 期數所提供的住宅單位總數：1284
3. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. 不設 13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
5. 23樓及 52樓為庇護層。

Tower 5 (5A) & Tower 5 (5B)
72/F Floor Plan
第5座 (5A) 及 第5座 (5B)
72樓 樓面平面圖



Legend 圖例

Tower 5 (5A)
第5座 (5A)

Tower 5 (5B)
第5座 (5B)

Scale : 0M/米 5M/米
比例 :

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

	Tower 座數	Flats 單位 / Floor 樓層	A	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 5 (5A) 第5座 (5A)	Roof 天台	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	-	-
	Tower 5 (5B) 第5座 (5B)		N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
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）	Tower 5 (5A) 第5座 (5A)		N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	-	-
	Tower 5 (5B) 第5座 (5B)		N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

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.

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。

Notes :

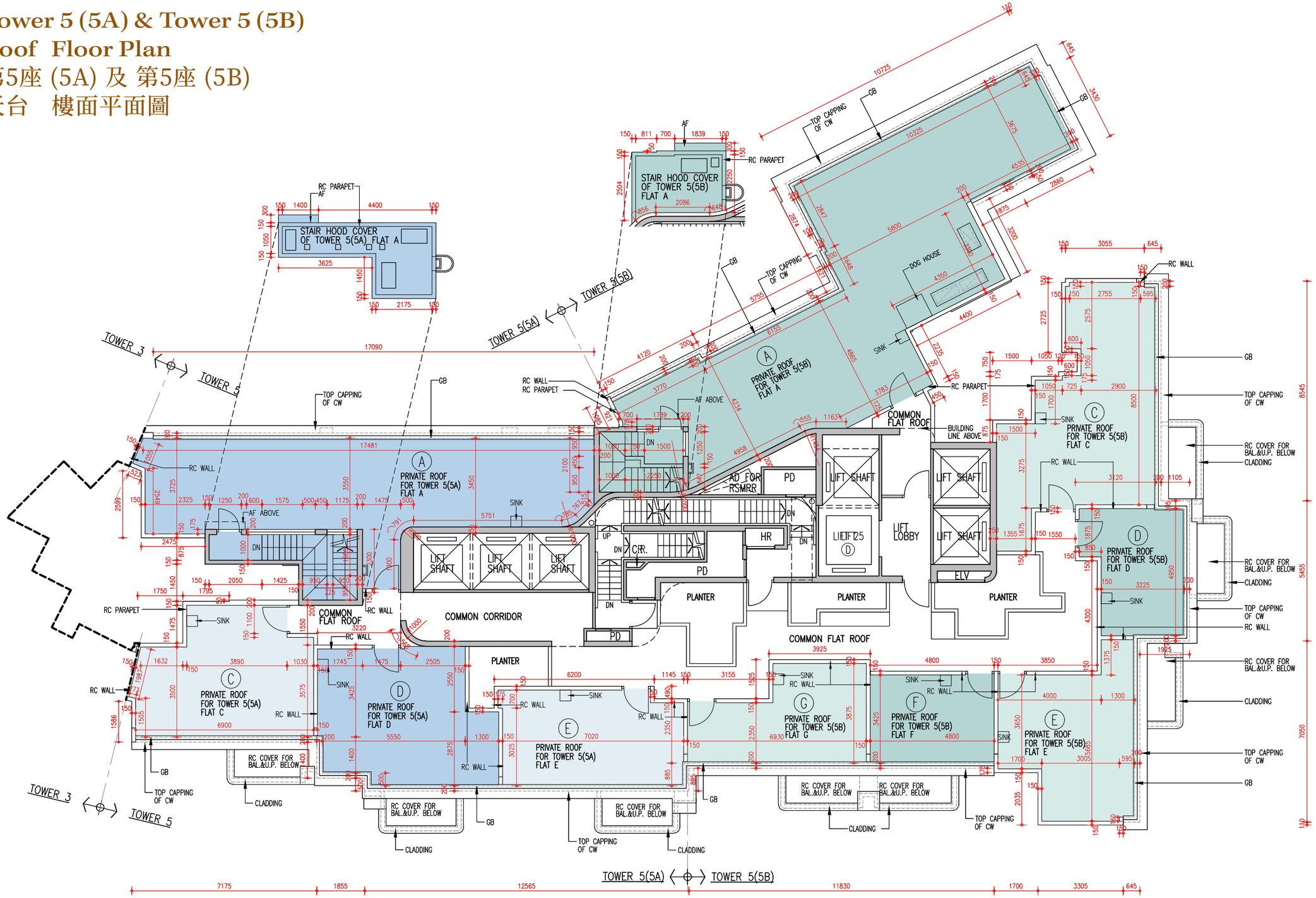
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16)(b)(i)(xi)(I) of the Land Grant) in Phase XIII (including Phase XIIIA and Phase XIIIB): 1,667
   (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
   (III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement ("SDMC") stipulates that:
      (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase XIII Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase XIII Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase XIII Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
      (b) The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.
      (Remark: Phase XIIIA forms part of Phase XIII)
   (IV) The total number of residential units provided in the Phase: 1284
3. Please refer to page 27 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Phase.
4. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
5. 23/F and 52/F are refuge floors.

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. (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第XIII期（包括第XIIIA及XIIIB期）中住宅單位的最少數目的限制: 1,667
   (II) 批地文件第 (16)(k) 條特別條款規定，除非獲地政總署署長（「署長」）事先書面同意，承批人不得進行或准許或容許與現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的任何住宅單位有關的任何工程（包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可由任何現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的毗連或鄰近住宅單位進入。對於甚麼構成可使一個單位可由內部連接及可由任何毗連的或鄰近住宅單位進入之工程，署長之決定應為最終並對承批人有約束力。
   (III) 已批核的副公共契約及管理協議中第三附錄第 15 條規定：
      (a) 除非得到地政總署署長或不時替代地政總署署長的其他政府機關之預先書面同意（地政總署署長或其不時替代政府機關有絕對酌情權去給予或拒絕給予該等同意，而地政總署署長或其不時替代政府機關一旦給予該等同意，有絕對權力去提出任何條款及條件（包括徵收費用）），任何業主均不可進行或准許或容許任何有關任何第 XIII 期住宅單位的工程（包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構）而引致該第 XIII 期住宅單位可內部連接及進入任何毗鄰的或鄰近的第 XIII 期住宅單位。
      (b) 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意的資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。
      （備註：第 XIIIA 期屬第 XIII 期一部分）
   (IV) 期數所提供的住宅單位總數：1284
3. 請參閱本售樓說明書第27頁之圖例以協助閱讀此部分的期數的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. 不設 13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
5. 23樓及 52樓為庇護層。

Tower 5 (5A) & Tower 5 (5B)
Roof Floor Plan
第5座 (5A) 及 第5座 (5B)
天台　樓面平面圖

S 南



T5 R/F FLOOR PLAN
(1 STOREY)

Legend 圖例

Tower 5 (5A)
第5座 (5A)

Tower 5 (5B)
第5座 (5B)

Scale : 0M/米　5M/米
比例：

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3A) 第3座 (3A)	6/F 6樓	A	44.078 (474) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	48.960 (527) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	16.707 (180)	-	-	-	-	-	-
		C	40.300 (434) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	15.850 (171)	-	-	-	-	-	-
		D	38.128 (410) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	7.492 (81)	-	-	-	-	-	-
		E	39.222 (422) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	8.730 (94)	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3A) 第3座 (3A)	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A	43.848 (472) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	52.692 (567) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	43.998 (474) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	41.430 (446) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	42.722 (460) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3A) 第3座 (3A)	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及65樓至71樓	A	43.848 (472) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	52.692 (567) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	43.998 (474) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	41.430 (446) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	42.446 (457) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3A) 第3座 (3A)	72/F 72樓	A	88.834 (956) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	9.925 (107)	-	-	65.923 (710)	9.139 (98)	-	-
		C	43.950 (473) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	30.781 (331)	-	-	-
		D	41.430 (446) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	33.308 (359)	-	-	-
		E	42.446 (457) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	23.862 (257)	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3B) 第3座 (3B)	6/F 6樓	A	72.275 (778) 露台 Balcony: 2.415 (26) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	54.635 (588) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	19.355 (208)	-	-	-	-	-	-
		C	38.206 (411) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	15.707 (169)	-	-	-	-	-	-
		D	47.739 (514) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	25.127 (270)	-	-	-	-	-	-
		E	38.778 (417) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	12.591 (136)	-	-	-	-	-	-
		F	38.563 (415) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	13.272 (143)	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3B) 第3座 (3B)	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A	72.030 (775) 露台 Balcony: 2.415 (26) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	58.381 (628) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	41.706 (449) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	51.437 (554) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	42.079 (453) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	42.063 (453) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3B) 第3座 (3B)	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及65樓至71樓	A	72.030 (775) 露台 Balcony: 2.415 (26) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	58.381 (628) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	41.706 (449) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	51.550 (555) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	41.967 (452) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	42.304 (455) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3B) 第3座 (3B)	72/F 72樓	A	99.864 (1075) 露台 Balcony: 3.398 (37) 工作平台 Utility Platform: - (-)	-	-	-	22.099 (238)	-	-	76.363 (822)	7.615 (82)	-	-
		C	41.706 (449) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	35.858 (386)	-	-	
		D	51.550 (555) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	37.191 (400)	-	-	
		E	41.967 (452) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	28.122 (303)	-	-	
		F	42.304 (455) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	26.236 (282)	-	-	

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5A) 第5座 (5A)	6/F 6樓	A	44.082 (474) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	52.173 (562) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	16.567 (178)	-	-	-	-	-	-
		C	41.662 (448) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	16.244 (175)	-	-	-	-	-	-
		D	38.062 (410) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	8.043 (87)	-	-	-	-	-	-
		E	39.579 (426) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	8.371 (90)	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5A) 第5座 (5A)	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A	43.850 (472) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	55.904 (602) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	45.361 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	41.364 (445) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	43.079 (464) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5A) 第5座 (5A)	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及65樓至71樓	A	43.850 (472) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	55.904 (602) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	45.361 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	41.364 (445) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	42.804 (461) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5A) 第5座 (5A)	72/F 72樓	A	88.906 (957) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	12.858 (138)	-	-	64.865 (698)	9.139 (98)	-	-
		C	45.320 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	30.936 (333)	-	-	-
		D	41.364 (445) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	33.268 (358)	-	-	-
		E	43.096 (464) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	25.699 (277)	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5B) 第5座 (5B)	6/F 6樓	A	78.036 (840) 露台 Balcony: 2.652 (29) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	68.773 (740) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	28.377 (305)	-	-	-	-	-	-
		C	51.348 (553) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	8.271 (89)	-	-	-	-	-	-
		D	28.132 (303) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	5.403 (58)	-	-	-	-	-	-
		E	39.967 (430) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	12.691 (137)	-	-	-	-	-	-
		F	28.714 (309) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	9.338 (101)	-	-	-	-	-	-
		G	38.929 (419) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	13.093 (141)	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5B) 第5座 (5B)	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A	78.036 (840) 露台 Balcony: 2.652 (29) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	72.759 (783) 露台 Balcony: 2.486 (27) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	55.118 (593) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	31.168 (335) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	43.661 (470) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	32.214 (347) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		G	42.429 (457) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5B) 第5座 (5B)	55/F-57/F, 59/F-63/F & 65/F-71/F 55樓至57樓、59樓至63樓及65樓至71樓	A	78.036 (840) 露台 Balcony: 2.652 (29) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	72.759 (783) 露台 Balcony: 2.486 (27) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	55.273 (595) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	31.013 (334) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	43.661 (470) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	32.214 (347) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		G	42.633 (459) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台，工作平台及陽台（如有））平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5B) 第5座 (5B)	72/F 72樓	A	122.073 (1314) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	15.746 (169)	-	-	100.864 (1086)	7.724 (83)	-	-
		C	55.273 (595) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	42.684 (459)	-	-	-
		D	31.013 (334) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	17.616 (190)	-	-	-
		E	43.661 (470) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	28.419 (306)	-	-	-
		F	32.214 (347) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	16.500 (178)	-	-	-
		G	42.633 (459) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	21.876 (235)	-	-	-

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

Notes:

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2. There is no verandah in the residential properties in the Phase.
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
4. 23/F and 52/F are refuge floors.

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

附註:

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
4. 23樓及52樓為庇護層。

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

G/F CAR PARK FLOOR PLAN
地下停車場平面圖



PART PLAN OF PEDAL-CYCLE PARKING SPACE
單車車位部份平面圖

Scale : 0M/米 10M/米
比例

PART PLAN OF PEDAL-CYCLE PARKING SPACE
單車車位部份平面圖

Scale : 0M/米 10M/米
比例

Scale : 0M/米 50M/米
比例

S
南

Legend 圖例：

- – – Boundary of Site KL of The Remaining Portion of Tseung Kwan O Town Lot No. 70 below the level +15.75 metres Hong Kong Principal Datum
將軍澳市地段第70號餘段地盤KL於香港主水平基準+15.75米以下之邊界

Key Plan
索引圖



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

1/F CAR PARK FLOOR PLAN
1樓停車場平面圖



Scale : 0M/米 ... 50M/米
比例

S
南

Legend 圖例：

- — - Boundary of Site KL of The Remaining Portion of Tseung Kwan O Town Lot No. 70 below the level +15.75 metres Hong Kong Principal Datum
將軍澳市地段第70號餘段地盤KL於香港主水平基準+15.75米以下之邊界

Key Plan
索引圖



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

2/F CAR PARK FLOOR PLAN
2樓停車場平面圖



Scale : 0M/米 50M/米
比例

S 南

Legend 圖例：

- – – Boundary of Site KL of The Remaining Portion of Tseung Kwan O Town Lot No. 70 below the level +15.75 metres Hong Kong Principal Datum
將軍澳市地段第70號餘段地盤KL於香港主水平基準+15.75米以下之邊界

Key Plan
索引圖



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

3/F CAR PARK FLOOR PLAN
3樓停車場平面圖



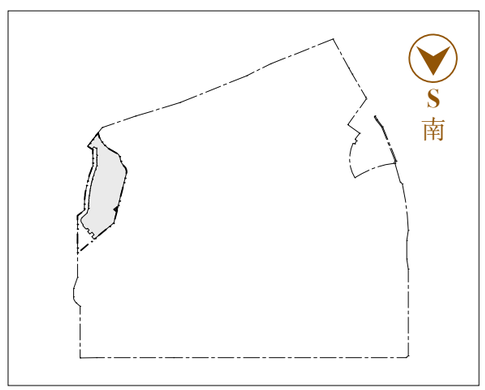
Scale : 0M/米 50M/米
比例

S
南

Legend 圖例：

- — - Boundary of Site KL of The Remaining Portion of Tseung Kwan O Town Lot No. 70 at and above the level +17.0 metres Hong Kong Principal Datum
將軍澳市地段第70號餘段地盤KL於香港主水平基準+17.0米及以上之邊界

Key Plan
索引圖



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

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

Floor 層數	Category of parking spaces 停車位類別	Number 數目	Dimensions of each parking space (L x W) (m) 每個停車位尺寸 (長x闊) (米)	Area of each parking space (sq. m) 每個停車位面積 (平方米)
G/F 地下	Visitors' Car Parking Space 訪客車位	15	5.0 x 2.5	12.5
	Visitors' Car Parking Space (for Disabled Persons) (With 1.2m x 5.0m common loading/ unloading area) 傷健人士訪客車位（設有1.2米 x 5.0米共用上落區）	5	5.0 x 2.5	12.5
	Residential Car Parking Space 住客車位	118	5.0 x 2.5	12.5
	Residential Motor Cycle Parking Space 住客電單車車位	5	2.4 x 1.0	2.4
	Pedal-Cycle Parking Space 單車車位	255	B001-B013: 2.0 x 0.8 B014-B113 & C001-C142: 1.8 x 0.5	B001-B013: 1.6 B014-B113 & C001-C142: 0.9
	Refuse Collection Vehicle Parking Space 垃圾車車位	1	12.0 x 5.0	60.0
1/F 1樓	Residential Car Parking Space 住客車位	126	5.0 x 2.5	12.5
	Residential Motor Cycle Parking Space 住客電單車車位	16	2.4 x 1.0	2.4
2/F 2樓	Residential Car Parking Space 住客車位	115	5.0 x 2.5	12.5
	Residential Motor Cycle Parking Space 住客電單車車位	17	2.4 x 1.0	2.4
3/F 3樓	Loading & Unloading Space 上落貨車位	4	11.0 x 3.5	38.5

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

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

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

A. Summary of the provisions of the Principal Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No.09062303030203 ("the PDMC") and the draft Sub-Deed of Mutual Covenant and Management Agreement ("the SDMC") that deal with the common parts of the Phase

1. **"Common Areas"** means (i) the Non-Station Development Common Areas, (ii) the Phase I Extra-Phase Common Areas (as defined in the PDMC), (iii) the Residential Development Common Areas and (iv) those parts of Non-Station Development (as defined in the PDMC) as are designated common areas for the sole benefit of the Owners (as defined in the PDMC) of a particular Phase (as defined in the PDMC) or a group of Owners of a particular Phase in and more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant (as defined in the PDMC) or Sub-Sub-Deed of Mutual Covenant (as defined in the PDMC) or Deed Poll (as defined in the PDMC) to be executed pursuant to the PDMC including, but not limited to, communal sky gardens, communal podium gardens, mail delivery rooms with mail boxes (if any) which are green and innovative features exempted from the calculation of gross floor area or site coverage or both by the Building Authority and the Director of Lands pursuant to the Joint Practice Notes Nos.1 and 2 issued by the Buildings Department, the Lands Department and the Planning Department but excluding those parts of the Residential Development (as defined in the PDMC), the Commercial Development (as defined in the PDMC), the Car Park (as defined in the PDMC) or the Kindergartens (as defined in the PDMC) which belong to the Owner of any particular Unit (as defined in the PDMC).

2. **"Common Services and Facilities"** means (i) the Non-Station Development Common Services and Facilities, (ii) the Phase I Extra-Phase Common Services and Facilities (as defined in the PDMC), (iii) the Residential Development Common Services and Facilities and (iv) those services and facilities of the Non-Station Development as are designated common services and facilities for the sole benefit of the Owners of a particular Phase or a group of Owners of a particular Phase in any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC excluding those services and facilities which belong to the Owner of any particular Unit.

3. **"Non-Station Development Common Areas"** means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space (as defined in the PDMC); the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee (as defined in the PDMC) or the Owners Corporation (as defined in the PDMC) or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of the PDMC.

4. **"Non-Station Development Common Services and Facilities"** means those services and facilities constructed or to be constructed in on or under the Development (as defined in the PDMC) and which serve the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, sewers, gutters, drains, watercourses, wells, pipes and ducts; pumps, tanks and sanitary fittings; wires, cables, electrical installations, fittings, equipment and apparatus; fire protection and fire fighting systems, equipment and apparatus; security systems, equipment and apparatus; refuse disposal equipment; lifts; air-conditioners and fans; recycled grey water system; aerial broadcast distribution or telecommunication network facilities and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the benefit of the Non-Station Development as part of the amenities thereof and not for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Services and Facilities and those services and facilities forming parts of the Common Services and Facilities of a particular Phase designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase).

5. **"Residential Development Common Areas"** means those parts of the Non-Station Development intended for the common use and benefit of all the Owners of the Residential Development and not for the sole benefit of any Owner or group of Owners in a Phase, including but not limited to the Central Park (as defined in the PDMC), the activity green as identified on the approved landscape master plans and other areas to be designated as common areas of or for the common use and benefit by the Owners of the Residential Development as a whole by MTR (as defined in the PDMC) at any time after the date of the PDMC in and more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC.

6. **"Residential Development Common Services and Facilities"** means those services and facilities constructed or installed or to be constructed or installed in on or under the Non-Station Development and which serve the Residential

Development as a whole and not for the sole benefit of any Owner or group of Owners in a Phase and any other services and facilities to be designated as common services and facilities of or for the common use and benefit by the Owners of the Residential Development as a whole by MTR at any time after the date of the PDMC in any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC.

7. **"Common EV Facilities"** means all such facilities installed or to be installed within the Phase XIII Car Park Common Areas for the common use and benefit of the Owners of the Phase XIII Car Parking Spaces (as defined in the SDMC) for the purpose of or in relation to the charging of electric motor vehicles or electric motor cycles licensed under the Road Traffic Ordinance (Cap.374) parking at any of the Phase XIII Car Parking Spaces; such facilities shall not serve any of the Phase XIII Car Parking Spaces exclusively or belong to any of the Owners of the Phase XIII Car Parking Spaces and shall include but not limited to such wires, cables, ducts, trunking, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose.

8. **"Non-Station Development Common Areas within Phase XIII"** means those parts of the Non-Station Development Common Areas situated within Phase XIII (as defined in the SDMC) which are intended for use by or benefit of Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, emergency vehicular access on Ground Floor, part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Black on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed to the SDMC), covered walkways on 3rd Floor and 5th Floor (including associated roof(s), flat roof, staircases, ramps and landings and associated structures thereof) and roofed-over staircases on Ground Floor, 1st Floor, 2nd Floor, 3rd Floor and 5th Floor forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant (as defined in the SDMC) and part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed to the SDMC), part of the greenery areas (forming part of the Public Open Space) (including planters) (as for identification purpose only shown coloured Orange Stippled Black on Plans DMC-001, DMC-004 and DMC-005 of the common areas plans annexed to the SDMC), dog houses, service maintenance chamber, service maintenance duct for water mains, potable & flushing water pump room, meter room, meeting room, pantry, stores, shower, lavatory, accessible unisex toilet, lifts, lift pits, lift shafts, owners' committee office, quarter for watchmen and caretakers, pipe ducts; and the Non-Station Development Common Areas within Phase XIII are for identification purpose only as shown on the common areas plans annexed to the SDMC and thereon coloured Orange, Orange Hatched Black, Orange Hatched Red and Orange Stippled Black.

9. **"Non-Station Development Common Services and Facilities within Phase XIII"** means those services and facilities forming parts of the Non-Station Development Common Services and Facilities in, on or under Phase XIII and which serve the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, fire services, drainage pipes, electrical cables, water pipes, gas installation(s), telecommunication installation(s) and other ancillary facilities installed in the Non-Station Development Common Areas within Phase XIII, but excluding anything contained in the Phase XIII Common Services and Facilities, the Phase XIII Residential Common Services and Facilities and the Phase XIII Car Park Common Services and Facilities.

10. **"Phase XIII Car Park Common Areas"** means the whole of the Phase XIII Car Park (as defined in the SDMC) (except those Phase XIII Car Parking Spaces and pedal-cycle parking spaces shown and delineated on the car park layout plan approved by the Building Authority), intended for the common use and benefit of the Owners, occupiers and licensees of the Phase XIII Car Park including, but not limited to, the Visitors' Car Parking Spaces (as defined in the SDMC), parking spaces for disabled persons provided in Site KL pursuant to Special Condition No.(44)(a)(vii) of the Government Grant, car ramps, upper part of car ramp, driveways, entrances, EV charger rooms, electrical room(s), maintenance space(s), fan rooms, fireman's lift lobbies, protected lobbies to a required staircase, staircases, exhaust vent shaft(s), hose reels; and the Phase XIII Car Park Common Areas are for identification purpose only as shown on the common areas plans annexed to the SDMC and thereon coloured Green.

11. **"Phase XIII Car Park Common Services and Facilities"** means those services and facilities in on or under Phase XIII and which serve the Phase XIII Car Park as a whole including, but not limited to, the Common EV Facilities, EV Facilities for Visitors' Car Parking Spaces (as defined in the SDMC), lift(s), plant and machinery, electrical installations fittings and equipment, barriers and water supply apparatus but excluding anything contained in the Non-Station Development Common Services and Facilities within Phase XIII, the Phase XIII Common Services and Facilities and the Phase XIII Residential Common Services and Facilities.

12. **"Phase XIII Common Areas"** means those parts of Phase XIII which are intended for use by or benefit of the Owners of more than one constituent parts of Phase XIII, namely the Phase XIII Car Park and the Phase XIII Residential Development (as defined in the SDMC) and not for the sole benefit of the Owners of only one constituent part including, but not limited to, covered walkway on 5th Floor (including associated roof(s), staircases, ramps and landings and associated structures thereof (if any)) forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant (as for identification purpose only shown coloured Yellow Hatched Red on Plan DMC-005 of the common areas plans annexed to the SDMC), part of the covered landscape area (which are for identification purpose only as shown and marked in Blue Dotted Lines on the common areas plans annexed to the SDMC), part of the greenery areas (including planters) (as for identification purpose only shown coloured Yellow Stippled Black on Plan DMC-001 of the common areas plans annexed to the SDMC), the external walls of 5th Floor and below of the buildings erected on Phase XIII, caretaker office (estate management office) (and reception area, meeting room, security control room, manager room, filing room, pantry, lavatories and changing rooms therein), corridors,

driveway, electrical low voltage rooms, electrical rooms, emergency vehicular access, fire services control room, fire services water tank and pump room (podium), fire services water tank(s), fire services pipe duct room, fireman's lift lobbies, protected lobbies to a required staircase, flushing water tank and pump room(s) (podium), emergency generator room (podium), lower part of emergency generator room, gas valve room, gas valve chamber, fuel room, fuel tank room, fan rooms, guard rooms, lifts, lift lobbies, low voltage switch room(s) (podium), main telecommunication and broadcasting equipment room, master water meter room, pavements on Ground Floor, pipe duct rooms, potable and flushing water pump and tank room (podium), potable and flushing water tank and pump room (podium), flushing water tank and pump room, ramps, refuse collection vehicle parking space, refuse storage and material recovery chamber, reinforced concrete tank for street hydrant (podium), smoke seal lobbies, sprinkler control valve and drencher control valve room (T1), sprinkler control valve room(s) (podium), sprinkler water tank(s) (for podium), sprinkler water tank and pump room (podium), staircases and landings, street hydrant water tank and pump room (podium), temporary refuge space(s), transformer room(s), water meter cabinets, maintenance space for CLP, hose reels, and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within Phase XIII not used for the sole benefit of the Owners of any one constituent part of Phase XIII only and for identification purpose only as shown on the common areas plans annexed to the SDMC and thereon coloured Yellow, Yellow Hatched Red and Yellow Stippled Black.

13. **"Phase XIII Common Services and Facilities"** means those services and facilities constructed or to be constructed in on or under Phase XIII and which serve more than one constituent parts of Phase XIII, namely the Phase XIII Car Park and the Phase XIII Residential Development including, but not limited to, sewers, gutters, drains, watercourses, water features, wells, pipes and ducts; pumps, tanks and sanitary fittings; wires, cables, electrical installations, fittings, equipment and apparatus; communal aerial, satellite and cable reception, distribution and associated equipment; fire protection and fire fighting systems, equipment and apparatus; security systems, equipment and apparatus; refuse disposal equipment; lifts; air conditioners and fans; architectural features and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the benefit of Phase XIII as part of the amenities thereof and not for the sole benefit of any one constituent part of Phase XIII only but excluding the Non-Station Development Common Services and Facilities within Phase XIII, the Phase XIII Car Park Common Services and Facilities and the Phase XIII Residential Common Services and Facilities.

14. **"Phase XIII Non-enclosed Areas"** means the Phase XIII Balconies (as defined in the SDMC) and the covered areas underneath the Phase XIII Balconies and the Phase XIII Utility Platforms (as defined in the SDMC) and the covered areas underneath the Phase XIII Utility Platforms, the locations of which are for identification purpose only shown in Hatched Black and marked "BAL" and "UP" respectively on the common areas plans annexed to the SDMC and the covered areas underneath the lowest balconies and utility platforms are for identification purpose only shown in Yellow Dashed Lines on the common areas plans annexed to the SDMC.

15. **"Phase XIII Recreational Areas and Facilities"** means the accessible unisex toilets, band room, children play areas, fireman's lift lobbies, function rooms, gymnasium, karaoke room, piano rooms, mahjong room, lift lobbies, lifts, lobbies, lounge, multi-function rooms, multiple purpose room, multi-purpose sports court, upper part of multi-purpose sports court, pantries, stores, steam room, sauna room, baby changing room, male changing room, male lavatories, female changing room, female lavatories, indoor swimming pool, outdoor swimming pool, pool deck, swimming pool filtration plant, pantry, lifting platform, and any other recreational facilities and ancillary facilities erected within Phase XIII pursuant to the provisions of Special Condition No.(52)(a)(i) and (iii) of the Government Grant which now are or may at any time during the Term (as defined in the PDMC) be provided only for the benefit of the residents and occupiers of the Phase XIII Residential Development and their bona fide visitors all of which shall form part of the Private Recreational Facilities (as defined in the PDMC) and the Local Open Space (as defined in the PDMC) (as the case may be) under the PDMC. The Phase XIII Recreational Areas and Facilities are for identification purpose only as shown (where possible and capable of being shown) on the common areas plans annexed to the SDMC and thereon coloured Indigo Hatched Black.

16. **"Phase XIII Residential Common Areas"** means those parts of the Phase XIII Residential Development intended for the common use and benefit of the Owners, occupiers and licensees of the Phase XIII Residential Development including, but not limited to, the Phase XIII Recreational Areas and Facilities, all loading and unloading bays required to be provided pursuant to Special Condition No.(16)(b)(i)(xi)(VI) of the Government Grant, all pedal-cycle parking spaces in the Phase XIII Car Park required to be provided pursuant to Special Condition No.(16)(b)(i)(xi)(V) of the Government Grant, part of the covered landscape area (which are for identification purpose only as shown and marked in Blue Dotted Lines on the common areas plans annexed to the SDMC), part of the greenery areas (including but not limited to common green roofs, common green flat roofs, lawns and planters) (as for identification purpose only shown coloured Indigo Stippled Black on the common areas plans annexed to the SDMC), the external walls of 6th Floor and above of the buildings erected on Phase XIII (including curtain walls or any part thereof (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of the curtain wall, the non-openable windows therein or thereto and window frames, glass panels, cast-in anchors, gasket, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows) and non-structural prefabricated external walls (non-load bearing external walls) of 6th Floor and above of the buildings erected on Phase XIII (which are for identification purpose only as shown and marked in Lime Dashed Lines on the common areas plans annexed to the SDMC)), structural columns (if any) within any Phase XIII Residential Unit (as defined in the SDMC) and structural columns (if any) appertaining to any Phase XIII Residential Unit, working spaces and manoeuvring spaces for or in connection with the operation of the CCTV Imaging Device (as defined in the SDMC) and/or the carrying out of inspection, maintenance, repair or related works for the

external drainage pipes concealed by architectural features of each Tower (as defined in the SDMC); air ducts for refuse storage and material recovery rooms, cable risers, caretaker's counters, changing room, caretaker office (clubhouse management office), common flat roofs, inaccessible common flat roofs, corridors and passages, drencher transfer and booster pump room(s), reinforced concrete drencher water tank and pump room(s), drencher water tank and pump rooms, drencher transfer water tank and pump and drencher pump room (Tower 2), electrical ducts, electrical low voltage rooms, electric meter rooms, electrical room, electrical risers, emergency generator room (tower), entrance lobbies, fan rooms for refuse storage and material recovery rooms, fire services pipe ducts, fire services water tank room, fireman's lift lobbies, flushing water tank room(s), flushing water tank and pump room(s), flushing intermediate water tanks, fire services pump room(s), fire services booster pump rooms, fire services transfer and booster water tanks and pump rooms, fire services transfer and water tank and fire services pump room (Tower 5), fire services transfer and drencher transfer water tank and pump room (Tower 1), fire services transfer water tank and pump and fire services pump room (Tower 2), generator room(s) (towers), guard rooms, hose reels, lifts, lift lobbies (excluding the private lift lobby(ies) appertaining to and forming part of the Phase XIII Residential Units), lift pits, lift shafts, lift machine rooms, light wells, low voltage switch rooms, air-conditioner hood(s), outdoor unit(s) of variable refrigerant volume air-conditioning system for clubhouse and lift lobby, outdoor unit(s) of variable refrigerant volume air-conditioning system for residents' recreational facilities, pavements, pipe ducts, potable water tank room(s), potable water tank and pump rooms, potable and flushing water tank and pump rooms, potable intermediate water tank, potable reinforced concrete water tanks, flushing reinforced concrete water tanks, protected lobbies to a required staircase, ramps, refuge floors, reinforced concrete drencher water tanks, refuse storage and material recovery rooms, sprinkler control valve and drencher control valve rooms, sprinkler water tank(s), sprinkler water tank and pump rooms, sprinkler water tank and pump room (Tower 1), sprinkler water tank and pump and drencher pump room (Tower 5) staircases and landings, tank and pump sprinkler water room, telecommunication and broadcasting equipment rooms, temporary refuge space(s), transformer rooms, towngas valve cabinet(s), towngas valve room(s), water meter cabinets, wider lift lobbies (as for identification purpose only shown coloured Indigo Cross-Hatched Black on the common areas plans annexed to the SDMC), air-conditioning plant room(s), and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Phase XIII Residential Development for the common use and benefit of the Owners, occupiers and licensees of the Phase XIII Residential Development and for identification purpose only as shown on the common areas plans annexed to the SDMC and thereon coloured Indigo, Indigo Hatched Black, Indigo Cross-Hatched Black and Indigo Stippled Black.

17. **"Phase XIII Residential Common Services and Facilities"** means those services and facilities in on or under Phase XIII of the Non-Station Development and which serve more than one Phase XIII Residential Unit including but not limited to, CCTV Imaging Device, emergency lighting system at escape staircases, ducting, pipes, cables, wiring, variable refrigerant volume air-conditioning systems, water pumps, plant and machinery, electrical installations, fittings, equipment and apparatus, lifts, notice board and gondola system but excluding the Non-Station Development Common Services and Facilities within Phase XIII, the Phase XIII Car Park Common Services and Facilities and the Phase XIII Common Services and Facilities.

18. Subject to the Building Management Ordinance and the provisions of the PDMC, the Common Areas and the Common Services and Facilities shall be under the exclusive control of the Manager (as defined in the PDMC). The Manager shall have the powers and duties to maintain and keep in good repair and condition the Common Areas and the Common Services and Facilities.

19. Rights Easements and Privileges applicable to Owners of the Development:

a. Full right and liberty for the Owner of the Non-Station Development for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) to go, pass and repass over and along and upon and use such part(s) of the Non-Station Development Common Areas and the Non-Station Development Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Unit.

b. Full right and liberty for the Owner for the time being, his agents and licensees (in common with all other persons having the like right) of a Unit in the Development to use for the purpose of recreation only and subject to the rules regulations and fees prescribed for their use by the Manager, the Private Recreational Facilities intended for use by that Owner as specified in the PDMC and any Sub-Deed of Mutual Covenant and Sub-Sub-Deed of Mutual Covenant but not any other of the Private Recreational Facilities intended for use by Owners of the other parts of the Development PROVIDED that in exercising such right no Owner shall damage or interfere with or permit or suffer to be damaged or interfered with, the general amenities, plant, equipment or services provided.

20. Rights, Easements and Privileges applicable to all Owners of the Residential Development:

Full right and liberty (Subject Always to the rights of the Manager, FSI (as defined in the PDMC) and MTR) for the Owner of a Unit of the Residential Development for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) to go, pass and repass over and along and upon and use the Residential Development Common Areas and the Residential Development Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Unit.

21. Rights, Easements and Privileges applicable to Owners of Phase XIII:

a. Full right and liberty for the Owner for the time being, his servants, agents, licensees, tenants and lawful occupants:

i. of a Phase XIII Residential Unit to go, pass and repass over and along and upon the Non-Station Development Common Areas within Phase XIII, the Phase XIII Common Areas and the Phase XIII Residential Common Areas in common with all others having the like right; and

ii. of a Phase XIII Car Parking Space to go, pass and repass over and along and upon the Non-Station Development Common Areas within Phase XIII, the Phase XIII Common Areas and the Phase XIII Car Park Common Areas in common with all others having the like right;

for all purposes connected with the proper use and enjoyment of his Unit.

b. Full right and liberty for the Owner for the time being of a Phase XIII Residential Unit, his servants, agents, licensees, tenants and lawful occupants to go, pass and repass over and along and upon the Phase XIII Car Park Common Areas and to use the Phase XIII Car Park Common Services and Facilities in common with all others having the like right for the purposes of access and egress to and from and use of the Visitors' Car Parking Spaces in the Phase XIII Car Park.

c. Without prejudice to the generality of Clause 1(c) of Part I of the Second Schedule to the PDMC, the right of the Owners of Site KL to free and uninterrupted passage and running of water, sewage, gas, electricity, ventilation, air-conditioning, telephone and other utilities or services from and to Site KL through the sewers, drains, pipes, flues, conduits, ducts, wires, cables and other conducting media which are now or may at any time during the Term be in or passing through the utility pits and trenches within other parts of the Non-Station Development Provided That the Owners of Site KL shall be responsible for the cost of repair and maintenance of such sewers, drains, pipes, flues, conduits, ducts, wires, cables and other conducting media serving them and also contribute to the cost of repair and maintenance of the relevant utility pits and trenches within other parts of the Non-Station Development in such proportion as the Manager shall reasonably determine in accordance with the provisions of the PDMC.

22. Exceptions and Reservations to which each Share (as defined in the PDMC) is subject:

a. Rights of Manager

(i) Full right and privilege for the Manager, with or without surveyors, workmen and others, at all reasonable times on prior reasonable notice (except in case of emergency) to enter on and into each and every part of the Land (as defined in the PDMC) and the Development including each Unit other than the Station Complex (as defined in the PDMC) except with the prior consent in writing of MTR and the Government Accommodation (as defined in the PDMC) except with the prior approval (save in case of emergency) of the Owner of the Government Accommodation for the purposes of inspecting, rebuilding, repairing, renewing, replacing, renovating, maintaining, cleaning, painting or decorating the structure of the Non-Station Development, the Common Areas and Common Services and Facilities or any part of parts thereof, or any Unit in respect of which the Owner shall be in default of its obligations to repair and maintain or for abating any hazard or nuisance which does or may affect the Common Areas, the Common Services and Facilities or other Owners or for the exercise and carrying out of any of its powers and duties under the provisions of the PDMC causing as little disturbance as is reasonably practicable and making good any damage caused thereby Provided That in case of the Manager exercising its right of entry into the Government Accommodation pursuant to this Clause, such entry shall be for the purposes of maintenance and repair only and the Manager shall be liable for all costs and expenses incurred for any damage caused to the Government Accommodation.

(ii) The right for the Manager to authorise by way of licence, subject to the prior approval by a resolution of the Owners of the Non-Station Development at a meeting of the Owners of the Non-Station Development convened under the PDMC or a resolution of the Owners of the relevant Phase at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) and the prior written consent of the Director of Lands the use of external walls forming part of the common areas of the relevant Phase (other than the external walls of the Government Accommodation) for advertising purposes and to permit the installation or erection of posters or other advertising signs or structures (whether illuminated or not) with the right to remove, repair, maintain, service or replace the same and to obtain electricity from the building or structure (other than the Government Accommodation) nearest in proximity to such advertising posters signs and other structures Provided That the proper use and enjoyment of the Government Accommodation and the ingress to or egress from the Government Accommodation shall not be affected or interrupted.

(iii) The right for the Manager to authorise by way of licence, subject to the prior approval of the relevant Owners Sub-Committee (as defined in the PDMC) of the part of the Non-Station Development affected such part of the transfer plate of any residential tower forming part of the Common Areas suitable for the purposes of a patio to the Owner of the Unit of the Residential Development adjacent thereto on terms and conditions as it deems fit.

(iv) The right for the Manager, its servants, agents, contractors and persons duly authorized on prior reasonable notice (except in case of emergency) to gain access to and enter upon any such

flat roof and to remain there for such reasonable period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Common Services and Facilities in or upon the flat roof or to which access is gained via the flat roof and, on a temporary basis, to erect, place or store on any flat roof any scaffolding or other plant, equipment or materials necessary for the purpose of any works for so long as such works are being carried on.

b. Rights of MTR

(i) In accordance with the terms of the Government Grant or upon request by the Director of Lands, to assign the Common Areas and Common Services and Facilities or any part or parts thereof together with the Shares (as defined in the PDMC) relating thereto to the Manager, without consideration, for the general benefit of the Owners Provided that upon such assignment such areas and facilities shall be held by the Manager as trustee for all the Owners and if the Manager shall resign or be wound up or are removed in accordance with the provisions of Clause 2 of Section H of the PDMC and another manager appointed in its place, or if required by an Owners Corporation for the Development formed under the Building Management Ordinance then the Manager or its liquidator shall assign such Common Areas and Common Services and Facilities together with the Shares relating thereto (if any) to the new manager or Owners Corporation (as appropriate) upon the same trusts;

(ii) to designate any part of the Reserved Areas (as defined in the PDMC) to be Common Areas or Common Services and Facilities subject to the prior approval by a resolution of the Owners of the Non-Station Development at a meeting of the Owners of the Non-Station Development convened under the PDMC or a resolution of the Owners of the relevant Phase at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) Provided That the proper use and enjoyment of the Government Accommodation shall not be affected and Provided Further That any additional Common Areas or additional Common Services and Facilities so designated shall not be re-converted or re-designated to MTR's own use or benefit and MTR shall prepare or cause to be prepared a set of plans showing such additional Common Areas which shall be kept at the management office of the Non-Station Development and made available for inspection by the Owners free of costs and charges during normal office hours;

(iii) Subject only to the provisions of Special Condition No.(58) of the Government Grant and obtaining the prior written consent of the Director of Lands to allocate Shares to each Phase and the Station Complex of the Development and to each Unit in and the Common Areas of that Phase and to allocate Management Units (as defined in the PDMC) to each Unit in that Phase; if on the issue of an Occupation Permit (as defined in the PDMC) for the final Phase of the Non-Station Development the Shares to be allocated to the Units in the final Phase based on the amount of the Gross Floor Area (as defined in the PDMC) of the Units in that Phase are less than the unallocated Shares at that time available the remainder of the Shares following such allocation shall be allocated by MTR to the Common Areas and to be held in trust by MTR on behalf of all Owners or assigned together with all Shares previously allocated to Common Areas to the Manager in accordance with the provisions of Paragraph 3(b) of Part II of the Second Schedule to the PDMC;

(iv) Subject only to obtaining the prior written consent of the Director of Lands to allocate and re-allocate Shares to any particular part of the Development following the issue of an Occupation Permit in respect of that particular part and to each Unit and the Common Areas and Common Service and Facilities and to allocate and re-allocate Management Units to each Unit thereto necessitated by any change in gross floor area Provided That the allocation or re-allocation of Shares shall not affect the proportion of Shares and Management Units allocated to the Government Accommodation;

(v) After completion of the final Phase of the Non-Station Development, to amend, vary, alter, add to, modify or substitute any part of the Common Areas and Common Services and Facilities Provided Always that the physical use and enjoyment of the Units by the Owners shall not be materially and adversely affected and the use and enjoyment of the Government Accommodation shall not be adversely affected and no such amendment, variation, alteration, addition, modification or substitution shall give to the Owners or other person having an interest in the Development or any part thereof any right of action against MTR Provided That the Common Areas and Common Services and Facilities shall not be reduced and Provided Further That notwithstanding anything contained in the foregoing, if there is any conversion of any of the Common Areas to MTR's own use for its own benefit, such conversion shall be subject to the approval of the Development Owners Committee (if any) or the relevant Owners Sub-Committee (if any) (as the case may be) and any payment paid by MTR for the approval shall be credited to the relevant Special Fund (as defined in the PDMC) and if there is any conversion or designation of any of MTR's own areas in the Land as Common Areas, such conversion or designation shall be subject to the approval by a resolution of Owners at a meeting of the Owners of the Non-Station Development convened under the PDMC or at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) and Provided Further That any additional Common Areas or additional Common Services and Facilities shall not be re-converted or re-designated to MTR's own use or benefit and MTR shall prepare or cause to be prepared a set of plans showing such additional Common Areas which shall be kept at the management office of the Non-Station Development and made available for inspection by the Owners free of costs and charges during normal office hours;

(vi) To construct maintain lay alter remove re-route and renew drains, pipes, cables, sewers and other installations, fittings, chambers and other structures within the Land and the Development (other than the services and facilities solely and exclusively serving the Government Accommodation) or partly within the Land and the Development (other than the services and facilities solely and exclusively serving the Government Accommodation) and adjoining land to supply utilities services and recreational facilities to the Land and the Development and/or to any other adjoining adjacent or neighbouring lands and to grant the right so to do any of the aforesaid to any person on such terms and conditions as MTR may deem fit Provided that if the said drains, pipes, cables, sewers, installations, fittings, chambers and structures form parts of the Common Areas or the Common Services and Facilities, any consideration received for supplying of the said utilities, services and recreational facilities to the adjoining adjacent or neighbouring lands shall after deduction by MTR of the costs of the relevant works incurred by MTR be credited to the relevant Special Fund;

(vii) Subject to the approval of the Development Owners Committee or the relevant Owners Sub-Committee (as the case may be) to grant any rights, rights of way or easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, recreational areas and facilities, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water and electricity storage, transformation and supply systems) over any part or parts of the Non-Station Development Common Areas and the Non-Station Development Common Services and Facilities or the Residential Development Common Areas and the Residential Development Common Services and Facilities or any Common Areas and Common Services and Facilities of a Phase or the Private Recreational Facilities or to grant any similar rights by licence for the benefit of any adjoining or neighbouring lands on such terms and conditions and to such persons as MTR shall deem fit Provided that the proper use and enjoyment of the Government Accommodation shall not be affected and Provided Always that any money received from the grant of any such rights shall form part of the Special Funds.

23. (a) MTR shall upon execution of the SDMC assign the Shares in those parts of the Common Areas and Common Services and Facilities in Phase XIII-Public Open Space and Phase XIIIA together with the said Common Areas and Common Services and Facilities to the Manager free of costs or consideration to be held by the Manager as trustee for all the Owners and the Manager must assign the said Shares together with the said Common Areas and Common Services and Facilities free of costs or consideration to its successor as manager on termination of its appointment or to the Owners Corporation at any time if so required by the Owners Corporation.

(b) After completion of Phase XIIIB (as evidenced by the issue of the consent to assign by the Director for Phase XIIIB) and upon assignment of any Unit in Phase XIIIB by MTR, MTR shall assign the Shares (if any) in those parts of the Common Areas and Common Services and Facilities in Phase XIIIB together with the said Common Areas and Common Services and Facilities to the Manager free of costs or consideration to be held by the Manager as trustee for all the Owners and the Manager must assign the said Shares (if any) together with the said Common Areas and Common Services and Facilities free of costs or consideration to its successor as manager on termination of its appointment or to the Owners Corporation at any time if so required by the Owners Corporation.

24. (a) For the benefit of the Owners and the occupiers for the time being of the Units there shall be Building Rules (as defined in the PDMC) and Fitting Out Rules (as defined in the PDMC) regulating the use, occupation, maintenance and environmental control of the Non-Station Development as a whole and the Outside Area (as defined in the PDMC) and of the Common Areas (including the Private Recreational Facilities) and the Common Services and Facilities as a whole and the conduct of persons occupying, visiting or using the same and such Building Rules and Fitting Out Rules shall be binding on the Owners and their tenants, licensees, servants and agents (other than the Owner of the Government Accommodation).

(b) For the benefit of the Owners and the occupiers for the time being of the Units there shall be Building Rules and Fitting Out Rules regulating the use, occupation, maintenance and environmental control of the Non-Station Development Common Areas (including the Private Recreational Facilities) and the Non-Station Development Common Services and Facilities serving some but not all the Phases of the Non-Station Development and the conduct of persons occupying, visiting or using the same and such Building Rules and Fitting Out Rules shall be binding on the Owners of the relevant Phases and their tenants, licensees, servants and agents (other than the Owner of the Government Accommodation).

(c) The Manager shall have power from time to time to make, revoke and amend the Phase XIII House Rules (as defined in the SDMC) regulating the use, occupation, maintenance and environmental control of Phase XIII and the conduct of persons occupying, visiting or using the same and the Phase XIII House Rules shall not be inconsistent with or contravene the provisions of the PDMC, the SDMC, the Building Management Ordinance or the Government Grant Provided That if the Phase XIII Owners Sub-Committee (as defined in the SDMC) is in existence, the Phase XIII House Rules shall only be made, revoked or amended by the Manager with the prior approval of the Phase XIII Owners Sub-Committee.

(d) The Phase XIII House Rules set out in the Fourth Schedule to the SDMC shall be deemed to have come into force on the date of the SDMC in respect of Phase XIII and shall remain in force until revoked or amended as provided in the SDMC.

25. Subject to the rights reserved to MTR in Part II of the Second Schedule to the PDMC and the rights granted to the Owner of the Government Accommodation in Clause 2 of Part I of the Second Schedule to the PDMC an Owner shall not without the previous written consent of the Manager which may be granted, withheld or granted subject to conditions at its absolute discretion to:

(a) erect or build or permit or suffer to be erected or built on any roof, flat roof or any part thereof of any building, carport or other structure erected on or in the Non-Station Development, or the Common Areas any structure whatsoever whether of a temporary or permanent nature;

(b) damage, injure or deface or permit or suffer to be damaged, injured or defaced any part of the structure, fabric or decorative features of the Common Areas including any trees, plants or shrubs in or about the Land and the Development;

(c) damage or interfere with or permit or suffer to be damaged or interfered with the Common Services and Facilities;

(d) encumber or obstruct or permit or suffer to be encumbered or obstructed with any boxes, dustbins, packaging goods, rubbish, chattels or other obstruction of any kind or nature any of the Common Areas and the Manager shall be entitled without notice and at the Owner's expense to remove and dispose of as they see fit any such material aforesaid and the Manager shall not thereby incur any liability to the Owner or any other person whomsoever and each and every Owner hereby agrees to keep the Manager indemnified against all losses, claims damages or expenses of and against the Manager in respect thereof;

(e) in no event shall dogs be permitted in lifts or in any part of the Non-Station Development intended for common use unless carried or on leash and wearing mouth strap.

26. (a) Subject to MTR's reserved rights under Clause 3 of Part II of the Second Schedule to the PDMC, no Owner may convert any of the Common Areas to his own use or for his own benefit unless the approval of the Development Owners Committee or the relevant Owners Sub-Committee (as the case may be) has been obtained.

(b) Subject to MTR's reserved rights under Clause 3 of Part II of the Second Schedule to the PDMC, no Owner (except MTR as the Owner of the uncompleted portion of the Non-Station Development shall have the right to designate part or parts of the uncompleted portion of the Non-Station Development to be Common Areas in any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC) may convert or designate any of his own areas as Common Areas unless the approval by a resolution of Owners at a meeting of the Owners of the Non-Station Development convened under the PDMC or at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) has been obtained. No Owner nor the Manager will have the right to re-convert or re-designate the Common Areas to his or its own use or benefit.

27. The Manager shall keep at the management office of the Non-Station Development and make available for inspection by the Owners free of costs and charges during normal office hours a copy of the Common Areas plans attached to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or, where applicable, Deed Poll, relating to any Phase upon execution of the relevant Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll (as the case may be) and from time to time record plans showing those Non-Station Development Common Areas outside the boundary of any Phase formed before completion of the construction of the final Phase of the Non-Station Development and a copy of the Common Areas plans showing all the Non-Station Development Common Areas outside the boundary of any Phase upon execution of the Sub-Deed of Mutual Covenant for the final Phase of the Non-Station Development Provided that the Manager shall provide free of cost to the Owner of the Government Accommodation a copy of the said plans and any amendments thereto from time to time. The said copies of plans shall be certified as to its accuracy by or on behalf of the Authorized Person for the Non-Station Development.

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

Tower	Floor	Flat	No. of Shares allocated to each Flat
3(3A)	6/F	A#^	415
		B@	484
		C@	403
		D@	379
		E@	392
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F	A#^	412
		B#^	487
		C#^	407
		D#^	388
		E#^	401
	55/F-57/F, 59/F-63/F & 65/F-71/F	A#^	412
		B#^	487
		C#^	407
		D#^	388
		E#^	398
	72/F	A@&	930
		C#^&	438
		D#^&	421
		E#^&	422

Tower	Floor	Flat	No. of Shares allocated to each Flat
3(3B)	6/F	A#^	675
		B@	551
		C@	383
		D@	480
		E@	391
		F@	390
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F	A#^	673
		B#^	553
		C#^	385
		D#^	475
		E#^	394
		F#^	395
	55/F-57/F, 59/F-63/F & 65/F-71/F	A#^	673
		B#^	553
		C#^	385
		D#^	476
		E#^	393
		F#^	397
	72/F	A#@&	1,045
		C#^&	421
		D#^&	513
		E#^&	421
		F#^&	423

Tower	Floor	Flat	No. of Shares allocated to each Flat
5(5A)	6/F	A#^	415
		B@	517
		C@	418
		D@	380
		E@	394
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F	A#^	412
		B#^	520
		C#^	422
		D#^	388
		E#^	404
	55/F-57/F, 59/F-63/F & 65/F-71/F	A#^	412
		B#^	520
		C#^	422
		D#^	388
		E#^	401
	72/F	A@&	933
		C#^&	452
		D#^&	421
		E#^&	430

Tower	Floor	Flat	No. of Shares allocated to each Flat
5(5B)	6/F	A#^	734
		B@	698
		C@	496
		D@	281
		E@	399
		F@	291
		G@	393
	7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F & 45/F-51/F	A#^	734
		B#^	690
		C#^	509
		D#^	289
		E#^	406
		F#^	300
		G#^	398
	55/F-57/F, 59/F-63/F & 65/F-71/F	A#^	734
		B#^	690
		C#^	511
		D#^	288
		E#^	406
		F#^	300
		G#^	400
	72/F	A@&	1,293
		C#^&	554
		D#^&	306
		E#^&	434
		F#^&	317
		G#^&	422

Notes:

1. There is no designation of Tower 4.
2. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F of Tower 3(3A & 3B) and Tower 5(5A & 5B).
3. 23/F and 52/F are refuge floors of Tower 3(3A & 3B) and Tower 5(5A & 5B).
4. # means with balcony.
5. ^ means with utility platform.
6. @ means with flat roof.
7. & means with roof.

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

MTR Corporation Limited has been appointed as the manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area for an initial period commencing on the date of the PDMC and expiring two years after the date of the Sub-Deed of Mutual Covenant or Deed Poll in respect of the final Phase of the Non-Station Development or on the expiration of the

building covenant period under the Government Grant whichever is the earlier.

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

1. The Owners (save and except the Owner of the Government Accommodation who shall contribute towards the Management Charges (as defined in the PDMC) in accordance with Clause 9(b) of Section E of the PDMC and MTR as the Owner of the Station Complex and the Reserved Areas (if any) who shall only be liable to pay contribution pursuant to Clauses 8(c), 8(d) and 8(e) of Section E of the PDMC) shall contribute towards the Management Charges in the following manner:

   (a) all Owners of Units in the Non-Station Development (save and except the Owner of the Government Accommodation) shall contribute to the expenses of the Non-Station Development Common Areas and Facilities Management Sub-Budget in the proportion that the Management Units attributable to the Units owned by them bears to the total Management Units allocated to the Non-Station Development (save and except the Government Accommodation);

   (b) the Owners of the Units in the Residential Development shall contribute to the expenses of the Residential Development Common Areas and Facilities Management Sub-Budget in the proportion that the Management Units attributable to the Units owned by them bear to the total Management Units allocated to the Residential Development; and

   (c) the Owners of the Units in each Phase (save and except the Owner of the Government Accommodation) shall contribute to the expenses of the relevant Phase Management Sub-Budget in the proportion that the Management Units attributable to the Units owned by them bears to the total Management Units allocated to that Phase (save and except the Government Accommodation) Provided That where the Manager prepares sub-budgets for a Phase or any part of it, only the expenses which are attributable to the Phase as a whole shall be apportioned in the manner described above and the expenses of any sub-sub-budget shall be paid by the Owners of Units covered by such a sub-sub-budget in the proportion that the Management Units attributable to the Units owned by them bears to the total number of Management Units allocated to all Units covered by such a sub-sub-budget.

2. Under Clause 8(b) of Section E of the PDMC, the Owners (excluding the Owner of the Government Accommodation) of any Phase(s) in respect of which the Station Complex supports, shall contribute to the costs and expenses of any structural repair and maintenance in connection with the slabs between the Station Complex and any part of such Phase(s), and any structural elements and/or facilities of the Station Complex supporting or serving the Station Complex and any such Phase(s). The Owners of any such Phase(s) (save and except the Owner of the Government Accommodation) and the Owner of the Station Complex shall contribute to the said costs and expenses in the following percentage:

   (a) Owner of the Station Complex : 51%

   (b) Owners of such Phase(s) (save and except the Owner of the Government Accommodation) in respect of which the Station Complex supports : 49%

3. Under Clause 8(c) of Section E of the PDMC, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

   (a) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions Nos.(7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions Nos.(7)(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100)(a) (ii) of the Government Grant;

   (b) the Public Open Space;

   (c) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition No.(53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition No.(54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition No.(60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition No.(60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition No.(60)(g) of the Government Grant) which:

      (i) do not fall within the boundaries of any Phase;

      (ii) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

      (iii) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities pursuant to Special Conditions Nos.(53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

4. Under Clause 8(d) of Section E of the PDMC, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of submitting the proposals for dealing with potential landfill gas and

leachate migration and the implementation of the approved proposals pursuant to Special Condition No.(90) of the Government Grant.

5. The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of Section E of the PDMC shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorized Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

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

The amount of management fee deposit is equivalent to three months' Management Charges.

F. Summary of the provisions of the PDMC and the SDMC that deal with the area (if any) in the Phase retained by the owner for that owner's own use

Not applicable.

A. 於土地註冊處註冊為《註冊摘要》第09062303030203號的主公契及管理協議（「主公契」）和處理「期數」內各公用部分的副公契及管理協議（「副公契」）擬稿的條文摘要

1. **「公用地方」**指(i)「非車站發展項目公用地方」；(ii)「第一期額外期數公用地方」（定義以「主公契」所訂為準）；(iii)「住宅發展項目公用地方」；及(iv)已指定為個別「期數」（定義以「主公契」所訂為準）各「業主」（定義以「主公契」所訂為準）或個別「期數」一組「業主」專享的「公用地方」之「非車站發展項目」（定義以「主公契」所訂為準）部分，現於任何「副公契」（定義以「主公契」所訂為準）或「分副公契」（定義以「主公契」所訂為準）或擬根據「主公契」簽訂之「分割契約」（定義以「主公契」所訂為準）所夾附的圖則標示，包括但不限於公共空中花園、公共平台花園、屬於獲建築事務監督及地政總署署長根據屋宇署、地政總署和規劃署發出的《聯合作業備考》第1號及第2號豁免計入樓面總面積或上蓋面積或兩者之環保及創新設施的郵遞室及信箱（如有），但不包括權益歸屬任何個別「單位」（定義以「主公契」所訂為準）「業主」的「住宅發展項目」（定義以「主公契」所訂為準）、「商業發展項目」（定義以「主公契」所訂為準）、「停車場」（定義以「主公契」所訂為準）或「幼稚園」（定義以「主公契」所訂為準）部分。

2. **「公用服務與設施」**指(i)「非車站發展項目公用服務及設施」；(ii)「第一期額外期數公用服務及設施」（定義以「主公契」所訂為準）；(iii)「住宅發展項目公用服務及設施」；及(iv)任何「副公契」或「分副公契」或擬根據「主公契」簽訂之「分割契約」指定為個別「期數」各「業主」或個別「期數」一組「業主」專享之公用服務及設施的「非車站發展項目」中服務和設施，但不包括權益歸屬任何個別「單位」「業主」的服務及設施。

3. **「非車站發展項目公用地方」**指擬供「非車站發展項目」全體「業主」公用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，包括但不限於接駁道路、私家街、道路、行車道、後巷、行人路、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾房；污水處理房、機房、泵房、變壓器及電掣房、機器及設備室和儲物室；「非車站發展項目」上建築物的地基及結構（不包括從屬於個別「單位」的任何結構柱及「單位」內的任何結構柱）；「公眾休憩用地」（定義以「主公契」所訂為準）；經批准的園景設計總圖標示的地標建築物；管理處（如有）及「非車站發展項目」之上或之內用作「發展項目業主委員會」（定義以「主公契」所訂為準）或「業主立案法團」（定義以「主公契」所訂為準）或「非車站發展項目」所僱用的看守人或管理員或其他職員的辦事處或其他處所之任何其他範圍；「非車站發展項目」內安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」 內並非供個別「期數」任何一名或若干「業主」專享的所有其他公用地方（但不包括「住宅發展項目公用地方」及個別「期數」之「副公契」或「分副公契」或擬訂「分割契約」現已或將會指定為該「期數」「公用地方」一部分的地方）。「非車站發展項目公用地方」現於任何「期數」的任何「副公契」或「分副公契」或擬訂「分割契約」所夾附的圖則標示，又或在將會根據「主公契」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則顯示。

4. **「非車站發展項目公用服務與設施」**指現已或將會在「發展項目」（定義以「主公契」所訂為準）之內、其上或其下建造的服務與設施，供「非車站發展項目」整體使用而非個別「期數」任何一名或若干「業主」專享，包括但不限於污水渠、溝渠、排水渠、水道、井、水管及管道；泵、水箱及衛生配件；電線、電纜、電力裝置、配件、設備及器具；防火及滅火系統、設備及器具；保安系統、設備及器具；垃圾處置設備；電梯；空調機及風機；回收中水系統；天線廣播分導或電訊網絡設施，以及任何其他用於或安裝於「非車站發展項目」作為適意設施一部分以供共享而非個別「期數」任何一名或若干「業主」專享的裝置、系統、機器、設備、器具、配件、服務及設施（但不包括「住宅發展項目公用服務及設施」和個別「期數」訂立之「副公契」或「分副公契」或「分割契約」現已或將會指定為該「期數」「公用服務及設施」一部分的服務和設施）。

5. **「住宅發展項目公用地方」**指擬供「住宅發展項目」全體「業主」公用與共享而非個別「期數」任何一名或一組「業主」專享的「非車站發展項目」部分，包括但不限於「中央公園」（定義以「主公契」所訂為準）、經批准的園景設計總圖標示的動感公園和「港鐵」（定義以「主公契」所訂為準）於「主公契」訂立日後任何時間指定為「住宅發展項目」整體所有「業主」公用與共享的公用地方之其他地方，現於任何「副公契」或「分副公契」或擬根據「主公契」簽訂之「分割契約」所夾附的圖則標示。

6. **「住宅發展項目公用服務與設施」**指現已或將會在「非車站發展項目」之內、其上或其下建造或安裝供「住宅發展項目」全體「業主」共享而非個別「期數」任何一名或一組「業主」專享的服務及設施，以及「港鐵」於「主公契」訂立日後任何時間在任何「副公契」或「分副公契」或擬根據「主公契」簽訂之「分割契約」指定為附屬於「住宅發展項目」整體或供「住宅發展項目」所有「業主」公用與共享的公用服務及設施之任何其他服務和設施。

7. **「公共電動車設施」**指現已或將會在「第XIII期停車場公用地方」內安裝供「第XIII期停車位」（定義以「副公契」所訂為準）「業主」公用與共享的所有設施，以作為根據《道路交通條例》（第374章）持牌而停泊於任何「第XIII期停車位」的電動車或電動電單車充電或作相關用途。此等設施不可專屬於任何「第XIII期停車位」或供任何「第XIII期停車位」「業主」專用。「公共電動車設施」包括但不限於電線、電纜、管道、線槽、設備、器具和其他相關的電力或其他裝置等。

8. **「第XIII期內非車站發展項目公用地方」**指位於「第XIII期」（定義以「副公契」所訂為準）內的「非車站發展項目公用地方」相關部分，擬供「非車站發展項目」全體「業主」公用或共享而非個別「期數」任何一名或若干「業主」專享，包括但不限於位於地下層的緊急救援車輛通道、「公眾休憩用地」相關部分（現於「副公契」所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間黑斜線顯示，僅供識別）、位於三樓及五樓附屬於「政府批地文件」（定義以「副公契」所訂為準）特別條件第(60)(a)條所定義「內部運輸系統」一部分之有蓋行人徑（包括相關的天台、平台、樓梯、斜路及樓梯平台和該處的相關構築物）和位於地下層、一樓、二樓、三樓及五樓的有蓋樓梯、「公眾休憩用地」相關部分（現於「副公契」所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間紅斜線顯示，僅供識別）、綠化區（構成「公眾休憩用地」一部分）（包括花槽）相關部分（現於「副公契」所夾附的DMC-001、DMC-004及DMC-005公用地方圖則以橙色加黑點顯示，僅供識別）、室外管道房、維修房、總喉維修管道、食水及沖廁水泵房、儀錶房、會議室、茶水間、儲物室、沐浴間、廁所、無障礙男女廁、電梯、電梯槽、電梯井、業主委員會辦事處、看守人和管理員宿舍及水管槽。「第XIII期內非車站發展項目公用地方」現於「副公契」所夾附的公用地方圖則以橙色、橙色間黑斜線、橙色間紅斜線和橙色加黑點顯示，僅供識別。

9. **「第XIII期內非車站發展項目公用服務及設施」**指位於及屬於「第XIII期」之內、其上或其下而構成「非車站發展項目公用服務及設施」一部分的服務及設施，供「非車站發展項目」公用而非個別「期數」任何一名或若干「業主」專享，包括但不限於安裝在「第XIII期內非車站發展項目公用地方」的消防服務裝置、排水管、電纜、水管、氣體裝置、電訊裝置及其他附屬設施，但不包括「第XIII期公用服務及設施」、「第XIII期住宅公用服務及設施」和「第XIII期停車場公用服務及設施」涵蓋的任何服務及設施。

10. **「第XIII期停車場公用地方」**整個「第XIII期停車場」（定義以「副公契」所訂為準）（「第XIII期停車位」及經建築事務監督批准的停車場布局圖顯示和劃界的單車停車位除外），擬供「第XIII期停車位」「業主」、佔用人及受許可人公用與共享，包括但不限於「訪客停車位」（定義以「副公契」所訂為準）、遵照「政府批地文件」特別條件第(44)(a)(vii)條規定在「地盤KL」提供的傷殘人士停車位、行車斜路、行車斜路上部、行車道、入口、電動車充電器房、電氣房、維修地方、風機房、消防員電梯大堂、通往指定樓梯間的防護門廊、樓梯、抽氣通風井及喉轆。「第XIII期停車場公用地方」現於「副公契」所夾附的公用地方圖則以綠色顯示，僅供識別。

11. **「第XIII期停車場公用服務及設施」**指位於及屬於「第XIII期」之內、其上或其下供「第XIII期停車場」整體公用的服務及設施，包括但不限於「公共電動車設施」、「訪客停車位電動車設施」（定義以「副公契」所訂為準）、電梯、機器及機械、電力裝置配件及設備、出入閘機及供水器具，但不包括「第XIII期內非車站發展項目公用服務及設施」、「第XIII期公用服務及設施」和「第XIII期住宅公用服務及設施」涵蓋的任何服務及設施。

12 **「第XIII期公用地方」**指擬供「第XIII期」多於一個組成部分「業主」使用或享用的「第XIII期」部分，即「第XIII期停車場」及「第XIII期住宅發展項目」（定義以「副公契」所訂為準），而非只供一個組成部分的「業主」專享，包括但不限於位於五樓而構成「政府批地文件」特別條件第（60）（a）條所定義的「內部運輸系統」一部分之有蓋行人徑（包括相關的天台、樓梯、斜路及樓梯平台和該處的相關構築物（如有））（現於「副公契」所夾附的DMC-005公用地方圖則以黃色間紅斜線顯示，僅供識別）、有蓋園景區相關部分（現於「副公契」所夾附的公用地方圖則以藍色點線顯示及註明，僅供識別）、部分綠化區（包括花槽）（現於「副公契」所夾附的DMC-001公用地方圖則以黃色黑加點顯示，僅供識別）、建於「第XIII期」建築物五樓及以下樓層的外牆、管理員辦事處（屋苑管理處）（及該處的接待處、會議室、保安控制室、經理室、檔案室、茶水間、廁所和更衣室）、走廊、行車道、低壓電氣房、電氣房、緊急救援車輛通道、消防控制室、消防水箱及泵房（平台）、消防水箱、消防水管槽房、消防員電梯大堂、通往指定樓梯間的防護門廊、沖廁水水箱及泵房（平台）、緊急發電機房（平台）、緊急發電機房下部、氣閥房、氣閥裝置、燃料房、燃料缸房、風機房、保安護衛室、電梯、電梯大堂、低壓電掣房（平台）、主電訊及廣播設備室、總水錶房、地下層行人路、水管槽房、食水及沖廁水泵和水箱房（平台）、食水及沖廁水箱及泵房（平台）、沖廁水箱及泵房、斜路、垃圾車停車位、垃圾及物料回收房、街道消防栓鋼筋混凝土水箱（平台）、隔煙大堂、消防花灑控制閥及水簾控制閥房（T1）、消防花灑控制閥房（平台）、消防花灑水箱（供平台使用）、消防花灑水箱及泵房（平台）、樓梯及梯台、街道消防栓水箱及泵房（平台）、臨時庇護處、變壓器房、水錶櫃、中華電力維修地方、喉轆，以及並非只供「第XIII期」任何一個組成部分「業主」專享而《建築物管理條例》（第344章）附表1列明的「第XIII期」內所有其他公用部分（如有）。「第XIII期公用地方」現於「副公契」所夾附的公用地方圖則以黃色、黃色間紅斜線及黃色加黑點顯示，僅供識別。

13. **「第XIII期公用服務及設施」**指現已或將會建於「第XIII期」之內、其上或其下的服務與設施，擬供「第XIII期」多於一個組成部分使用，即「第XIII期停車場」及「第XIII期住宅發展項目」，包括但不限於污水渠、溝渠、排水渠、水道、水池、井、水管及管槽；泵、水箱及衛生配件；電線、電纜、電力裝置、配件、設備及器具；公共天線、衛星及有線電視接收、發布和相關設備；防火及滅火系統、設備與器具；保安系統、設備與器具；垃圾處置設備；電梯；空調機及風機；建築裝飾，以及任何其他位於「第XIII期」內或裝設以供「第XIII期」用作適意設施一部分但並非「第XIII期」任何一個組成部分專用的任何其他裝置、系統、機器、設備、器具、配件、服務裝置及設施，但不包括「第XIII期內非車站發展項目公用服務及設施」、「第XIII期停車場公用服務及設施」和「第XIII期住宅公用服務及設施」。

14. **「第XIII期不可封閉的地方」**指「第XIII期露台」（定義以「副公契」所訂為準）及「第XIII期露台」下方的有蓋範圍和「第XIII期工作平台」（定義以「副公契」所訂為準）及「第XIII期工作平台」下方的有蓋範圍，在「副公契」所夾附的公用地方圖則以黑斜線顯示並分別註明為“BAL”及“UP”，僅供識別；最低層露台及工作平台下方的有蓋範圍，在「副公契」所夾附的公用地方圖則以黃色虛線顯示，僅供識別。

15. **「第XIII期康樂地方及設施」**指暢通易達男女廁、樂隊練習室、兒童遊樂場、消防員電梯大堂、宴會廳、健身室、卡拉OK房、鋼琴室、麻雀房、電梯大堂、電梯、大堂、會客室、多功能宴會廳、多用途活動室、多用途運動場、多用途運動場上部、茶水間、儲物室、蒸氣浴室、桑拿浴室、嬰兒更衣室、男更衣室、男廁、女更衣室、女廁、室內泳池、室外泳池、泳池陽台、泳池濾水裝置、茶水間、升降平台，以及現已或將會在「年期」內任何時間根據「政府批地文件」特別條件第（52）（a）（i）及（iii）條規定建於「第XIII期」內專供「第XIII期住宅發展項目」住戶及佔用人和彼等各真正訪客享用的任何其他康樂設施及附屬設施，並且根據「主公契」構成「私家康樂設施」（定義以「主公契」所訂為準）及「鄰舍休憩用地」（定義以「主公契」所訂為準）（視情況而定）一部分。「第XIII期康樂地方及設施」現於「副公契」所夾附的公用地方圖則（如可以在圖則上顯示）以靛藍色間黑斜線顯示，僅供識別。

16. **「第XIII期住宅公用地方」**指擬供「第XIII期住宅發展項目」各「業主」、佔用人和受許可人公用與共享的「第XIII期住宅發展項目」部分，包括但不限於「第XIII期康樂地方及設施」、「政府批地文件」特別條件第（16）（b）（i）（xi）（VI）條規定提供的所有上落貨車位、「政府批地文件」特別條件第（16）（b）（i）（xi）（V）條規定在「第XIII期停車場」提供的所有單車停車位、有蓋園景區相關部分（現於「副公契」所夾附的公用地方圖則以藍色點線顯示及註明，僅供識別）、綠化區相關部分（包括但不限於公眾綠化天台、公眾綠化平台、草坪及花槽）（現於「副公契」所夾附的公用地方圖則以靛藍色加黑點顯示，僅供識別）、建於「第XIII期」建築物六樓及以上樓層的外牆（包括幕牆或其任何部分（包括幕牆的窗框、玻璃嵌板、鉸、鎖、把手、澆注錨固、鑲邊、窗戶填縫料及其他組件，以及該處的不可開啟窗戶和其窗框、玻璃嵌板、澆注錨固、鑲邊、窗戶填縫料及其他組件，但不包括該處裝設的所有可開啟窗戶及包圍可開啟窗戶玻璃嵌板的窗框和可開啟窗戶的玻璃嵌板、鉸、鎖、把手、澆注錨固、鑲邊、窗戶填縫料及其他組件）、建於「第XIII期」建築物六樓及以上樓層的非結構性預製外牆（非承重外牆）（現於「副公契」所夾附的公用地方圖則以青色虛線顯示及註明，僅供識別）、任何「第XIII期住宅單位」（定義以「副公契」所訂為準）內的結構柱（如有）及從屬於任何「第XIII期住宅單位」的結構柱（如有）、與操作閉路電視攝像儀器（定義以「副公契」所訂為準）及／或檢查、維修、修理每「座」（定義以「副公契」所訂為準）建築裝飾遮蓋的外部排水管或進行相關工程的作業地方及運轉空間、垃圾及物料回收房排風管、電纜豎管、管理員櫃枱、更衣室、管理員辦事處（會所管理處）、公共平台、不可通達公共平台、走廊及通道、水簾輸送及增壓泵房、鋼筋混凝土水簾水箱及泵房、水簾水箱及泵房、水簾輸送水箱及水泵和水簾泵房（第2座）、電線槽、低壓電氣房、電錶房、電氣房、電力豎管、緊急發電機房（大廈）、入口大堂、垃圾及物料回收房的風機房、消防水管槽、消防水箱房、消防員電梯大堂、沖廁水箱房、沖廁水箱和泵房、中級沖廁水箱、消防泵房、消防增壓泵房、消防輸送及增壓水箱和泵房、消防輸送及水箱和消防泵房（第5座）、消防輸送及水簾輸送水箱及泵房（第1座）、消防輸送水箱及泵和消防泵房（第2座）、發電機房（大廈）、保安護衛室、喉轆、電梯、電梯大堂（從屬於並構成「第XIII期住宅單位」的私家電梯大堂除外）、電梯井、電梯槽、電梯機房、天井、低壓電掣房、空調機罩、會所及電梯大堂可變製冷劑流量空調系統室外裝置、住戶康樂設施可變製冷劑流量空調系統室外裝置、行人路、水管槽、食水箱房、食水箱及泵房、食水及沖廁水箱及泵房、中級食水水箱、鋼筋混凝土食水箱、鋼筋混凝土沖廁水箱、通往指定樓梯間的防護門廊、斜路、避火層、鋼筋混凝土水簾水箱、垃圾及物料回收房、消防花灑控制閥及水簾控制閥房、消防花灑水箱、消防花灑水箱及泵房、消防花灑水箱及泵房（第1座）、消防花灑水箱及泵和水簾泵房（第5座）、樓梯及梯台、水箱及消防花灑泵房、電訊及廣播設備室、臨時庇護處、變壓器房、煤氣閥櫃、煤氣閥房、水錶櫃、加闊電梯大堂（現於「副公契」所夾附的公用地方圖則以靛藍色間黑十字斜線顯示，僅供識別）和空調機房，以及所有其他位於「第XIII期住宅發展項目」內供「第XIII住宅發展項目」各「業主」、佔用人和受許可人公用與共享並於《建築物管理條例》（第344章）附表1中指明的公用地方（如有）。「第XIII期住宅公用地方」現於「副公契」所夾附的公用地方圖則以靛藍色、靛藍色間黑斜線、靛藍色間黑十字斜線和靛藍色加黑點顯示，僅供識別。

17. **「第XIII期住宅公用服務及設施」**指位於「非車站發展項目」的「第XIII期」之內、其上或其下供多於一個「第XIII期住宅單位」共用的服務與設施，包括但不限於閉路電視攝像儀器、逃生樓梯的緊急照明系統、管槽、水管、電纜、電線、可變製冷劑流量空調系統、水泵、機器與機械、電力裝置、配件、設備與器具、電梯、告示板及吊船系統，但不包括「第XIII期內非車站發展項目公用服務及設施」、「第XIII期停車場公用服務及設施」和「第XIII期公用服務及設施」。

18. 受限於《建築物管理條例》及「主公契」的條文規定，「公用地方」和「公用服務及設施」將由「管理人」（定義以「主公契」所訂為準）以專有權控制。「管理人」有權力和職責維修及保養「公用地方」和「公用服務及設施」，以保持其修繕妥當及狀況良好。

19. 適用於「發展項目」「業主」的權利、地役權及特權

a. 「非車站發展項目」現任「業主」、其傭工、代理、受許可人、租客及合法佔用人均有全權和自由權（與所有其他享有同等權利之人等共享）通行、進出、往返及使用「非車站發展項公用地方」和「非車站發展項目公用服務及設施」相關部分，以作關乎完善使用及享用其「單位」之所有用途。

b. 「發展項目」「單位」的現任「業主」、其代理及受許可人均有全權和自由權（與所有其他享有同等權利之人等共享）使用「主公契」及任何「副公契」和「分副公契」訂明供其使用的「私家康樂設施」，惟只可作康樂用途並須受限於「管理人」制訂的使用規則、規例及支付「管理人」指定的收費。除上述設施外，不得使用任何供「發展項目」其他部分「業主」使用的其他「私家康樂設施」。「業主」行使本項權利時不可損害或干預或允許、容忍他人損害或干預該處的一般適意設施、機器、設備或服務。

20. 適用於所有「住宅發展項目」「業主」的權利、地役權及特權

「住宅發展項目」「單位」的現任「業主」、其傭工、代理、受許可人、租客及合法佔用人均有全權和自由權（與所有其他享有同等權利之人等共享）（受限於「管理人」、「財政司司長法團」（定義以「主公契」所訂為準）及「港鐵」的權利）通行、進出、往返及使用「住宅發展項目公用地方」和「住宅發展項目公用服務及設施」，以作關乎完善使用及享用其「單位」的所有用途。

21. 適用於「第XIII期」「業主」的權利、地役權及特權

a. 每名現任「業主」、其傭工、代理、受許可人、租客及合法佔用人享有以下的全權和自由權：

(i) 「第XIII期住宅單位」現任「業主」、其傭工、代理、受許可人、租客及合法佔用人均有全權和自由權（與所有其他享有同等權利之人等共享）通行、進出及往返「第XIII期內非車站發展項目公用地方」、「第XIII期公用地方」和「第XIII期住宅公用地方」；及

(ii) 「第XIII期停車位」現任「業主」、其傭工、代理、受許可人、租客及合法佔用人均有全權和自由權（與所有其他享有同等權利之人等共享）通行、進出及往返「第XIII期內非車站發展項目公用地方」、「第XIII期公用地方」和「第XIII期停車場公用地方」；

以作關乎完善使用及享用其「單位」之所有用途。

b. 「第XIII期住宅單位」的現任「業主」、其傭工、代理、受許可人、租客及合法佔用人均有全權和自由權（與所有其他享有同等權利之人等共享）通行、進出及往返「第XIII期停車場公用地方」和使用「第XIII期停車場公用服務及設施」，以便通行、進出及使用「第XIII期停車場」內的「訪客停車位」。

c. 現毋損「主公契」第二附錄第I部分第1(c)條之一般規定，「地盤KL」「業主」有權透過現時或在「年期」任何時間實際或可能位於「非車站發展項目」其他部分範圍內的公用服務井和坑之內或越過之污水渠、排水渠、水管、排煙管、管道、管槽、電線、電纜及其他導體而享用接駁至「地盤KL」的暢通及不間斷食水、污水排放、氣體、電力、通風系統、空調、電話、其他公用服務或服務。然而，「地盤KL」「業主」須負責此等為其服務的污水渠、排水渠、水管、排煙管、管道、管槽、電線、電纜及其他導體之修理和維修費用，並須按照「管理人」依據「主公契」條文規定合理釐定的比例攤付「非車站發展項目」其他部分內的相關公用服務井和坑的修理及維修費用。

22. 每份「份數」（定義以「主公契」所訂為準）均受限於下列的原權益保留條款及新權益保留條款

a. 「管理人」之權利

(i) 「管理人」擁有全面權利和特權帶同或不帶同測量師、工人及其他人等，在所有合理時間和已合理地事前作出通知（緊急情況除外）的情況下進入「該土地」（定義以「主公契」所訂為準）　和「發展項目」的任何及所有部分，包括任何「單位」，惟「車站綜合大樓」（定義以「主公契」所訂為準）除外，進入該處事前須取得「政府樓宇」「業主」的批准（緊急情況除外），以便檢查、重建、修理、翻新、更換、裝修、維修、清潔、髹漆或裝飾「非車站發展項目」的結構、「公用地方」和「公用服務及設施」或其任何部分，又或「業主」未有履行其修理及維修責任或未有消除危險或滋擾而影響或可能影響「公用地方」、「公用服務及設施」或任何其他「業主」的任何「單位」，又或行使及執行「主公契」所訂的任何「管理人」權力及職務。「管理人」須盡量避免造成干擾，如工程導致任何損害則須修復。再者，「管理人」只能為執行維修及修理工程行使本條賦予的「政府樓宇」進入權，如「政府樓宇」因此受損，「管理人」須承擔所有費用與開支。

(ii) 「管理人」有權透過授予許可權，在事前經由「非車站發展項目」「業主」於根據「主公契」召開的「非車站發展項目」「業主」會議議決通過或經由相關「期數」「業主」於根據相關「副公契」召開的相關「期數」「業主」會議議決批准（視情況而定），並在事前獲地政總署署長書面同意後，授權使用構成相關「期數」公用地方一部分的外牆（「政府樓宇」的外牆除外）作廣告用途，以及允許安裝或架設海報或其他廣告招牌或構築物（不論有照明與否），並且有權拆除、修理、維修、保養或更換此等物件，以及從最就近的建築物或構築物（「政府樓宇」除外）取電以運作此等廣告海報、招牌或其他構築物，惟概不可影響或阻礙任何人士使用與享用和進出「政府樓宇」。

(iii) 「管理人」有權透過授予許可權，在受限於事前獲受影響「非車站發展項目」部分的相關「業主小組委員會」（定義以「主公契」所訂為準）批准後，按其視為恰當的條款與條件，將任何屬於「公用地方」一部分的住宅大廈轉換層部分用作毗連該處「住宅發展項目」「單位」「業主」的庭院。

(iv) 「管理人」、其傭工、代理、承辦商及正式授權人等，有權在事前發出合理通知（緊急情況除外）後，通行和進入任何平台並按需要在該處逗留一段合理時間，以便檢查、重建、修理、更新、維修、清潔、髹漆或裝修平台之內或其上必須經由平台出入的「公用地方」和「公用服務及設施」所有或任何部分，並可在整個施工期間於平台暫時搭建、放置或存放任何棚架或其他必要機器、設備或物料，以便進行工程。

b. 「港鐵」之權利

(i) 遵照「政府批地文件」之條款規定或應地政總署署長要求，以「業主」的整體利益為本，將「公用地方」和「公用服務及設施」或其任何一個或若干部分連同

相關的「份數」（定義以「主公契」所訂為準）無償地轉讓予「管理人」。此等地方與設施轉讓後，即由「管理人」以信託形式代表全體「業主」持管。如「管理人」辭職、清盤或遭革除而按照「主公契」H 節第2 條規定另聘替任管理人，又或根據《建築物管理條例》成立之「發展項目」「業主立案法團」提出要求，則離任「管理人」或其清盤人必須將此等「公用地方」和「公用服務及設施」連同相關的「份數」（如有）轉讓予新管理人或「業主立案法團」（視情況適當），以便其以上述的信託方式持管；

(ii) 如事前經由「非車站發展項目」的「業主」於根據「主公契」召開的「非車站發展項目」「業主」會議議決批准或經由相關「期數」的「業主」於根據相關「副公契」召開的相關「期數」「業主」會議議決批准（視情況而定），將「專用地方」（定義以「主公契」所訂為準）任何部分指定為「公用地方」或「公用服務及設施」，但此舉不可影響任何人士完善使用及享用「政府樓宇」。此外，任何如上指定的附加「公用地方」或附加「公用服務及設施」，不可重新改為或重新指定為「港鐵」自用或專享。「港鐵」須編製或達致編製一套顯示此等附加「公用地方」的圖則並備存於「非車站發展項目」管理處，以供「業主」在正常辦公時間免費查閱；

(iii) 受限於倘符合「政府批地文件」特別條件第（58）條之規定，可在事前獲地政總署署長書面同意後，分配「份數」予「發展項目」每個「期數」及「車站綜合大樓」和該「期數」每個「單位」及「公用地方」，同時分配「管理份數」（定義以「主公契」所訂為準）予該「期數」每個「單位」。如「非車站發展項目」最後「期數」獲簽發「佔用許可證」（定義以「主公契」所訂為準）時，理應根據該「期數」各「單位」樓面總面積（定義以「主公契」所訂為準）分配予該最後「期數」各「單位」的「份數」少於當時尚未分配的「份數」總額，則「港鐵」須將分配後剩餘的「份數」分配予「公用地方」，並由「港鐵」以信託方式代表全體「業主」持管，又或依照「主公契」第二附錄第II 部分第3（b）段的規定，連同所有之前已分配予「公用地方」的所有「份數」轉讓予「管理人」；

(iv) 受限於倘事前已獲地政總署署長書面同意，即可在「發展項目」個別部分獲簽發「佔用許可證」後分配及再分配「份數」予該部分和每個「單位」以及「公用地方」和「公用服務及設施」，並且因應任何樓面總面積變更所需而分配及再分配「管理份數」予該處每個「單位」，惟分配或再分配「份數」概不可影響「政府樓宇」之「份數」及「管理份數」的比例；

(v) 在「非車站發展項目」最後「期數」落成後修改、更改、改動、加建、改造或取代「公用地方」和「公用服務及設施」任何部分，惟此舉不可嚴重影響及妨礙「業主」實際使用和享用其「單位」，亦不可妨礙任何人士使用與享用「政府樓宇」。「業主」或擁有「發展項目」或其任何部分權益的其他人士概無權基於此等修改、更改、改動、加建、改造或取代工程向「港鐵」興訟，惟「公用地方」和「公用服務及設施」亦不可減少。此外，儘管前文有任何規定，如「港鐵」將任何「公用地方」改為自用專享，必須經由「發展項目業主委員會」（如有）或相關之「業主小組委員會」（如有）（視情況而定）批准，「港鐵」就批准支付的任何款項一律撥入相關的「特別基金」（定義以「主公契」所訂為準）。如「港鐵」將其擁有的任何「該土地」地方改為或指定為「公用地方」，必須經由「業主」於根據「主公契」召開的「非車站發展項目」「業主」會議議決批准或經由相關「期數」的「業主」於根據相關「副公契」召開的會議議決批准（視情況而定）。再者，任何附加「公用地方」或附加「公用服務及設施」均不可重新改為或重新指定為「港鐵」自用或專享。「港鐵」須編製或達致編製一套顯示此等附加「公用地方」的圖則，並備存於「非車站發展項目」管理處，以供「業主」在正常辦公時間免費查閱；

(vi) 建造、維修、鋪設、更改、拆除、改道分流和更新位於「該土地」及「發展項目」之內（專為「政府樓宇」而設的服務及設施除外），或部分跨越「該土地」及「發展項目」（專為「政府樓宇」而設的服務及設施除外）和任何毗連土地而專為「該土地」及「發展項目」及／或任何其他毗連、毗鄰或鄰近土地供應公用服務與康樂設施所裝設的排水渠、水管、電纜、污水管及其他裝置、配件、廂室和其他構築物，以及向任何人士授予前述的權利，條款與條件按「港鐵」視作恰當為準。如上述排水渠、水管、電纜、污水管、裝置、配件、廂室和構築物屬於「公用地方」或「公用服務及設施」一部分，因向毗連、毗鄰或鄰近土地供應公用設施、服務及康樂設施所收取的代價扣除「港鐵」因此招致的相關工程費用後，一律撥入相關的「特別基金」；

(vii) 受限於倘獲「發展項目業主委員會」或相關「業主小組委員會」（視情況而定）批准，有權向任何毗連或毗鄰土地授予「非車站發展項目公用地方」和「非車站發展項目公用服務及設施」、「住宅發展項目公用地方」和「住宅發展項目公用服務及設施」、個別「期數」的任何「公用地方」和「公用服務及設施」或「私家康樂設施」任何一個或若干部分之權利、通行權、地役權或準地役權（包括但不限於道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、康樂地方與設施、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水和電力儲存、變壓及供應系統之使用權），或透過許可方式以「港鐵」視為恰當的條款與條件，向其視為恰當的人等授予任何同類權利，但此舉概不可影響任何人士完善使用及享用「政府樓宇」。任何由該等所授予權利而獲取的款項一律撥入「特別基金」。

23. (a) 「副公契」訂立後，「港鐵」須將「第XIII期公眾休憩用地」及「第XIIIA期」內「公用地方」和「公用服務及設施」部分的「份數」，連同上述「公用地方」和「公用服務及設施」，免費或無償地轉讓予「管理人」，由「管理人」以信託方式代表全體「業主」持管。「管理人」必須在其委任終止時將上述「份數」連同上述「公用地方」和「公用服務及設施」免費或無償地轉讓予繼任管理人；如「業主立案法團」於任何時間提出要求，則須將上述「份數」連同上述「公用地方」和「公用服務及設施」免費或無償地轉讓予「業主立案法團」。

(b) 「第XIIIB期」落成（即「署長」已簽發「第XIIIB期」轉讓同意書）及「港鐵」轉讓任何「第XIIIB期」「單位」後，「港鐵」須將「第XIIIB期」內「公用地方」和「公用服務及設施」部分的「份數」（如有），連同上述「公用地方」和「公用服務及設施」，免費或無償地轉讓予「管理人」，由「管理人」以信託方式代表全體「業主」持管。「管理人」必須在其委任終止時將上述「份數」（如有）連同上述「公用地方」和「公用服務及設施」免費或無償地轉讓予繼任管理人；如「業主立案法團」於任何時間提出要求，則須將上述「份數」連同上述「公用地方」和「公用服務及設施」免費或無償地轉讓予「業主立案法團」。

24. (a) 茲以各「單位」現任「業主」及佔用人受益為本，「發展項目」將制訂「大廈規則」（定義以「主公契」所訂為準）及「裝修規則」（定義以「主公契」所訂為準），以管制「非車站發展項目」整體和「戶外地方」（定義以「主公契」所訂為準）以及「公用地方」（包括「私家康樂設施」）和「公用服務及設施」整體的使用、佔用、維修及環境控制事宜，以及佔用、到訪或使用該處各人等的行為操守。「大廈規則」及「裝修規則」對「業主」及其租客、受許可人、傭工及代理約束（「政府樓宇」「業主」除外）。

(b) 茲以各「單位」現任「業主」及佔用人受益為本，「非車站發展項目」將制訂「大廈規則」及「裝修規則」，以管制「非車站發展項目公用地方」（包括「私家康樂設施」）以及供「非車站發展項目」某些「期數」使用而非所有「期數」公用的「非車站發展項目

公用服務及設施」之使用、佔用、維修和環境控制事宜，以及佔用、到訪或使用該處各人等的行為操守。「大廈規則」及「裝修規則」將對相關「期數」的「業主」和彼等之租客、受許可人、傭工及代理約束（「政府樓宇」「業主」除外）。

(c) 「管理人」有權不時制訂、撤銷及修訂「第XIII期屋苑規則」（定義以「副公契」所訂為準），以管制「第XIII期」的使用、佔用、維修和環境控制事宜，以及佔用、到訪或使用該處各人等的行為操守，惟「第XIII期屋苑規則」不可牴觸或違反「主公契」、「副公契」、《建築物管理條例》或「政府批地文件」之條文。倘已成立「第XIII期業主小組委員會」（定義以「副公契」所訂為準），「管理人」制訂、撤銷和修訂「第XIII期屋苑規則」，事前必須取得「第XIII期業主小組委員會」的批准。

(d) 「副公契」第四附錄所載的「第XIII期屋苑規則」將被視為已於「第XIII期」「副公契」訂立日生效並且維持有效，直至根據「副公契」撤銷或修訂為止。

25. 受限於「主公契」第二附錄第II部分訂明「港鐵」享有的保留權利，以及「主公契」第二附錄第I部分第2條授予「政府樓宇」「業主」之權利，「業主」如事前未獲「管理人」書面同意，不可作出任何下列行動，而「管理人」可全權酌情給予或拒絕同意又或附加任何條件：

a. 在任何建於「非車站發展項目」或「公用地方」之上或其內屬於任何建築物、車庫或其他構築物的天台、平台或其任何部分搭建、建造或允許或容忍他人搭建、建造任何臨時或永久性質的構築物；

b. 損害、損壞或塗污或允許或容忍他人損害、損壞、塗污「公用地方」的結構、外牆或裝飾特色的任何部分，包括「該土地」及「發展項目」之內或周圍任何樹木、植物或灌叢；

c. 損害、干預或允許或容忍他人損害、干預「公用服務及設施」；

d. 在任何「公用地方」放置任何種類或性質的箱、垃圾桶、包裝物件、垃圾、物品或其他妨礙物以致造成阻礙或阻塞或允許或容忍他人造成阻礙或阻塞，「管理人」有權毋須通知清理並以其視為恰當的方式移除及處置上述物件，費用由「業主」支付。「管理人」概毋須就此向「業主」或任何其他人士承擔責任，而每名「業主」現同意保持向「管理人」彌償所有由此招致的損失、索償、損害或開支並確保「管理人」免責；

e. 於任何情況下，狗隻亦必須由人手抱或配戴狗帶及口罩，否則不可進入「非車站發展項目」的電梯或其他擬作公用的部分。

26. (a) 受限於「主公契」第二附錄第II部分第3條訂明「港鐵」享有之保留權利，如事前未獲「發展項目業主委員會」或相關「業主小組委員會」（視情況而定）批准，「業主」不可將任何「公用地方」改為其專用或專享。

(b) 受限於「主公契」第二附錄第II部分第3條訂明「港鐵」享有之保留權利，任何「業主」（作為尚未落成之「非車站發展項目」部分「業主」的「港鐵」除外，「港鐵」有權在任何「副公契」、「分副公契」或將會根據「主公契」簽訂的「分割契約」將尚未落成之「非車站發展項目」一個或若干部分指定為「公用地方」）如事前未經「非車站發展項目」「業主」於根據「主公契」召開的「業主」會議議決批准，或經由相關「期數」「業主」於根據相關「副公契」召開的會議議決批准（視情況而定），一律不可將其擁有的地方改為或指定為「公用地方」。任何「業主」或「管理人」均無權將「公用地方」重新改為或重新指定為其專用或專享。

27. 「管理人」須在個別「期數」的相關「副公契」、「分副公契」或「分割契約」（視情況而定）訂立後，在「非車站發展項目」管理處備存任何「副公契」、「分副公契」或（如適用）「分割契約」所夾附的「公用地方」圖則，以供「業主」於正常辦公時間免費查閱，並且不時備存記錄圖則，以顯示於「非車站發展項目」最後「期數」建成之前任何已在「期數」邊界外平整開拓的「非車站發展項目公用地方」，以及在「非車站發展項目」最後「期數」的「副公契」訂立後備存一套「公用地方」圖則，以顯示任何「期數」邊界外的所有「非車站發展項目公用地方」。「管理人」須免費向「政府樓宇」「業主」提供上述圖則和不時生效的相關修訂本。上述圖則必須由「非車站發展項目」的「認可人士」或其代表核證為準確。

B. 分配予「期數」中的每個住宅物業的不分割份數的數目

座數	樓層	單位	分配予每個單位之份數數額
3(3A)	6樓	A#^	415
		B@	484
		C@	403
		D@	379
		E@	392
	7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A#^	412
		B#^	487
		C#^	407
		D#^	388
		E#^	401
	55樓至57樓、59樓至63樓及65樓至71樓	A#^	412
		B#^	487
		C#^	407
		D#^	388
		E#^	398
	72樓	A@&	930
		C#^&	438
		D#^&	421
		E#^&	422

座數	樓層	單位	分配予每個單位之份數數額
3(3B)	6樓	A#^	675
		B@	551
		C@	383
		D@	480
		E@	391
		F@	390
	7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A#^	673
		B#^	553
		C#^	385
		D#^	475
		E#^	394
		F#^	395
	55樓至57樓、59樓至63樓及65樓至71樓	A#^	673
		B#^	553
		C#^	385
		D#^	476
		E#^	393
		F#^	397
	72樓	A#@&	1,045
		C#^&	421
		D#^&	513
		E#^&	421
		F#^&	423

座數	樓層	單位	分配予每個單位之份數數額
5(5A)	6樓	A#^	415
		B@	517
		C@	418
		D@	380
		E@	394
	7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A#^	412
		B#^	520
		C#^	422
		D#^	388
		E#^	404
	55樓至57樓、59樓至63樓及65樓至71樓	A#^	412
		B#^	520
		C#^	422
		D#^	388
		E#^	401
	72樓	A@&	933
		C#^&	452
		D#^&	421
		E#^&	430

座數	樓層	單位	分配予每個單位之份數數額
5(5B)	6樓	A#^	734
		B@	698
		C@	496
		D@	281
		E@	399
		F@	291
		G@	393
	7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓及45樓至51樓	A#^	734
		B#^	690
		C#^	509
		D#^	289
		E#^	406
		F#^	300
		G#^	398
	55樓至57樓、59樓至63樓及65樓至71樓	A#^	734
		B#^	690
		C#^	511
		D#^	288
		E#^	406
		F#^	300
		G#^	400
	72樓	A@&	1,293
		C#^&	554
		D#^&	306
		E#^&	434
		F#^&	317
		G#^&	422

註：

1. 不設第4座。
2. 第3座（3A及3B）和第5座（5A及5B）之樓層編號不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
3. 第3座（3A及3B）和第5座（5A及5B）之23樓及52樓均為避火層。
4. #指設有露台。
5. ^指設有工作平台。
6. @指設有平台。
7. &指設有天台。

C. 「期數」管理人的委任年期

香港鐵路有限公司已獲委任為「發展項目」之管理人，負責管理「非車站發展項目」及「戶外地方」整體和提供服務，首屆任期由「主公契」訂立日開始，至「非車站發展項目」最後「期數」的「副公契」或「分割契約」訂立日後兩年或「政府批地文件」訂明的建築規約期屆滿後（二者取其較早）終止。

D. 「期數」內各住宅物業的擁有人分擔管理開支的基準

1. 「業主」(「政府樓宇」「業主」除外,其須依照「主公契」E節第9(b)條規定攤付「管理費」(定義以「主公契」所訂為準);作為「車站綜合大樓」和「專用地方」(如有)「業主」之「港鐵」,其只須依照「主公契」E節第8(c)、8(d)及8(e)條規定攤付費用)須以下列方式攤付「管理費」:

(a) 所有「非車站發展項目」「單位」的「業主」(「政府樓宇」「業主」除外)須按其「單位」之「管理份數」佔「非車站發展項目」(「政府樓宇」除外)「管理份數」總額之比例攤付「非車站發展項目公用地方及設施管理副預算案」所列的開支;

(b) 「住宅發展項目」「單位」的「業主」須按其「單位」之「管理份數」佔「住宅發展項目」「管理份數」總額之比例攤付「住宅發展項目公用地方及設施管理副預算案」所列的開支;及

(c) 每個「期數」的「單位」「業主」(「政府樓宇」「業主」除外)須按其「單位」之「管理份數」佔該「期數」(「政府樓宇」除外)「管理份數」總額的比例攤付相關「期數管理副預算案」所列的開支。「管理人」編製個別「期數」或其任何部分之副預算案時,只有歸屬於該「期數」整體的開支可如上分攤。任何分副預算案所列的開支,將由該分副預算案相關「單位」的「業主」按其「單位」之「管理份數」佔分副預算案所有「單位」「管理份數」總額之比例攤付。

2. 根據「主公契」E節第8(b)條之規定,任何由「車站綜合大樓」支撐的「期數」之「業主」(不包括「政府樓宇」「業主」)均須分擔有關「車站綜合大樓」與此等「期數」任何部分之間各樓板,以及支撐或服務「車站綜合大樓」和任何此等「期數」的任何結構件及/或「車站綜合大樓」設施的任何結構性修理與維修費用及開支。任何此等「期數」的「業主」(「政府樓宇」「業主」除外)與「車站綜合大樓」「業主」須按下列比率分擔上述費用與開支:

(a) 「車站綜合大樓」「業主」:51%;

(b) 由「車站綜合大樓」支撐的「期數」之「業主」(「政府樓宇」「業主」除外):49%。

3. 根據「主公契」E節第8(c)條之規定,「港鐵」作為「車站綜合大樓」及「專用地方」(如有)的「業主」,必須按比例分擔以下地方和設施的保養、管理、修理及維修費用與保險保費:

(a) 遵照「政府批地文件」特別條件第(7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii)及(100)(a)(ii)條之規定,分別於「政府批地文件」特別條件第(7)、(8)、(99)及(100)條定義的「黃色範圍」、「粉紅色間綠斜線及粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」(包括該處的護土牆)、「綠色間黑十字斜線範圍」、「棕色範圍」和「黃色間黑斜線範圍」;

(b) 「公眾休憩用地」;

(c) 24小時有蓋行人走道(「政府批地文件」特別條件第(53)(b)(iv)條所載)、「有蓋行人天橋」(定義以「政府批地文件」特別條件第(54)(a)條所訂為準)、「內部運輸系統」(定義以「政府批地文件」特別條件第(60)(a)條所訂為準)、緊急救援車輛通道(「政府批地文件」特別條件第(60)(f)條所載)及「照明系統」(「政府批地文件」特別條件第(60)(g)條所載)各部分,而此等部分:

(i) 並非位於任何「期數」的邊界範圍內;

(ii) 不構成「住宅發展項目公用地方」或「住宅發展項目公用服務及設施」一部分;及

(iii) 根據「政府批地文件」特別條件第(53)(b)(iii)、(54)(f)、(60)(b)、(60)(f)及(60)(g)(i)條,並不構成「第一期額外期數公用地方」或「第一期額外期數公用服務及設施」一部分。

4. 根據「主公契」E節第8(d)條之規定,「港鐵」作為「車站綜合大樓」和「專用地方」(如有)的「業主」,必須按比例分擔遵照「政府批地文件」特別條件第(90)條規定,提交潛在堆填氣體及滲漏污水遷流處理建議書和推行各項經批准建議的費用。

5. 「港鐵」作為「車站綜合大樓」及「專用地方」(如有)的「業主」須根據「主公契」E節第8(c)及(8)(d)條分擔保養、管理、修理、維修費用和保險保費,計算基準為「車站綜合大樓」的建築樓面總面積(即127,000平方米)連同「專用地方」(如有)的建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例,而於任何情況下比例概不可少於5.1%。於本款而言,「專用地方建築樓面總面積(如有)」指「專用地方」(如有)的實際樓面總面積,不論《建築物條例》或「政府批地文件」訂明該樓面總面積是否應計亦然;而「非車站發展項目所有現已落成部分建築樓面總面積」則指經相關「期數」的「認可人士」核證為當時已落成「住宅樓宇」(定義以「政府批地文件」所訂為準)的實際樓面總面積和當時已落成的「商業樓宇」(定義以「政府批地文件」所訂為準)的實際樓面總面積,不論《建築物條例》或「政府批地文件」訂明該樓面總面積是否應計亦然。

E. 釐定管理費按金的基準

管理費按金的金額為三個月「管理費」。

F. 關乎擁有人於「期數」內預留自用地方(如有)的「主公契」及「副公契」條文摘要

不適用。

1. The Phase is situated on Site KL of The Remaining Portion of Tseung Kwan O Town Lot No.70.

2. The Remaining Portion of Tseung Kwan O Town Lot No.70 is held from the Government under New Grant No.9689 dated 16th May 2002 as varied or modified by Modification Letters dated 19th April 2005, 13th April 2006, 19th March 2008, 11th May 2009, 11th September 2012, 1st August 2014, 5th January 2015, 24th April 2015, 30th July 2015, 11th November 2015, 15th February 2016, 20th May 2016, 5th October 2016, 16th January 2017, 26th January 2017, 11th April 2019, 28th June 2019, 30th March 2020, 8th December 2020, 4th February 2021 and 17th January 2023 and registered in the Land Registry by Memorial Nos.05042602320188, 06042800110014, 08032801320019, 09051501940319, 12091403070069, 14081201890016, 15010900340012, 15042901080159, 15080701750014, 15111800950014, 16021701150013, 16052501410014, 16101102220023, 17012300360016, 17021301120016, 19041700760014, 19071101700014, 20041700430016, 20121600210025, 21021700940031 and 23020200840099 respectively (**"the Land Grant"**) for a term of 50 years from 16th May 2002 and expiring on 15th May 2052.

3. **User**

Special Condition No.(15)

(a) Subject to these Conditions (as defined in General Condition No.13) and in particular subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than non-industrial (excluding hotel, petrol filling station and godown) purposes;

(b) (i) Site M (as defined in Special Condition No.(12)) or any part thereof or any building or part of any building erected or to be erected thereon shall not, except with the prior written approval of the Director and in conformity with Special Conditions Nos.(31)(a)(i) and (31)(a)(ii) hereof, be used for any purpose other than a Mass Transit Railway Depot and a Mass Transit Railway Station (as defined respectively in Special Conditions Nos.(31)(a)(i) and (31)(a)(ii)); and

(ii) The Area (as defined in Special Condition No. (16)(b)(i)(xi)(VIII) hereof) as from the Area Confirmation Date (as defined in Special Condition No. (16)(b)(i)(xi)(VIII) hereof), or any part thereof or any building or part of any building erected or to be erected thereon shall not, except with the prior written approval of the Director and in conformity with Special Condition No. (31)(a)(ii) hereof, be used for any purpose other than a Mass Transit Railway Station (as defined in Special Condition No. (31)(a)(ii) hereof); for the avoidance of doubt, in the event that any part of the Areas shall be used for the purpose of a Mass Transit Railway Station, Special Conditions Nos.(16)(g)(ii), (25)(b), (31)(a)(ii), (31)(b), (31)(c), (32), (33), (34), (35), (36)(a), (36)(c), (37), (38), (39), (40) and (53)(b)(ii)(I) hereof shall apply to the relevant part of the Area and/or the building(s) or part of the building(s) erected or to be erected thereon (as the case may be) as if such part of the Area and the building(s) or part of the building(s) erected or to be erected thereon form part of Site M2 and the Mass Transit Railway Station respectively; and

(c) Without prejudice to the generality of sub-clause (a) of this Special Condition and Special Condition No.(17) hereof, the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than for which it is designed, constructed and intended in accordance with these Conditions, the Approved Landscaping Proposals (as defined in Special Condition No.(7)(d)) and the Approved Building Plans (as defined in Special Condition No.(13)(b)).

4. **Indemnity by Grantee**

General Condition No.4

By signing the Memorandum of Agreement for Lease, the Grantee (as defined in General Condition No.13) hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses and claims whatsoever arising from any damage caused to adjacent or adjoining land where such damage has, in the opinion of the Director of Lands (**"the Director"**) (whose opinion shall be final and binding upon the Grantee), arisen out of any development or redevelopment affecting the lot or part thereof or out of any other works which the Grantee is required to undertake in compliance with these Conditions.

5. **Maintenance**

General Condition No.7

(a) The Grantee shall throughout the term hereby agreed to be granted, having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with these Conditions:

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

(ii) maintain all buildings erected or which may hereafter be erected in accordance with the plans approved by the Building Authority and these Conditions or any subsequent legal variation of them, in good and substantial repair and condition and in such repair and condition deliver up the buildings at the expiry of sooner determination of the term hereby agreed to be granted.

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

6. **Private streets, roads and lanes**

General Condition No.9

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

7. **Landscaping**

Special Condition No.(7)

(d) Upon development or redevelopment of the lot, the Grantee shall at his own expense landscape the lot and the Yellow Area (as defined in Special Condition No.(7)(a)) in accordance with the Conceptual Submission (as defined in Special Condition No.(7)(a)) and the Detailed Submission (as defined in Special Condition No.(7)(a)) as approved and no amendment, variation, alteration, modification or substitution shall be made without the prior written consent of the Director;

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

Special Condition No.(102)

(b) (ii) Not less than 30% of the area of Site C1 and not less than 20% each of the respective areas of Site C2, Site G, Site H, Site I, Site J, Site N and Site O shall be planted with trees, shrubs or other plants;

(iii) Not less than 50% of the 30% in respect of Site C1 and not less than 50% of the 20% in respect of each of Site C2, Site G, Site H, Site I, Site J, Site N and Site O referred to in sub-clause (b)(ii) of this Special Condition (the relevant area of the respective Site C1, Site C2, Site G, Site H, Site I, Site J, Site N and Site O shall hereinafter be referred to as **"The Respective Greenery Area"**) shall be provided at such location or level as may be determined by the Director of Planning at his sole discretion so that the Respective Greenery Area of each of Site C1, Site C2, Site G, Site H, Site I, Site J, Site N and Site O shall be visible to pedestrians or accessible by any person or persons entering each of Site C1, Site C2, Site G, Site H, Site I, Site J, Site N and Site O;

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

(c) The Grantee shall at his own expense landscape Site C1, Site C2, Site G, Site H, Site I, Site J, Site N and Site O in accordance with their respective approved landscape master plans in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved landscape master plans shall be made without the prior written consent of the Director.

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

Special Condition No.(103)

No tree growing on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL and Site N 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.

8. **Yellow Area**

Special Condition No.(7)

(f) The Grantee shall:

(i) within 24 calendar months from the date of termination of the Right of Access to the Portion of the Yellow Area (as hereinafter defined in sub-clause (l) of this Special Condition) or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including the provision and construction of such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require) the area shown coloured yellow on Plan I annexed to the Land Grant (**"the Yellow Area"**); and

(ii) at his own expense uphold, manage, maintain and repair the Yellow Area in good substantial repair and condition in all respects to the satisfaction of the Director until such time as possession of the Yellow Area together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (h)(ii) of this Special Condition.

(h) (ii) The Government reserves the right to take back possession of the Yellow Area or any part or parts thereof for any purpose (as to which the decision of the Director shall be final and conclusive) as and when it sees fit without any payment or compensation to the Grantee and the Yellow Area shall be re-delivered to the Government by the Grantee on demand of the Director provided always that the Government shall not be compelled to take back possession of the Yellow Area or any part or parts thereof. The Grantee shall remain responsible for the upkeep maintenance and repair of the Yellow Area together with all structures and services provided and installed thereon or therein as specified in sub-clause (f)(ii) of this Special Condition until possession of the Yellow Area has been re-delivered to the Government.

(i) (I) The Grantee shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof for the purpose of storage or for the erection of any temporary structure or for any purposes; and

(II) The Grantee shall not without the prior written consent of the Director of Civil Engineering and Development carry out any alteration works to the seawall erected or constructed adjoining the Yellow Area.

(l) The Grantee shall upon demand in writing of the Director while the Grantee is in possession of the Yellow Area or any part thereof permit the Government, the Director of Civil Engineering and Development, his officers, contractors, agents and any person authorized by him the right of full and free ingress and egress at any time with or without motor vehicles, tools, equipment, plant, materials and machinery to and from the portion of the Yellow Area within the limit of works areas delineated on Plan No.209506/GZ/203 gazetted on the 10th day of May, 2013 and the 16th day of May, 2013 or any part or parts thereof (hereinafter referred to as **"the Portion of the Yellow Area"**) for the purposes of construction of the proposed Cross Bay Link, whether within the Portion of the Yellow Area or otherwise, at such location or locations and level or levels as may be determined by the Director at his absolute discretion (hereinafter referred to as **"the Right of Access to the Portion of the Yellow Area"**) until such date to be determined by the Director as specified in a written notice of termination or cessation of the Right of Access to the Portion of the Yellow Area to be issued to the Grantee by the Director. The Grantee shall co-operate fully with the Government and the Director of Civil Engineering and Development on all matters relating to the aforesaid construction works. The decisions of the Director as to the area, location and level of the Portion of the Yellow Area and the limit of works area shall be final, conclusive and binding on the Grantee.

(m) The Government and the Director of Civil Engineering and Development and his officers, contractors, agents and any person authorized by him shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, Director of Civil Engineering and Development and his officers, contractors, agents and any person duly authorized under sub-clause (l) of this Special Condition and no claim shall be made against it or them in respect of any loss, damage, nuisance or disturbance.

(n) The Grantee shall at all reasonable times while he is in possession of the Yellow Area permit the Government, its officers, contractors, agents and any person authorized by it the right of full and free ingress, egress and regress with or without motor vehicles, tools, equipment, plant, materials and machinery to, from and through the Yellow Area for the purpose of carrying out inspection, supervision, repair, alteration, reinstatement, making good, maintenance, upgrading or improvement works of or in connection with the Cross Bay Link, any public road or any other works which the Director may at his absolute discretion consider necessary within the Yellow Area. The Government, its officers, contractors, agents and any person authorized by it shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them of the right conferred under this sub-clause (n), and no claim whatsoever shall be made against it or them by the Grantee in respect of any loss, damage, nuisance or disturbance.

9. **Green Area, Green Stippled Black Area, Green Hatched Black Stippled Black Area, Green Hatched Black Area, Green Cross-hatched Black Area**

Special Condition No.(8)

(b) The Grantee shall at his own expense and in all respects to the satisfaction of the Director:

(i) subject to Special Condition No.(89) hereof:

(I) on or before the 30th day of September, 2022 or such other date or dates as may be determined by the Director, lay, form, provide and construct that portion of future public road shown coloured green stippled black on Plan I (hereinafter referred to as **"the Green Stippled Black Area"**) in such manner, with such installations, structures and materials, to such standard, levels, alignment, widths and design as the Director may require or approve (including the provision and construction of such bridges, tunnels, over-passes, under-passes, culverts, pedestrian subway, viaducts, flyovers, pavements or such other structures) so that vehicular traffic may be carried thereon; and

(II) on or before the 30th day of June, 2016 or such other date or dates as may be determined by the Director, carry out and construct those future road junction improvement works and associated works within the areas shown coloured green on Plan I (hereinafter referred to as **"the Green Area"**) in accordance with the Technical Schedules annexed hereto;

(ii) on or before the 30th day of September, 2022 or such other date or dates as may be determined by the Director, surface, kerb and channel that portion of future public road shown coloured green hatched black stippled black on Plan I (hereinafter referred to as **"the Green Hatched Black Stippled Black Area"**) and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings and associated engineering works and traffic diversions as the Director may require and approve so that vehicular traffic may be carried thereon;

(iii) on or before the 30th day of June, 2012 or such other date as may be determined by the Director lay, form, provide and construct in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve, (including the provision and construction of such over-passes, under-passes, ramps, pavements, cycle tracks or such other subway modification structures as the Director in his absolute discretion may require, so that building, vehicular and pedestrian traffic may be carried thereon) that portion of future public road shown coloured green hatched black on Plan I (hereinafter referred to as **"the Green Hatched Black Area"**) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the formation of the Green Hatched Black Area and if such requirement is not necessary, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 1st day of February, 2003. The Grantee shall have no right or claim to compensation against Government whatsoever including any costs or expenses incurred in connection with fulfilment of this obligation as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(iv) on or before the 31st day of December, 2020 or such other date as may be determined by the Director lay, form, provide and construct in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve, (including the provision and construction of such over-passes, under-passes, pavements, cycle tracks or such other structures as the Director in his absolute discretion may require, so that building, vehicular and pedestrian traffic may be carried thereon) that portion of future public road shown coloured green cross-hatched black on Plan I (hereinafter referred to as **"the Green Cross-hatched Black Area"**);

(v) surface, kerb and channel the Green Area, the Green Hatched Black Area, the Green Cross-hatched Black 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 within the respective prescribed period stated in sub-clauses (b)(i), (b)(ii), (b)(iii) and (b)(iv) of this Special Condition; and

(vi) maintain the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area together with all structures, services, street lighting, street furniture, and plant constructed, installed and provided thereon or therein until such time as possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area shall have been re-delivered to the Government in accordance with Special Condition No.(9)(a) hereof.

Special Condition No.(9)

(a) For the purpose only of carrying out the necessary works specified in Special Condition No.(8) hereof, the Grantee shall on the date or dates to be specified in a letter or letters from the Director to the Grantee be granted possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area. The Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part or parts thereof shall be deemed to be re-delivered to the Government upon issuance of a letter or letters from the Director to the Grantee certifying the works specified in Special Condition Nos.(8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof have been completed and upon the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area forming part or parts of the public roads. The Grantee shall at all reasonable times while he is in possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area allow free access over and along the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the

Green Cross-hatched Black Area for all Government and public vehicular and pedestrian traffic;

(c) (i) The Grantee shall indemnify and keep indemnified the Government from and against all claims, costs, charges or damages arising out of any defects (whether in workmanship, materials design or otherwise) in respect of the public roads referred to in Special Condition Nos.(8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof occurring within a period of 365 days from the date or respective dates of re-delivery to the Government by the Grantee of possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part or parts thereof under sub-clause (a) of this Special Condition (hereinafter referred to as **"the Public Roads Defects Liability period"**). For the purpose of this sub-clause the determination by the Director on whether there is a defect shall be final and binding on the Grantee;

(ii) The Grantee shall at his own expense within such time as may be specified by the Director in a letter to the Grantee execute all such works of repair, amendment, re-construction and rectification in respect of such defects, imperfections, shrinkages, settlements or other faults as may be required in writing by the Director occurring during the Public Roads Defects Liability Period and at all times when carrying out the said works the Grantee shall not cause any interruption to the use and operation of the public roads.

Special Condition No.(10)

(a) The Grantee shall not without the prior written consent of the Director use the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area for the purpose of storage or for the erection of any temporary structure.

10. **Building Covenant**

Special Condition No.(14)

(a) The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June 2027;

(b) Notwithstanding sub-clause (a) of this Special Condition and subject to Special Conditions Nos.(16)(a)(vi) and (16)(b) hereof:

(i) the building or buildings or part or parts thereof erected or to be erected in respect of Site AB shall be completed and made fit for occupation on or before the 31st day of December 2013 or 96 calendar months from the Due Date for Site AB or such other date to be determined by the Director at his absolute discretion (the determination of the Director shall be final and binding on the Grantee) on or before the Due Date for Site AB, whichever is the later;

(ii) the building or buildings erected or to be erected in respect of Site C1 shall be completed and made fit for occupation on or before the 30th day of September 2022;

(iii) the building or buildings erected or to be erected in respect of Site C2 shall be completed and made fit for occupation on or before the 31st day of December 2025;

(iv) the building or buildings erected or to be erected in respect of Site D shall be completed and made fit for occupation on or before the 30th day of September 2026;

(v) the building or buildings erected or to be erected in respect of Site E shall be completed and made fit for occupation on or before the 30th day of September 2014;

(vi) the building or buildings erected or to be erected in respect of Site F shall be completed and made fit for occupation on or before the 30th day of June 2011;

(vii) the building or buildings erected or to be erected in respect of Site G shall be completed and made fit for occupation on or before the 30th day of June 2021;

(viii) the building or buildings erected or to be erected in respect of Site H shall be completed and made fit for occupation on or before the 31st day of December 2021;

(ix) the building or buildings erected or to be erected in respect of Site I shall be completed and made fit for occupation on or before the 31st day of December 2022;

(x) the building or buildings erected or to be erected in respect of Site J shall be completed and made fit for occupation on or before the 30th day of September 2022;

(xi) the building or buildings erected or to be erected in respect of Site KL

shall be completed and made fit for occupation on or before the 30th day of June 2027;

(xiii) the building or buildings erected or to be erected in respect of Site N shall be completed and made fit for occupation on or before the 30th day of September 2021; and

(xiv) the building or buildings erected or to be erected in respect of Site O shall be completed and made fit for occupation on or before the 31st day of March, 2021.

11. **Development Conditions**

Special Condition No.(16)

Subject to these Conditions upon development or re-development (which terms refer solely to the redevelopment contemplated in General Condition No.7) of the lot or any part thereof:

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

(i) the Mass Transit Railway Complex referred to in Special Condition No.(31) hereof;

(ii) the Government Accommodation referred to in Special Condition No.(17) hereof;

(iii) an elevated building platform which shall form the structural roof of the Mass Transit Railway Depot (hereinafter referred to as **"the Depot Roof"**) not exceeding a height of 18.5 metres above the Hong Kong Principal Datum or such other height or heights as may be approved by the Director in accordance with the dimensions, levels, location and position thereof shown on the Approved Building Plans. The design, specifications and construction (including the materials to be used) of the Depot Roof and all structures ancillary or appertaining or forming part thereof shall be subject to the approval in writing of the Director and the construction thereof shall not commence until the written approval of the Director is given;

(iv) the Kindergartens referred to in Special Condition No.(50)(a) hereof and the Kindergartens/Kindergarten Cum Child Care Centres referred to in Special Condition No.(50)(b) hereof respectively;

(vi) (I) accommodation and facilities for residential purposes (hereinafter collectively referred to as **"the Residential Accommodation"**) comprising not less than 20,000 flats and nor more than 25,700 flats with a total gross floor area of not less than 1,397,500 square metres and not more than 1,612,800 square metres; and

(II) accommodation and facilities for commercial purposes (hereinafter referred to as **"the Commercial Accommodation"**) with a total gross floor area of not less than 30,000 square metres and not more than 50,000 square metres;

(b) (i) Notwithstanding sub-clause (a)(vi) of this Special Condition, the Grantee shall and shall only erect, construct, provide and maintain upon the lot:

(i) in respect of Site AB,

(I) the Residential Accommodation with a minimum of 2,474 flats and a maximum of 4,272 flats and with a total gross floor area of not less than 185,818 square metres and not more than 309,696 square metres;

(II) a total of 855 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) a total of 50 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(IV) a total of 91 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of one space for every ten residential flats or part thereof;

(VI) a total of 10 of those spaces stipulated in Special Condition No.(44)(b)(i) hereof; and

(VII) one kindergarten (of the requirements stipulated in Special Condition No.(50)(a) hereof) of 8 classrooms with a total gross floor area of not more than 800 square metres and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres and 3 lay-bys for the picking up and setting down of passengers from school buses with each lay-by having a minimum measurement of 3.5 metres in width and 7 metres in length with a minimum headroom of 3.6 metres;

(ii) in respect of Site C1,

(I) accommodation and facilities with a total gross floor area of not

less than 96,050 square metres and not more than 114,760 square metres made up or to be made up as follows:

(A) the Residential Accommodation with a minimum of 960 flats with a total gross floor area of not less than 67,070 square metres but not more than 70,260 square metres; and

(B) the Commercial Accommodation with a total gross floor areas of not less than 28,980 square metres but not more than 44,500 square metres;

(II) a total of 180 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) a total of 10 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(IV) a total of 333 of those spaces stipulated in Special Condition No.(44)(a)(iii) hereof;

(V) a total of 19 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(VI) a total of 33 of those spaces stipulated in Special Condition No.(44)(a)(v) hereof;

(VII) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VIII) a total of 2 of those bays stipulated in Special Condition No.(44)(b)(i) hereof;

(IX) a total of 45 of those bays stipulated in Special Condition No.(44)(b)(ii) hereof and notwithstanding Special Condition No.(44)(b) hereof, 28 of the 45 bays so provided shall have a minimum measurement of 3.5 metres in width and 7 metres in length with a minimum headroom of 3.6 metres;

(X) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(ii)(II), (b)(i)(ii)(III) and (b)(i)(ii)(IV) of this Special Condition (subject to a minimum of one space being reserved and designated); and

(XI) one kindergarten or kindergarten cum child care centre (of the requirements stipulated in Special Condition No.(50)(b) hereof) of 9 classrooms with a total gross floor area of not more than 1,160 square metres and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres and 3 lay-bys for picking up and setting down of passengers from school buses with each lay-by having a minimum measurement of 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres;

(iii) in respect of Site C2,

(I) the Residential Accommodation with a minimum of 1,217 flats with a total gross floor area of not less than 85,025 square metres and not more than 88,858 square metres;

(II) a total of 245 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(iii)(II) and (b)(i)(iii)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(iii)(II) and (b)(i)(iii)(III) of this Special Condition (subject to a minimum of one space being reserved and designated);

(iv) in respect of Site D,

(I) the Residential Accommodation with a minimum of 1,217 flats with a total gross floor area of not less than 85,025 square metres and not more than 89,290 square metres;

(II) the Centre for Community Care and Support Services for the Elderly Accommodation (as hereinafter defined in Special Condition No.(17)(a)(ii)(iii) hereof) which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(17)(a)(ii)(iii) hereof;

(III) the Supported Hostel for Mentally or Physically Handicapped Persons (as hereinafter defined in Special Condition No.(17)(a)(iii) hereof) which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(17)(a)(iii) hereof;

(IV) the Early Education and Training Centre (as hereinafter defined in Special Condition No.(17)(a)(vii) hereof) which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(17)(a)(vii) hereof;

(V) a total of 251 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(VI) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(VII) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(iv)(V) and (b)(i)(iv)(VI) of this Special Condition;

(VIII) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(IX) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(X) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(iv)(V) and (b)(i)(iv)(VI) of this Special Condition (subject to a minimum of one space being reserved and designated);

(v) in respect of Site E,

(I) the Residential Accommodation with a minimum of 1,533 flats and a maximum of 1,648 flats and with a total gross floor area of not less than 111,384 square metres and not more than 128,544 square metres;

(II) the part or parts of the Permanent PTI (as hereafter defined in Special Condition No.(17)(a)(i) hereof);

(III) a total of 330 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(IV) a total of 20 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(V) a total of 35 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(VI) a total of 132 of those spaces stipulated in Special Condition No.(44)(a)(vi) hereof;

(VII) a total of 4 of those bays stipulated in Special Condition No.(44)(b)(i) hereof; and

(VIII) one kindergarten (of the requirements stipulated in Special Condition No.(50)(a) hereof) of 9 classrooms with a total gross floor area of not more than 1,000 square metres and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 3.0 metres in width and 7.0 metres in length with a minimum headroom of 2.4 metres;

(vi) in respect of Site F,

(I) accommodation and facilities with a total gross floor area of not less than 136,540 square metres made up or to be made up as follows:

(A) the Residential Accommodation with a minimum of 1,950 flats and a maximum of 2,096 flats and with a total gross floor area of not more than 136,240 square metres;

(B) the Commercial Accommodation with a total gross floor area of not less than 300 square metres but not more than 500 square metres; and

(C) (i) one residential care home for the elderly (hereinafter referred to as **"the Residential Care Home for the Elderly"**) with a total gross floor area of not more than 3,100 square metres which shall be taken into account in calculating the total gross floor area of the building or buildings erected or to be erected on the lot as referred to in Special Condition No.(16)(e) hereof;

(ii) one space for the parking of motor vehicle having a minimum measurement of 3 metres in width and 7.6 metres in length with a minimum headroom of 2.8 metres to be located in close proximity to the Residential Care Home for the Elderly which space shall not be counted as any of the spaces referred to in Special Condition No.(44) hereof;

(iii) the Residential Care Home for the Elderly and the parking space as referred to in sub-clause(b)(i)(vi)(I)(C)(ii) of this Special Condition (hereinafter collectively referred to as **"the Residential Care Home for the Elderly Accommodation"**) which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(14)(b)(vi) hereof;

(II) the Community Hall Accommodation (as hereinafter defined in Special Condition No.(17)(a)(v)(III) hereof) which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(17)(a)(v)(III) hereof;

(III) the Integrated Children and Youth Services Centre (as hereinafter defined in Special Condition No.(17)(a)(vi) hereof) which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(17)(a)(vi) hereof;

(IV) a total of 300 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(V) a total of 25 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(VI) a total of 16 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(VII) a total of 65 of those spaces stipulated in Special Condition No.(44)(a)(vi) hereof; and

(VIII) a total of 5 of those bays stipulated in Special Condition No.(44)(b)(i) hereof;

(vii) in respect of Site G,

(I) the Residential Accommodation with a minimum of 1,228 flats with a total gross floor area of not less than 85,800 square metres and not more than 102,336 square metres;

(II) the part or parts of the Permanent PTI (as hereinafter defined in Special Condition No.(17)(a)(i) hereof);

(III) the Public Toilet (as hereinafter defined in Special Condition No.(17)(a)(ix) hereof);

(IV) a total of 263 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(V) a total of 15 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(VI) a total of 28 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(VII) a total of 237 of those spaces stipulated in Special Condition No.(44)(a)(vi) hereof;

(VIII) a total of 3 of those bays stipulated in Special Condition No.(44)(b)(i) hereof; and

(IX) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(vii)(IV) and (b)(i)(vii)(V) of this Special Condition (subject to a minimum of one space being reserved and designated);

(viii) in respect of Site H,

(I) the Residential Accommodation with a minimum of 1,168 flats with a total gross floor area of not less than 81,640 square metres and not more than 97,000 square metres;

(II) a total of 255 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) a total of 15 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(IV) a total of 27 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) a total of 3 of those bays stipulated in Special Condition No.(44)(b)(i) hereof; and

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(viii)(II) and (b)(i)(viii)(III) of this Special Condition (subject to a minimum of one space being reserved and designated);

(ix) in respect of Site I,

(I) the Residential Accommodation with a minimum of 751 flats with a total gross floor area of not less than 52,520 square metres and not more than 75,400 square metres;

(II) a total of 178 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in

accordance with sub-clauses (b)(i)(x)(II) and (b)(i)(x)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(x)(II) and (b)(i)(x)(III) of this Special Condition (subject to a minimum of one space being reserved and designated);

(x) in respect of Site J,

(I) the Residential Accommodation with a minimum of 1,250 flats with a total gross floor area of not less than 87,360 square metres and not more than 104,110 square metres;

(II) a total of 274 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(x)(II) and (b)(i)(x)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block;

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(x)(II) and (b)(i)(x)(III) of this Special Condition (subject to a minimum of one space being reserved and designated); and

(VIII) one kindergarten or kindergarten cum child care centre (of the requirements stipulated in Special Condition No.(50)(b) hereof) of 6 classrooms with a total gross floor area of not more than 810 square meters and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres and 2 lay-bys for picking up and setting down of passengers from school buses with each lay-by having a minimum measurement of 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres;

(xi) in respect of Site KL,

(I) the Residential Accommodation with a minimum of 1,667 flats with a total gross floor area of not less than 116,480 square metres and not more than 143,694 square metres;

(II) a total of 359 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(xi)(II) and (b)(i)(xi)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block;

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(xi)(II) and (b)(i)(xi)(III) of this Special Condition (subject to a minimum of one space being reserved and designated); and

(VIII) as from the date specified in a written notice to be issued to the Grantee by the Director confirming such part of Site KL (hereinafter referred to as "the Area") shall be used for railway purposes (which said specified date is hereinafter referred as "the Area Confirmation Date"), the Mass Transit Railway Station (as defined in Special Condition No.(31)(a)(ii) hereof) or any part thereof within the Area, in compliance with the said written notice in all respects to the satisfaction of the Director. For the purpose of this sub-clause (b)(i)(xi)(VIII) of this Special Condition, the expression "Grantee" shall mean the person entering into and executing this Agreement;

(xiii) in respect of Site N,

(I) the Residential Accommodation with a minimum of 1,633 flats with a total gross floor area of not less than 114,140 square metres and not more than 136,970 square metres;

(II) spaces as stipulated in Special Condition No.(44)(a)(i) hereof at the rate of 1 space for every 5 residential flats or part thereof or a total of 354, whichever is the higher;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(xiii)(II) and (b)(i)(xiii)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.44(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(xiii)(II) and (b)(i)(xiii)(III) of this Special Condition (subject to a minimum of one space being reserved and designated);

(xiv) in respect of Site O,

(I) the Residential Accommodation with a minimum of 1,459 flats with a total gross floor area of not less than 101,920 square metres and not more than 122,302 square metres (it is hereby agreed and acknowledged by the Grantee that there is no guarantee from the Government that the building or buildings erected or to be erected within Site O or any part thereof can attain the maximum gross floor area referred to in this sub-clause);

(II) spaces as stipulated in Special Condition No.(44)(a)(i) hereof at the rate of 1 space for every 5 residential flats or part thereof or a total of 316, whichever is the higher;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(xiv)(II) and (b)(i)(xiv)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(ii) Subject always to sub-clause (a)(vi) of this Special Condition and notwithstanding anything contained in sub-clauses (b)(i)(i) to (b)(i)(xiv) of this Special Condition, the Director may at any time and at his absolute discretion to approve reallocation of the Residential Accommodation and the Commercial Accommodation to be provided within Any of the Sites and to allow variations in the minimum gross floor areas and the minimum number of flats for the Residential Accommodation and the minimum and maximum gross floor areas for the Commercial Accommodation of each of the Site stipulated in sub-clauses (b)(i)(i) to (b)(i)(xiv) respectively of this Special Condition and provided that the Grantee shall submit to the Director for his approval of the reallocation of the Residential Accommodation and the Commercial Accommodation and variation in the minimum gross floor areas and the minimum number of flats for the Residential Accommodation and the minimum and maximum gross floor areas for the Commercial Accommodation in respect of Any of the Sites not less than 12 calendar months or such other period as the Director may agree prior to the earliest of the Due Date of Any of the Premium in respect of Any of the Sites for which the premium is being assessed. In exercising his right referred to herein, the Director may impose such terms and conditions, including charging of additional premium from the Grantee, as the Director may decide.

(e) Notwithstanding sub-clause (a)(vi) of this Special Condition, the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 1,427,500 square metres and shall not be more than 1,652,800 square metres.

12. **Government Accommodation**

Special Condition No.(17)

(a) The Grantee 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 these Conditions, the Technical Schedules annexed hereto (hereinafter referred to as **"the Technical Schedules"**) and the plans approved under Special Condition No.(18)(a) hereof, the following accommodations, such accommodations to be constructed within Any of the Sites are to be completed and made fit for occupation and operation on or before the expiry date of six calendar months from the date or dates of issuing by the Building Authority of an Occupation Permit or a Temporary Occupation Permit (excluding any Temporary Occupation Permit for any sales office referred to in Special Condition No.(42) hereof) (hereinafter referred to as **"the Completion Date"**) of Any of the Sites or part of Any of the Sites on which such accommodation is located or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee):

(i) one public transport interchange on ground level comprising one

bus terminus with four bus bays, eight bus stacking bays, two public light bus bays, one taxi bay, two general loading and unloading bays (hereinafter referred to as **"the Permanent PTI"**) constructed or to be constructed adjacent to the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31)(a)(ii) hereof) within Site M2, with access connecting with public roads to be completed and made fit for occupation and operation on or before the commencement of operation of the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31)(a)(ii) hereof) within Site M2 or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) and in the event of any delay in the completion and operation of the Permanent PTI, the Grantee shall on a date to be determined by the Director at his own expense erect, construct, provide and maintain the Temporary PTI (as hereinafter defined in Special Condition No.(30) hereof) for use until such time as the Permanent PTI is completed and made fit for occupation and operation to the satisfaction of the Director;

(ii) (i) one centre for community care and support services for the elderly (hereinafter referred to as **"the Centre for Community Care and Support Services for the Elderly"**) with a net operational floor area of not less than 303 square metres;

(ii) (A) a total of 2 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and to be located in close proximity to the Centre for Community Care and Support Services for the Elderly. Each of the spaces so provided shall have a minimum measurement of 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres; and

(B) 1 bay for loading and unloading to be used by occupiers of the Centre for Community Care and Support Services for the Elderly having a minimum measurement of 3.0 metres in width and 9.0 metres in length with a minimum headroom of 3.8 metres in close proximity to the Centre for Community Care and Support Services for the Elderly.

(iii) the Centre for Community Care and Support Services for the Elderly, the parking spaces and the loading and unloading bay as referred to in sub-clause (a)(ii)(ii) of this Special Condition (hereinafter collectively referred to as **"the Centre for Community Care and Support Services for the Elderly Accommodation"**) shall all be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Centre for Community Care and Support Services for the Elderly Accommodation is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Centre for Community Care and Support Services for the Elderly Accommodation and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2018; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Centre for Community Care and Support Services for the Elderly Accommodation is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Centre for Community Care and Support Services for the Elderly Accommodation is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Centre for Community Care and Support Services for the Elderly Accommodation or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(iii) one supported hostel for mentally or physically handicapped persons (hereinafter referred to as **"the Supported Hostel for Mentally or Physically Handicapped Persons"**) with a net operational floor area of not less than 355 square metres to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Supported Hostel for Mentally or Physically Handicapped Persons is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Supported Hostel for Mentally or Physically Handicapped Persons and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation

upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2017; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Supported Hostel for Mentally or Physically Handicapped Persons is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Supported Hostel for Mentally or Physically Handicapped Persons is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Supported Hostel for Mentally or Physically Handicapped Persons or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(v) (I) one multi-purposes hall (hereinafter referred to as **"the Community Hall"**) with a net operational floor area of not less than 593 square metres;

(II) (A) a total of 5 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance and to be located in close proximity to the Community Hall. Each of the spaces so provided shall have a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres; and

(B) 1 bus bay having a minimum measurement of 3 metres in width and 12 metres in length with a minimum headroom of 3.8 metres.

(III) the Community Hall, the parking spaces and the bus bay as referred to in sub-clause (a)(v)(II) of this Special Condition (hereinafter collectively referred to as **"the Community Hall Accommodation"**) shall all be completed and made fit for occupation and operation on the Completion Date in respect of Site F or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee);

(vi) one integrated children and youth services centre (hereinafter referred to as **"the Integrated Children and Youth Services Centre"**) with a net operational floor area of not less than 631 square metres to be completed and made fit for occupation and operation on the Completion Date in respect of Site F or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Integrated Children and Youth Services Centre and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 1st day of February, 2004.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Integrated Children and Youth Services Centre or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(vii) one early education and training centre (hereinafter referred to as **"the Early Education and Training Centre"**) with a net operational floor area of not less than 212 square metres to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Early Education and Training Centre is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Early Education and Training Centre and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2017; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Early Education and Training

Centre is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Early Education and Training Centre is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Early Education and Training Centre or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(ix) one public toilet (hereinafter referred to as **"the Public Toilet"**) on the ground floor of the building or buildings erected or to be erected in close proximity to the Permanent PTI with a net operational floor area of not less than 70 square metres to be completed and made fit for occupation and operation on or before the commencement of operation of the Permanent PTI;

(x) a minimum of three school premises (or such other number as may be approved by the Director) comprising three primary schools and two secondary schools or such other lesser number as may be determined by the Director at his absolute discretion at such levels and positions as may be required by the Director to be completed and made fit for occupation and operation on or before the 31st day of December, 2023 or such other date or dates as determined by the Director at his absolute discretion. Each of the primary school shall have a minimum site area of 6,200 square metres (hereinafter collectively referred to as **"the Primary Schools"**) and each of the secondary school shall have a minimum site area of 6,950 square metres (hereinafter collectively referred to as **"the Secondary Schools"**) PROVIDED THAT any of the Primary Schools and any of the Secondary Schools may have a smaller site area subject to the prior written approval of the Secretary for Education and the Director of Architectural Services. The Primary Schools and the Secondary Schools shall each be of a standard school design prevailing from time to time as may be determined by the Director at his absolute discretion and shall be provided and constructed by the Grantee to the standard and specification as set out in the Technical Schedules or to such design and specification as are applicable to a standard school design prevailing from time to time as shall be approved in writing by the Secretary for Education and the Director of Architectural Services and in compliance with such terms and conditions as the Secretary for Education and the Director of Architectural Services may approve in writing so as to accord with the Education Ordinance and these Conditions and also in accordance with the Approved Building Plans and the plans approved under Special Condition No.(18)(a) hereof PROVIDED ALSO THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Primary Schools and the Secondary Schools or any of them and if the construction or provision of a lesser number of Primary Schools and Secondary Schools is decided by the Director, the Grantee shall not be required to fulfil this obligation in respect of the Primary Schools and Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 31st day of December, 2019 or such other date or dates as determined by the Director at his absolute discretion. The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Primary Schools and the Secondary Schools or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause; and

(xi) one soccer pitch with ancillary facilities in accordance with the standard and specifications as may be approved by the Director at his absolute discretion (hereinafter referred to as **"the Soccer Pitch"**), with a minimum site area of 2,241 square metres or such other site area as may be approved by the Director to be completed and made fit for occupation and operation on or before the 31st day of December, 2023 or such other later date as may be approved by the Director at his absolute discretion PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Soccer Pitch and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 31st day of December, 2019 or such other date or dates as determined by the Director at his absolute discretion. The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Soccer Pitch or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause.

(which accommodation referred to in sub-clauses (a)(i), (a)(ii), (a)(iii), (a)(v), (a)(vi), (a)(vii), (a)(ix), (a)(x) and (a)(xi) of this Special Condition (including lighting fixtures, ventilation plant, extract ductworks and road/floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with these Conditions, walls, columns, beams, ceilings, roof slabs, carriageway/floor slabs and any other structural elements) 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 Grantee) are hereinafter collectively referred to as **"the Government Accommodation"**).

13. **Maintenance of Government Accommodation**

Special Condition No.(23)

(a) Without prejudice to the provisions of Special Condition No.(27) hereof the Grantee 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; and

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

14. **Defects liability in respect of Government Accommodation**

Special Condition No.(27)

(b) Whenever required by the Director and/or F.S.I. (as defined in Special Condition No.(25)(a)), the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director and/or F.S.I. 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 Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director and/or F.S.I. 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 respective dates of delivery of possession thereof by the Grantee;

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

15. **Maintenance of Items of Government Accommodation**

Special Condition No.(28)

(a) The Grantee shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No.(58)(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 (except the external finishes of the Primary Schools, the Secondary Schools and the Soccer Pitch which shall be maintained by F.S.I.) and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway/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, sewage, drainage, fresh and salt water supply system, 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 the petrol interceptors embedded in or suspended from the carriageway slabs or structural slabs; and

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

(b) Notwithstanding sub-clauses (a)(i) and (a)(iv) of this Special Condition, the Government shall be responsible for the maintenance of the Primary Schools, the Secondary Schools and the Soccer Pitch save and except the building services which are not exclusively serving the Primary Schools, the Secondary Schools or the Soccer Pitch, and save and except also the foundation and/or the structural slabs of those parts of the Primary Schools, the Secondary Schools and the Soccer Pitch which are erected or are to be erected on or above the Depot Roof (hereinafter referred to as **"Schools on the Depot Roof"**) which are structural elements common to the Schools on the Depot Roof and the Depot, which said building services, foundation and structural slabs are to be maintained by the Grantee at the Grantee's own costs and expenses subject to any contribution by F.S.I. as referred to in Special Condition No.(58)(a)(ii)(I) hereof.

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

(d) For the purpose of this Special Condition, the expression "Grantee" shall exclude F.S.I.

16. **Temporary Public Transport Interchange**

Special Condition No.(30)

(a) Subject to Special Condition No.(17)(a)(i) hereof, the Grantee shall at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct, surface and maintain within the lot a temporary public transport interchange (hereinafter referred to as **"the Temporary PTI"**) which shall be located in close proximity to the Mass Transit Railway Station within Site M2 and with access to public roads. The Temporary PTI shall link up with the Mass Transit Railway Station within Site M2 by covered walkway and paths and with provision of ancillary facilities (including but not limited to drainage, lighting, ventilation, traffic aids, guard railings, passenger queue railings, passenger shelters and necessary connections and services for closed-circuit television system provision) at such positions, in such manner, materials, design and standards as the Director may approve. The Temporary PTI shall be completed and made fit for occupation and operation upon the opening of the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31)(a)(ii) hereof) within Site M2 or on such other date as may be determined by the Director;

(b) The Temporary PTI shall be designed and provided with a net operational floor area of not less than 4,800 square metres, comprising one bus terminus with four bus bays, one public light bus bay, one taxi bay, one general loading and unloading bay, an area reserved for the ancillary facilities for the bus operator, and a closed-circuit television room to be constructed to the satisfaction of the Director;

(c) (i) The Temporary PTI shall be handed over by the Grantee to the Director on the date of a letter from the Director indicating that the Temporary PTI has been completed to his satisfaction and the Government shall have the operation right of the Temporary PTI. Notwithstanding the Temporary PTI has been handed over to the Director, the Grantee shall at all times during the period of operation of the Temporary PTI, at his own expense maintain in a tidy, clean, good and substantial condition and state of repair the Temporary PTI (including general cleaning of the footpaths, platforms, carriageways and other facilities) to the satisfaction of the Director and the Grantee shall bear all costs incurred in connection with the operation of the Temporary PTI, including but not limited to payment of the electricity consumption for the closed-circuit television system, lighting, ventilation and street furniture;

(ii) The Government shall have the absolute discretion at any time to permit any person authorized by the Government and members of the public to use the Temporary PTI or any part thereof; and

(iii) The Grantee shall allow unrestricted and free access to and from the Temporary PTI for all Government and public vehicular and pedestrian traffic and the Government shall have the absolute right in exercising its power under the Road Traffic Ordinance and the Public Bus Services Ordinance, any regulations made thereunder and any amending legislations.

(d) Upon completion of the Permanent PTI, the Grantee shall at his own expense relocate the Temporary PTI (including the relocation of the closed-circuit television system to the Permanent PTI) to the Permanent PTI and the Grantee shall bear all costs incurred in connection with the relocation of the Temporary PTI. The Grantee shall at his own expenses, within 12 calendar months from the date of completion of the Permanent PTI demolish and remove the Temporary PTI in all respects to the satisfaction of the Director. The Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of the relocation, termination and removal of the Temporary PTI and no claim shall be made against the Government by the Grantee in respect of such loss, damage, nuisance or disturbance and the Temporary PTI shall be handed back to the Grantee by the Director on the date of a letter from the Director indicating that the Permanent PTI has been completed and made fit for occupation and operation in all respects to his satisfaction;

(f) For the purpose of this Special Condition, the expression "Grantee" shall means the person entering into and executing this Agreement.

17. **Mass Transit Railway Complex**

Special Condition No.(31)

(a) The Grantee shall at his own expense erect, construct, provide and thereafter operate and maintain subject to any management and maintenance agreement or agreements reached or to be reached between the Government and the Grantee to the satisfaction of the Director in accordance with these Conditions and the Approved Building Plans (if appropriate) the Mass Transit Railway facilities and accommodation (hereinafter collectively referred to as **"the Mass Transit Railway Complex"**) within Site M and (as from the Area Confirmation Date) within the Area including but not limited to:

(i) a maintenance depot and railway workshops together with such ancillary railway structures, facilities, roads and such number of carparks for the parking, loading and unloading of vehicles as may be required by the Director for the operation of the Mass Transit Railway under the Mass Transit Railway Ordinance or any other similar replacement authorising legislation within Site M1 (Mass Transit Railway Depot) (which depot, ancillary structures, facilities, roads and carparks are hereinafter collectively referred to as **"the Mass Transit Railway Depot"**) to be completed and made fit to commence operation on a scale satisfactory to the Director on such date or dates as may be determined by the Director (whose determination shall be final and binding on the Grantee);

(ii) a railway station and platforms together with such ancillary railway structures and facilities as may be required by the Director for the operation of the Mass Transit Railway under the Mass Transit Railway Ordinance or any other similar replacement authorising legislation within Site M2 (Mass Transit Railway Station) and (as from the Area Confirmation Date) within the Area (which station, ancillary structures and facilities together with a police facility room are hereinafter collectively referred to as **"the Mass Transit Railway Station"**) to be completed and made fit to commence operation on a scale satisfactory to the Director on such date or dates as may be determined by the Director (whose determination shall be final and binding on the Grantee);

(c) The Mass Transit Railway Complex shall not be used for any purpose other than for the purposes of a depot and a station for the Mass Transit Railway under the Mass Transit Railway Ordinance or any other similar replacement authorising legislation, together with other Mass Transit Railway operational and ancillary uses and such other uses as may be approved in writing by the Director at his sole discretion PROVIDED THAT in giving approval to such other uses, the Director may impose such terms and conditions, including charging of additional premium or other fees, as he considers appropriate; and

(d) For the purpose of this special Condition, the expression "Grantee" shall mean the person entering into and executing this Agreement.

18. **Storage**

Special Condition No.(37)

In the event of any part of the lot being used for storage (which storage for the purposes of this Special Condition shall mean storage of building materials which are necessary for development and re-development of the lot), the method of storage of goods and the nature and the volume or quantity of the goods stored in the vicinity of the Mass Transit Railway Complex shall be subject to the approval of the Director and the Director of Fire Services.

19. **Mass Transit Railway protection**

Special Condition No.(38)

(a) No building works, foundation works or any other works on or within the lot or any part thereof shall damage, interfere with, obstruct or endanger the operation of the Mass Transit Railway Complex or any structures or installations or tunnels in relation to the Mass Transit Railway Complex (hereinafter collectively referred to as **"the Mass Transit Railway Structures and Installations"**) in or passing through or in the vicinity of the lot or any part thereof. The Grantee shall at his own expense take such measures and precautions as may be required by the Director as to ensure the safety of the Mass Transit Railway Structures and Installations and the operation of the Mass Transit Railway Complex; and

(b) Throughout the term hereby agreed to be granted the Grantee shall comply with and observe to the satisfaction of the Director of Buildings all the requirements imposed by the Director of Buildings to protect the Mass Transit Railway Structures and Installations.

20. **Access to the Mass Transit Railway Complex by the Government**

Special Condition No.(39)

(a) The Grantee shall throughout the term hereby agreed to be granted permit the Government, its officers, servants and agents and any other persons authorised by it or them, the right of free ingress, egress and regress to, from and through the lot and any structure or structures erected or to be erected thereon at all reasonable times (upon giving prior notice except in the case of emergency) with or without tools, motor vehicles or equipment for the purposes of inspection in connection with the Mass Transit Railway Complex and the Mass Transit Railway Structures and Installations or any part thereof; and

(b) The Government, its officers, servants and agents and any other persons authorised by it or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by him or them of the right of ingress, egress and regress conferred under sub-clause (a) of this Special Condition, and no claim shall be made against it, him or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

21. **Access to the Mass Transit Railway Station by the public**

Special Condition No.(40)

The Grantee shall throughout the term hereby agreed to be granted permit at all times members of the public for all lawful purposes freely and without payment of any nature whatsoever to enter into, upon and through those part or parts of the lot and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to and from the Mass Transit Railway Station.

22. **Parking requirements for Residential and Commercial Accommodation**

Special Condition No.(44)(a)

Subject to Special Condition No.(45) hereof, the following spaces shall be provided within the lot to the satisfaction of the Director:

(i) a total of not less than 2,857 spaces and not more than 4,500 spaces. Except for the Parking Spaces for the Disabled Persons as referred to in sub-clause (a)(vii) of this Special Condition, each of the spaces so provided shall have a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres. The spaces so provided shall not be used for any purpose other than for the purposes of parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the owners or occupiers of the Residential Accommodation;

(ii) a total of 250 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the visitors or invitees of the owners or occupiers of the Residential Accommodation. Except for the Parking Spaces for the Disabled Persons as referred to in sub-clause (a)(vii) of this Special Condition, each of the spaces so provided shall have a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres. The spaces so provided under this sub-clause shall form part of the Common Areas and the Grantee must designate in the DMC (as hereinafter defined in Special Condition No.(58)(a)(i) hereof) such spaces as part of the Common Areas (as hereinafter defined in Special Condition No.(58)(a)(v) hereof). The Grantee shall not assign, mortgage or charge (except by building mortgage or charge under Special Condition No.(57)(a)(iii) hereof) or otherwise dispose of the said spaces except in accordance with Special Condition No.(58)(a)(vi) hereof;

(iii) a total of 333 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance to be used by occupiers and bona-fide visitors or invitees of the occupiers of the Commercial Accommodation. Except for the Parking Spaces for the Disabled Persons as referred to in sub-clause (a)(vii) of this Special Condition, each of the spaces so provided shall have a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres;

(iv) spaces for the parking of motor cycles to be used by owners, occupiers, visitors or invitees of the owners or occupiers of the Residential Accommodation at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (a)(i) and (a)(ii) of this Special Condition. Each of the spaces so provided shall have a minimum measurement of 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres. The layout of the parking spaces shall be in groups of not less than 5 spaces each at any particular location;

(v) spaces for the parking of motor cycles to be used by occupiers and their bona fide visitors or invitees of the occupiers of the Commercial Accommodation at the rate of 10% of the total number of spaces provided in accordance with sub-clause (a)(iii) of this Special Condition. Each of the spaces so provided shall have a minimum measurement of 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres. The layout of the parking spaces shall be in groups of not less than 5 spaces each at any particular location; and

The spaces so provided shall not be used for any purpose other than for the respective purposes specified in sub-clauses (a)(i), (a)(ii), (a)(iii), (a)(iv) and (a)(v) 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.

(vi) spaces for the parking of pedal-cycles to be used by owners, occupiers, visitors, or invitees of the owners or occupiers of the Residential Accommodation at the rate of one space for every ten residential flats or part thereof in the building or buildings erected or to be erected on the lot or such other number of spaces as may be determined by the Director (whose determination shall be final and binding on the Grantee).

(vii) In respect of Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL and Site N:

(I) Out of the spaces provided under sub-clauses (a)(i), a(ii) and (a)(iii) of this Special Condition (as may be varied under sub-clause (d) of this Special Condition), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as **"the Parking Spaces for the Disabled Persons"**) as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(ii) of this Special Condition and that the Grantee shall not reserve and designate all of the spaces provided under sub-clause (a)(ii) of this Special Condition to become the Parking Spaces for the Disabled Persons.

(II) The Parking Spaces for the Disabled Persons shall be designated as and form part of the Common Areas.

(III) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL and Site N and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

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

23. **Loading and Unloading requirements**

Special Condition No.(44)(b)

Subject to Special Condition No.(45) hereof, spaces shall be provided within the lot to the satisfaction of the Director for the parking, loading and unloading of goods and service vehicles at:

(i) a total of 50 bays for loading and unloading to be used by owners or residents of the Residential Accommodation and the Residential Care Home for the Elderly Accommodation; and

(ii) the rate of one space for every 1,000 square metres of the gross floor area of the Commercial Accommodation to be used by occupiers of the Commercial Accommodation and the Residential Care Home for the Elderly Accommodation;

Unless otherwise provided in these Conditions, each of the spaces so provided shall have a minimum measurement of 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. The spaces so provided shall not be used for any purpose other than for the loading and unloading of respective vehicles in connection with the Residential Accommodation, the Commercial Accommodation, and the Residential Care Home for the Elderly Accommodation. The spaces so provided under sub-clauses (b)(i) and (b)(ii) of this Special Condition shall form part of the Common Areas and the Grantee must designate in the DMC (as hereinafter defined in Special Condition No.(58)(a)(i) hereof) such spaces as part of the Common Areas (as hereinafter defined in Special Condition No.(58)(a)(v) hereof). The Grantee shall not assign, mortgage or charge (except by building mortgage or charge under Special Condition No.(57)(a)(iii) hereof) or otherwise dispose of the said spaces except in accordance with Special Condition No.(58)(a)(vi) hereof.

24. **Refuse Collection**

Special Condition No.(47)

(a) The Grantee shall at his own expense provide, maintain and in all respects to the satisfaction of the Director of Food and Environmental Hygiene a comprehensive system of refuse collection for each floor of the building or buildings erected or to be erected on the lot together with such spaces for parking, loading and unloading of refuse collection vehicles as may be approved or required by and in all respects to the satisfaction of the Director of Food and Environmental Hygiene;

(b) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide, construct and thereafter maintain with such materials, and to such standards and design and in such location within the lot not less than three refuse collection points each including not less than one parking space for refuse collection vehicle together with such ancillary facilities as the Director of Food and Environmental Hygiene shall approve (hereinafter referred to as the **"Refuse Collection Points"**) in accordance with the Approved Building Plans on such date or dates as may be determined by the Director. Such Refuse Collection Points shall not be taken into account for the purpose of calculating the total gross floor stipulated in Special Condition No.(16)(e) hereof. Each Refuse Collection Point shall occupy an area of not less than 5.60 metres in width and 6.50 metres in length or such dimensions as shall be approved by the Director;

(c) Upon completion of the works referred to in sub-clauses (a) and (b) of this Special Condition to the satisfaction of the Director of Food and Environmental Hygiene, the Refuse Collection Points shall be maintained by the Grantee at his own expense and to the satisfaction of the Director of Food and Environmental Hygiene;

25. **Construction of run-in and run-out**

Special Condition No.(49)(c)

(i) The Grantee shall not exercise the right of ingress and egress in sub-clauses (a) and (b) of this Special Condition unless and until a run-in for each point of ingress and a run-out for each point of egress on existing public roads/footpaths outside the lot have been designed and constructed to the satisfaction of the Director. Upon completion of development or redevelopment referred to in sub-clause (b) of this Special Condition or when required by the Director so to do, such run-in and run-out constructed for temporary access shall be removed and the road/footpath area or areas upon which such run-in and run-out were constructed shall be reinstated to the same condition as the road/footpath area or areas were prior to construction of run-in and run-out unless otherwise agreed by the Director. The said works of design, construction, removal and reinstatement shall be undertaken by the Grantee at his own expense to the satisfaction of the Director; and

(ii) Notwithstanding sub-clause (c)(i) of this Special Condition the Director may (but is not obliged to), upon the written request of the Grantee and at the cost of the Grantee, design, construct, remove and reinstate the run-in and run-out referred to in the said sub-clause (c)(i).

26. **Right-of-ways to Sub-station and Salt Water Pumping Station**

Special Condition Nos.(49)(d) & (f)

(d) Throughout the term hereby agreed to be granted:

(i) The Grantee shall, free of cost permit the owners of Tseung Kwan O Town Lot No.80 (which lot is used for the purpose of an electricity sub-station) (hereinafter referred to as **"the Sub-station"**), their servants, visitors, workmen and other persons authorized by them on their behalf with or without tools, equipment and motor vehicles from time to time and at all times during the term hereby agreed to be granted for all lawful purposes connected with the proper use of the Sub-station a right-of-way to pass and repass on, along, over, by and through the areas shown coloured pink hatched red, pink hatched red stippled black and pink hatched black hatched red on Plan I or such other right-of-way within the lot at such levels as may be approved by the Director at his absolute discretion so as to give access to and egress from the Sub-station after completion of the construction of the Sub-station;

(ii) Subject to sub-clause (d)(i) of this Special Condition, the Grantee shall, during the construction of the Sub-station in Tseung Kwan O Town Lot No.80, provide temporary free access to and from the lot and the Sub-station to the owners of Tseung Kwan O Town Lot No.80 and their contractors, workmen and other persons authorized by them on that behalf with or without tools, equipment, machinery or motor vehicles for the purpose of construction of the Sub-station;

(iii) The Director, his officers and contractors, his or their workmen, with or without tools, equipment, machinery or motor vehicles shall have the right of free ingress, egress and regress to and from the area shown coloured pink hatched red and pink hatched red stippled black on Plan I and the Green Cross-hatched Black Area and the adjacent lot shown and marked "GLA-SK477" on Plan I (which lot is used for the purpose of a salt water pumping station) (hereinafter referred to as "the Salt Water Pumping Station") or such other right-of-way within the lot at such levels as may be approved by the Director at his absolute discretion for the purpose of inspecting, maintaining, repairing and renewing the Salt Water Pumping Station; and

(f) The Grantee shall at his own expense uphold, maintain and repair the said rights-of-ways and everything forming a portion thereof, all to be done to the satisfaction of the Director;

27. **Kindergartens**

Special Condition No.(50)

(a) The Grantee (excluding F.S.I.), shall at his own expense erect, construct, provide, maintain and operate on the lot two kindergartens (hereinafter referred to as **"the Kindergartens"**) at such locations and to such design and standard as shall be approved in writing by the Secretary for Education on or before the 30th day of June, 2012 and the 31st day of December, 2014 respectively for each of the Kindergartens or such other date or dates as may be approved by the Director at his absolute discretion. The Kindergartens shall have a total number of not less than 17 classrooms together with ancillary facilities. The Kindergartens and the ancillary facilities so provided shall not be taken into account for the calculation of the total gross floor area stipulated in Special Condition No.(16)(e) hereof provided that they do not comprise more than 17 classrooms; and

(b) The Grantee (excluding F.S.I), shall at his own expense erect, construct, provide, maintain and operate on the lot two kindergartens or kindergarten cum child care centres (hereinafter referred to as **"the Kindergartens/Kindergarten Cum Child Care Centres"**) at such location and to such design and standard as shall be approved in writing by the Secretary for Education on or before the 30th day of September 2022 for each of the Kindergartens/Kindergarten Cum Child Care Centres or such other date or dates as may be approved by the Director at his absolute discretion. The Kindergartens/Kindergarten Cum Child Care Centres shall have a total number of not less than 15 classrooms together with ancillary facilities. The Kindergartens/Kindergarten Cum Child Care Centres and the ancillary facilities so provided shall not be taken into account for the calculation of the total gross floor area stipulated in Special Condition No.(16)(e) hereof provided that they do not comprise more than 15 classrooms.

28. **Private Recreational Facilities, Public Open Space and Local Open Space**

Special Condition No.(52)

(a) The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

(i) such private recreational facilities and ancillary facilities within the lot (hereinafter referred to as **"the Private Recreational Facilities"**) of such type, size, design, height and any disposition as may be approved in writing by the Director for the use only by the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide visitors. The Private Recreational Facilities shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No.(16)(e) hereof (in respect of Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O only, subject to Special Condition No.(97)(d) hereof and in respect of Site C1 only, subject to Special Condition No.(97)(e) hereof). Any area which is exempted from the gross floor area calculation under this sub-clause shall form part of the Common Areas and the Grantee must designate in the DMC (as hereinafter defined in Special Condition No.(58)(a)(i) hereof) such area as part of the Common Areas (as hereinafter defined in Special Condition No.(58)(a)(v) hereof). The Grantee shall not assign, mortgage or charge (except by building mortgage or charge under Special Condition No.(57)(a)(iii) hereof) or otherwise dispose of the said area except in accordance with Special Condition No.(58)(a)(vi) hereof;

(ii) such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director (hereinafter referred to as **"the Public Open Space"**) provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use within 24 calendar months from the date of termination of the Right of Access to the Portion of the Yellow Area under Special Condition No.(7)(l) or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction. The Director's decision as to what shall constitute active and passive recreational uses shall be final and binding upon the Grantee; and

(iii) such number of local open spaces within the lot with a total area of not less than 8.147 hectares as may be required by the Director (hereinafter referred to as **"the Local Open Space"**) and including the planting of such shrubs and trees to such level, standard and design as may be approved by the Director to be completed and made fit for use on or before the respective date or dates referred to in Special Condition No.(14)(b) hereof as may be appropriate for Any of the Sites and the remaining part of the lot on which the Local Open Space is provided or to be provided. The Local Open Space shall not be used for any purpose other than recreational purposes for the proper use and enjoyment of the lot by the residents and occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests and visitors.

(b) Subject to Special Condition No.(7)(h)(ii) hereof, the Grantee shall throughout the term hereby agreed to be granted at his own expense maintain the Public Open Space and the Local Open Space in good and substantial repair and condition in all respects to the satisfaction of the Director; and

(c) The Public Open Space shall be open to the public for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

29. **Future Footbridge Associated Structures**

Special Condition No.(53)

(a) (i) The Grantee (excluding his assigns) shall at his own expense on or before such date or dates as may be specified in a letter or letters from the Director and in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director erect, provide and construct within the lot with such materials and to such standard, levels, alignment, disposition and designs as may be required or approved by the Director at his absolute discretion and thereafter maintain the columns and such other structural supports and connections together with such escalators, lifts, stairways as may be required by the Director (which facilities, structural supports and connections are hereinafter collectively referred to as **"the Future Footbridge Associated Structures"**) linking the lot to future footbridges (hereinafter referred to as **"the Future Footbridges"**) in the positions shown and marked "FB2", "FB3" and "FB4" on Plan I or at such other points as may be approved in writing by the Director (hereinafter referred to as **"the Locations"**);

(ii) Throughout the term hereby agreed to be granted, there is reserved to the Director, his officers, contractors, agents, employees and workers and the owner or owners of adjacent or neighbouring lot or lots, his or their officers, contractors, agents, employees, workers and any other person or persons authorised by him or them with or without motor vehicles, equipment, plant, machinery, free of all costs and charges the right to enter into, upon, and through the lot or any part or parts thereof and in, under, through, on or over any building or buildings or any part thereof erected or to be erected thereon:

(I) to carry out work, to connect at the Locations the Future Footbridges to the Future Footbridge Associated Structures (which connection work, are hereinafter referred to as **"the Connections"**) and to thereafter enjoy an easement of support of the Connections and the Future Footbridges; and

(II) to repair and maintain the Connections and the Future Footbridges.

(iv) When called upon to do so by the Director, the Grantee or the manager for the time being of the lot or the Owners' Corporation incorporated under the Building Management Ordinance (Cap.344) in respect of the lot shall at his own expense and in all respects to the satisfaction of the Director execute all necessary works for the temporary closure of any opening in the building or buildings erected or to be erected on the lot to be connected to the Future Footbridges as shall be required and approved by the Director. All necessary maintenance works for the temporary closure shall be the responsibility of the Grantee (excluding F.S.I. only) and shall be to the satisfaction of the Director;

(vi) The Grantee shall throughout the term hereby agreed to be granted at all times and in compliance with any requirements which the Director may impose permit members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot along, to and from, through, up and down, the Future Footbridges and the Future Footbridge Associated Structures forming part thereof or pertaining thereto through the lot or any part thereof or the buildings or any part of the buildings thereon for the purpose of gaining access to and from the common areas of the lot and from and to the public

pavement at ground level outside the lot and neighbouring lot or lots and Government land.

30. **Pedestrian link and pedestrian walkway**

Special Condition No.(53)

(b) (i) The Grantee (excluding his assigns) shall within such time limit as shall be required by the Director at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface such segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators as the Director in his absolute discretion may require) for the purposes as specified in the sub-clause (b)(ii) of this Special Condition at such positions, in such manner, with such materials and to such standards, levels, alignment and designs as the Director shall approve;

(ii) The segregated pedestrian ways or paths referred to in sub-clause (b)(i) of this Special Condition shall follow the shortest possible routes and shall be covered, illuminated, provided with litter bins and constructed and designed so as to:

(I) link up each and every building to be erected within Any of the Sites (other than Site M) at such locations and levels of the building as the Director shall approve;

(II) link up each of the Sites (other than Site M1 (Mass Transit Railway Depot)) within the lot at such locations and levels as the Director shall approve; and

(III) link up all major facilities within the lot including the Commercial Accommodation and Any of the Sites containing open space and community facilities provided thereon.

(iii) The Grantee (excluding F.S.I. only) shall throughout the term hereby agreed to be granted maintain at his own expense the segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators) required to be provided under this Special Condition in good and substantial condition and repair to the satisfaction of the Director;

(iv) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide a covered pedestrian walkway with an internal clear width of not less than 4.5 metres so as to link up the Future Footbridges and the Covered Footbridge (as hereinafter defined to in Special Condition No.(54)(a) hereof);

(v) The Grantee shall throughout the term hereby agreed to be granted keep the pedestrian walkway required to be provided under sub-clause (b)(iv) of this Special Condition open for the use by the public 24 hours a day free of charge without any interruption;

31. **Covered Footbridge**

Special Condition No.(54)

(a) The Grantee (excluding his assigns) shall when called upon to do so by the Director and within such time limit as shall be specified by the Director at his own expense in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director provide and construct one covered footbridge with an internal clear width of not less than 10 metres with supports, connections, staircases, ramps, facilities for wheelchair users, external and internal fittings, light fittings and signs in the position shown and marked "FB1" on Plan I or at such other location as may be approved by the Director at his absolute discretion (hereinafter referred to as **"the Covered Footbridge"**) and thereafter enjoy an easement of support of the Covered Footbridge. The Covered Footbridge shall be constructed with such materials and to such standards, levels, alignment, extent of footbridge cover, disposition, locations and designs as may be required or determined by the Director at his absolute discretion, whose determination shall be final and binding on the Grantee;

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

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

(iii) The Grantee shall at all times notwithstanding that the Covered Footbridge has been delivered to the Government in accordance with sub-clause (h) of this Special Condition during the day or night throughout the period during which the Covered Footbridge is in existence permit members of the public 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 the lot, the Covered Footbridge and the building or buildings erected or to be erected thereon;

(f) The Grantee (excluding F.S.I. only) shall at his own expense manage and maintain the Covered Footbridge in good and substantial repair and condition and shall illuminate the Covered Footbridge at all times in all respects to the satisfaction

of the Director until the Covered Footbridge shall have been delivered to the Government pursuant to sub-clause (h) of this Special Condition;

(h) The Grantee (excluding F.S.I. only) shall when called upon to do so by the Director deliver the Covered Footbridge or any part thereof to the Government without payment or compensation to the Grantee provided always that the Government shall be under no obligation to take possession of the Covered Footbridge or any part thereof at the request of the Grantee, but may do so as and when it sees fit.

32. **Internal Transport System and Lighting System**

Special Condition No.(60)

(a) The Grantee shall in all respects to the satisfaction of the Director at his own expense construct within the lot at such point or points and at such level or levels a road system including roads, pedestrian footbridges, walkways, staircases, cycle tracks, passenger lifts, escalators, ramps, loading and unloading bays and such other transport facilities of such design and specification as may be required by the Director (hereinafter collectively referred to as **"the Internal Transport System"**) for pedestrian and vehicular circulation including but not limited to taxis, franchised buses, public light buses and coaches as may be determined by the Commissioner for Transport. The Internal Transport System shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No.(16)(e) hereof;

(b) The Grantee (excluding F.S.I. only) shall, subject to any directions which may from time to time be given by the Commissioner for Transport and the Commissioner of Police, any operation, management and maintenance agreement or agreements reached or to be reached between the Government and the Grantee, and authorisation which may be given in the form of Bye-laws under existing and future legislation, operate, manage and maintain and make such traffic management arrangements for the Internal Transport System including the erection of traffic signs and traffic signals, as the Grantee may consider necessary to comply with these Conditions provided that nothing herein contained shall amount to any delegation of any statutory powers or duties under any Ordinance;

(c) The Grantee (excluding F.S.I. only) shall at his own expense and in all respects to the satisfaction of the Director provide within the Internal Transport System such street lighting as may be required by the Director and shall throughout the term hereby agreed to be granted at his own expense illuminate and keep illuminated to the satisfaction of the Director the Internal Transport System. In the event of the Grantee failing to perform any of the obligations herein specified, the Government may at the cost of the Grantee provide such street lighting and keep the Internal Transport System illuminated and the Grantee shall pay to the Government on demand the cost thereof which shall be as determined by the Director;

(d) The Grantee shall permit the owners of the Undivided Shares in the lot and other persons authorized by the owners or their assigns with or without motor vehicles to pass and repass freely at all times and for all lawful purposes and free of any payment the roads, lanes, footpaths, pedestrian footbridges, walkways, staircases, and cycle tracks referred to in sub-clause (a) of this Special Condition to and from Any of the Sites;

(f) The Grantee shall at his own expense provide and maintain an emergency vehicular access for the passage of emergency vehicles to and from the lot at such position or positions as shall be approved by the Director;

33. **Hawkers**

Special Condition No.(61)

The Grantee shall not permit or suffer any hawker to carry on business within the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area and the Yellow Area (while he is still in possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area and the Yellow Area) and shall remove therefrom any hawker found to be so doing. Notices to the effect that hawking is prohibited within the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area and the Yellow Area shall be displayed prominently by the Grantee near all entrances to the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area and the Yellow Area. For the purposes of this Special Condition, "hawker" shall be as defined in Section 2 of the Public Health and Municipal Services Ordinance (Chapter 132) PROVIDED THAT for the purposes of this Special Condition the words "in any public place" shall be omitted from paragraph (a) of such definition and shall be substituted by the words "within the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area and the Yellow Area other than any part thereof permitted to be used for retail purposes in accordance with these Conditions".

34. **Advertisement**

Special Condition No.(62)

The Grantee (excluding F.S.I. only) shall not exhibit or permit or suffer to be exhibited on the lot or any part thereof or on any building or buildings erected or to be erected on the lot or on any part thereof externally any placard, poster, sign or advertisement whatsoever except such sign or advertisement as may be approved by the Director.

35. **Bonfire**

Special Condition No.(64)

The Grantee shall not light any bonfire within the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area and the Yellow Area or any part thereof for burning of debris or any materials.

36. **Harbour Area Treatment Scheme Tunnel**

Special Condition No.(65)

(a) There is a sewage tunnel constructed below the area shown and marked "Harbour Area Treatment Scheme Tunnel Protection Area" on Plan I and the Government shall have the right to keep, maintain and use the sewage tunnel throughout the term hereby agreed to be granted. No work for any building or engineering foundation, including ground investigation, is to take place within the said Harbour Area Treatment Scheme Tunnel Protection Area unless approval has first been obtained from the Director of Drainage Services. Three sets of plan shall be submitted to the Mainland South Division of Drainage Services Department for approval. The Grantee shall comply with the conditions that may be stipulated by the Director of Drainage Services for the protection of sewage tunnel. Guidance on the measures and requirements likely to be imposed to protect the sewage tunnel is given in the Appendix to the "Practice Note for the Authorised Persons and Registered Structural Engineers No.165" issued by the Buildings Department and the Grantee shall comply with all conditions required by the Director of Drainage Services for the protection of the sewage tunnels;

(b) Except with the prior written consent of the Director of Drainage Services, no structure, piling, blasting, dredging, anchoring or the like shall be exercised within the area shown and marked "ON-SHORE OUTFALL PROTECTION ZONE" on Plan I;

37. **Drainage Reserve**

Special Condition No.(65)

(c) The Grantee shall not interfere with or build over the area shown coloured pink hatched black, pink hatched black stippled black and pink hatched black hatched red and shown and marked "D.R." (hereinafter referred to as **"Drainage Reserve"**) on Plan I without the prior approval in writing of the Director. Any structure so permitted to encroach on or to be constructed over or near the Drainage Reserve shall be so designed and constructed as not to overload, impair or damage the culvert structures within the Drainage Reserve and so as to allow adequate space for access to be gained to the culvert structures for the purposes of maintenance, repair or replacement thereof. The Director may impose whatever requirements he in his sole discretion considers necessary in regard to the design of the aforesaid structures;

38. **Indoor Recreation Centre**[1]

Special Condition No.(66)

(a) The Grantee shall at his own expense within 96 calendar months from the date of this Agreement or such other extended period as may be determined by the Director at his absolute discretion and in accordance with such standards, levels and location as the Director shall first approve in writing form a site within the lot having an area of not less than 6,000 square metres for the purpose of an indoor recreation centre. When the Grantee has completed such formation works to the satisfaction of the Director and when called upon to do so by the Director, the Grantee shall at his own expense surrender the said site to the Government free of costs and consideration within such time as shall be specified by the Director free from compensation, with vacant possession and free from encumbrances provided always that the Government shall be under no obligation to accept surrender of the said site or any part thereof at the request of the Grantee, but may do so as and when it sees fit. The Government shall have the right to construct on the said site an indoor recreation centre (hereinafter referred to as **"the Indoor Recreation Centre"**) and to use the Indoor Recreation Centre or the site for any purpose as it sees fit. The Indoor Recreation Centre erected or to be erected on the said site shall not be taken into account for the calculation of the total gross floor area as stipulated in Special Condition No.(16)(e) hereof;

(b) The Grantee shall allow the Government, his officers, contractors and workmen with or without tools, equipment, machinery or motor vehicles free and uninterrupted right of ingress, egress and regress to and from the Remaining Portion of the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part thereof for the purpose of constructing the Indoor Recreation Centre or any purpose as the Government sees fit. The Director, his officers, contractors and workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by him or them of the right of ingress, egress and regress conferred under this Special Condition and the Grantee shall have no right to compensation whatsoever in respect of any loss, damage, nuisance or disturbance in connection with the provision of the rights of way. When the Indoor Recreation Centre is in operation, the Grantee shall allow members of the public freely and without payment of any nature whatsoever to

[1] The site within Tseung Kwan O Town Lot No.70 for the purpose of the Indoor Recreation Centre has been carved out and known as Section A of Tseung Kwan O Town Lot No.70.

go in, to, from, pass or through the Remaining Portion of the lot for the purpose of gaining access to and egress from the Indoor Recreation Centre; and

(c) Upon the surrender of the said site in accordance with sub-clause (a) of this Special Condition, there are excepted and reserved to the Government and its assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like rights) throughout the term hereby agreed to be granted free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from the said site or any part or parts thereof through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Remaining Portion of the lot or any buildings, structures and erections thereon or any part or parts thereof for all purposes connected with the proper use and enjoyment of the Indoor Recreation Centre.

39. **Cutting away**

Special Condition No.(68)

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

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

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

40. **Anchor maintenance**

Special Condition No.(70)

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

41. **Spoil or debris**

Special Condition No.(71)

(a) In the event of spoil or debris from the lot or from other areas affected by any development of the lot being eroded and washed down onto public lanes or roads or into road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties or from the vessels used in the transportation of the aggregates to be used in the temporary concrete production or asphalt production as referred to in Special Condition No.(92)(b) hereof, the Grantee shall be held responsible and shall at his own expense remove the spoil and debris from and make good any damage done to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down;

(b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), upon the written request of the Grantee and at the cost of the Grantee, remove the spoil and debris from and make good any damage done to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties referred to in the said sub-clause (a);

42. **Utility Services**

Special Condition No.(72)

(a) The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal or repair work to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations either completed or under construction (all together hereinafter referred to as **"the Works and Services"**) being or running upon, over, under or adjacent to the lot or any part thereof or the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area or the Yellow Area, PROVIDED THAT the Grantee before carrying out any such work as aforesaid shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of any of the Works and Services, and shall submit his proposals for dealing with any of the Works and Services 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 proposals aforesaid, and shall comply with any requirement of the Director in respect of the Works and Services, and shall bear the cost of meeting such requirements including the cost of any necessary diversion, relaying or reinstatement and except as provided in Special Condition No.(76) hereof shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage or disturbance caused to the surface of the lot or any part thereof or the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area or the Yellow Area or any of the Works and Services running on, over, under or adjacent to the lot or any part thereof in any manner or arising out of any such construction, maintenance, renewal or repair work. If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area or the Yellow Area or of any of the Works and Services to the satisfaction of the Director, he, the Director, may carry out any such diversion, relaying, repairing, reinstatement or making good as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works;

(b) Without prejudice to the sub-clause (a) of this Special Condition, the Grantee shall pay to the Government on demand the cost of diverting the affected 1,200mm diameter salt water main and 80mm diameter fresh water main, which are likely to be exceeding $100,000; and

(c) The Grantee shall at his own expense erect, construct, provide and maintain within the lot at such location or locations and to such designs and standards which shall be approved by the Director a development utility spine (hereinafter referred to as **"the Utility Spine"**). The Utility Spine shall be located at the Depot Roof or station roof or both or at such other height or heights as may be approved by the Director. The Utility Spine shall only be used for the purpose of accommodating communal services for Any of the Sites within the lot, and such communal services shall include but not be limited to water supply, soil and waste water drainage, storm water drainage, town gas, electricity cables, telecom cables, cable TV and the like which shall be installed and maintained in a manner approved by the appropriate Government authorities and utilities companies. The Utility Spine shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No.(16)(e) hereof.

43. **Construction of sewers, drains and channels**

Special Condition No.(75)

The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such sewers, 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 sewers, stream-course, catchpit, channel or storm-water drain all storm water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such sewage, storm-water or rain-water.

44. **Connecting drains and sewers**

Special Condition No.(77)

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

45. **Provision of fire service installations and equipment**

Special Condition No.(83)

The Grantee shall at his own expense and to the satisfaction of the Director of Fire Services provide fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment (as defined in the Fire Services Ordinance) as the Director of Fire Services in his sole discretion shall require within the lot (or, subject to the prior written consent and approval of the Director, on any adjacent or adjoining Government land) and within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require. The Grantee shall maintain at his own expense the said fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment in good condition and to the satisfaction of the Director of Fire Services.

46. **Ground settlement**

Special Condition No.(85)

(a) The Grantee hereby acknowledges that the lot has been formed from reclamation over seabed, and that as a result, some future change in the levels of the lot is inevitable, whether as a result of consolidation of underlying and filling materials or otherwise;

(d) The Grantee for and on behalf of itself, its successors and assigns hereby expressly waives any and all claims it might have against the Government as a result of or arising out of the reclamation works, and on its behalf and on behalf of its successors and assigns hereby releases the Government from any liability which might arise in the future relating to or arising from the reclamation of the lot, or any ground or residual settlement or change in level of the lot, and hereby on its behalf and on behalf of its successors and assigns, covenants that it will not take any proceedings, or make any demand or claim against the Government in connection with the reclamation works or as a result of any ground or residual settlement or change in the levels of the lot which may occur in the future, howsoever arising, and whether or not any such settlement or change in level was reasonably foreseeable and any assignments shall be subject to, inter alia, sub-clause (d) of this Special Condition;

47. **Protection of waterworks structures**

Special Condition No.(86)

(b) No structures shall be built, no materials and no containers shall be stored and no trees or shrubs shall be planted within the Green Cross-hatched Black Area, the Yellow Area and the area shown coloured pink hatched red and pink hatched red stippled black on Plan I without the prior written approval of the Director;

(c) No planting or obstruction of any kind except turfing shall be permitted within an area of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet;

(d) No change of existing site condition may be undertaken within the Green Cross-hatched Black Area, the Yellow Area and the area shown coloured pink hatched red and pink hatched red stippled black on Plan I and the area as stipulated in sub-clause (c) of this Special Condition without the prior approval of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between any proposed tree and any pipe is 2.5 metres or less, and the barrier must extend below the invert level of any pipe;

(e) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;

(g) No blasting shall be permitted within the lot without the prior written consent of the Director of Water Supplies. If blasting is to be undertaken in the lot, the maximum explosive charge weight per delay period for a blast at a given distance from any waterworks installation or structure within or near to the lot will be imposed on the blasting permit by the Commissioner of Mines; and

(h) No excavation works adjacent, below or above waterworks structures other than tunnels within the lot shall be permitted without the prior written consent of the Director of Water Supplies.

48. **Seawall**

Special Condition No.(93)

(a) The Grantee shall not carry out or permit to be carried out any works within the lot which in the opinion of the Director (whose opinion shall be final and binding on the Grantee) adversely affects or is likely to adversely affects the existing seawall and any other marine structures and facilities in the vicinity of the lot. All works within the lot shall be designed and carried out so as to cater for the effect of any future reclamation of the foreshore near the lot and not to adversely affect the existing seawall and other marine structures and facilities in the vicinity of the lot and the Grantee shall have no right to any compensation under the Foreshore and Sea-bed (Reclamations) Ordinance in respect of any such reclamation;

(d) No alteration works to the existing seawall and any other marine structures and facilities in the vicinity of the lot shall be carried out without the prior written consent of the Director. Any approved alteration works shall be carried out to the satisfaction of the Director. Any alteration works done by the Grantee

with the prior written consent of the Director to the existing seawall and other marine structures and facilities within or formed for provision of services to or formed for the support or protection of the lot shall be protected against damage and maintained by the Grantee at his own costs until the alteration works are completed to the satisfaction of the Director.

49. **Marine and littoral refuse**

Special Condition No.(94)

(a) No material, earth, refuse, debris, spoil of whatever nature, pollutants whether liquid or solid, untreated sewage or other effluent or waste matter of any kind shall be deposited in the sea or upon the foreshore or sea bed;

(b) The Grantee shall at his own expense take appropriate measures to the satisfaction of the Director to prevent any material, earth, refuse, debris, spoil, pollutants, sewage or other effluent or waste matter from either entering the sea or becoming deposited on the foreshore or sea bed;

50. **Brown Area**

Special Condition No.(99)

(a) The Grantee shall:

(i) (I) on or before the 31st day of March, 2017 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide and construct in such manner with such materials and to such standards, levels, alignment and design as the Director in his absolute discretion shall approve (including the provision and construction of such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require) a paved way within the area shown coloured brown to the south of the lot at Road D9 on Plan I so that pedestrian and vehicular traffic can be carried thereon for the purpose of ingress to or egress from the lot; and

(II) on or before the 30th day of September, 2022 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide and construct an elevated road within the area shown coloured brown to the north of the lot and marked "Elevated Road on Proposed Road L861" on Plan I in such manner, with such installations, structures and materials, to such standards, levels, alignment, width and design as the Director in his discretion may require or approve (including the provision and construction of such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavement or such other structures) so that vehicular traffic may be carried thereon (the brown areas referred to in sub-clauses (a)(i)(I) and (a)(i)(II)) of this Special Condition are hereinafter collectively referred to as **"the Brown Area"**); and

(ii) at his own expense uphold, manage, maintain and repair the Brown Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Brown Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (c) of this Special Condition.

(c) (ii) The Government reserves the right to take back possession of the whole or any part or parts of the brown area referred to in sub-clause (a)(i)(I) of this Special Condition for the purpose in connection with the construction of a future public road as and when it sees fit without any payment or compensation to the Grantee and the whole or such part or parts of the said brown area shall be re-delivered to the Government by the Grantee free of cost on demand of the Director provided always that the Government shall not be compelled to take back possession of the said brown area or any part or parts thereof.

(d) The Grantee shall not without the prior written consent of the Director use the Brown 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 sub-clause (a) of this Special Condition.

51. **Yellow Hatched Black Area**

Special Condition No.(100)

(a) The Grantee shall:

(i) on or before the 31st day of December, 2021 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director landscape the area shown coloured yellow hatched black on Plan I (hereinafter referred to as **"the Yellow Hatched Black Area"**); and

(ii) at his own expense uphold, manage, maintain and repair the Yellow Hatched Black Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Yellow Hatched Black Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (c) of this Special Condition.

(c) (ii) The Government reserves the right to take back possession of the whole or any part or parts of the Yellow Hatched Black Area for the purpose in connection with the construction of a future public road as and when it sees fit without any payment or compensation to the Grantee and the whole or such part or parts of the Yellow Hatched Black Area shall be re-delivered to the Government by the Grantee free of cost on demand of the Director provided always that the Government shall not be compelled to take back possession of the Yellow Hatched Black Area or any part or parts thereof.

(d) The Grantee shall not without the prior written consent of the Director use the Yellow Hatched Black Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in sub-clause (a) of this Special Condition.

52. **No grave or columbarium permitted**

Special Condition No.(104)

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.

53. **Greenery Area**

Special Condition No.(105)

In respect of Site D and Site KL, 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:

(a) without prejudice to the provisions of Special Condition No.(7) hereof, the Grantee shall at his own expense submit to the Director of Buildings (hereinafter referred to as **"the D of B"**) for his written approval a plan indicating such portion or portions of Site D and Site KL or building or buildings erected or to be erected on Site D and Site KL at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as **"the Greenery Area"**), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as **"the Greenery Submission"**). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of Site D and Site KL or building or buildings constitute the Greenery Area shall be final and binding on the Grantee. The aforesaid submission as approved by the D of B is hereinafter referred to as **"the Approved Greenery Submission"**;

(b) the Grantee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B; and

(c) except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Special Condition No.(58)(a)(v) hereof, and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission.

Notes:

1. Pursuant to a letter dated 14 October 2020 issued by the Railway Development Section, Lands Department (**"the Letter"**), subject to the acceptance of the terms of the Letter by MTR Corporation Limited (i.e. the Owner), the dates for completion of development, formation/landscape or construction (as the case may be) of the following sites, coloured areas and Government Accommodations under the Land Grant will be amended as follows :-

Site	**To be completed on or before**
Site C1	31 March 2023
Site C2	30 June 2026
Site D	31 March 2027
Site H	30 June 2022
Site I	30 June 2023
Site J	31 March 2023

Coloured Areas	**To be completed on or before**
Green Stippled Black Area	31 March 2023
Green Hatched Black Stippled Black Area (See Note 4 below)	31 March 2023
Green Cross-hatched Black Area	30 June 2021
Brown Area to the north of the Lot and marked "Elevated Road on Proposed Road L861" on Plan I	31 March 2023
Yellow Hatched Black Area (See Notes 2 and 5 below)	30 June 2022

Government Accommodation	To be completed on or before
Permanent PTI	15 October 2020
Centre for Community Care and Support Services for the Elderly Accommodation (See Note 4 below)	31 March 2023
Supported Hostel for Mentally or Physically Handicapped Persons (See Note 4 below)	31 March 2023
Early Education and Training Centre (See Note 4 below)	31 March 2023
Public Toilet	15 October 2020
Primary and Secondary Schools (See Note 6 below)	30 June 2024
Soccer Pitch (See Note 6 below)	30 June 2024

MTR Corporation Limited has accepted the terms of the Letter on 2 November 2020 and the Letter acknowledged by MTR Corporation Limited has been registered in the Land Registry by Memorial No.20110401260017.

2. Pursuant to a letter dated 4 February 2021 issued by the Railway Development Section, Lands Department to MTR Corporation Limited, the deadline for completion of formation/landscape of the Yellow Hatched Black Area under the Land Grant has been further extended to 31 December 2023 or such other date as may be approved by the Director of Lands.

3. Pursuant to a letter dated 23 March 2021 issued by the Railway Development Section, Lands Department to MTR Corporation Limited:

   (a) pursuant to Special Condition No.(17)(a)(x), the Grantee shall not be required to fulfil the obligation in respect of the Primary Schools and Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 31st day of December 2021 or such other date or dates as determined by the Director at his absolute discretion; and

   (b) pursuant to Special Condition No.(17)(a)(xi), the Grantee shall not be required to construct or provide the soccer pitch with ancillary facilities upon written notification to that effect by the Director on or before the 31st day of December 2021 or such other date or dates as determined by the Director at his absolute discretion.

4. Pursuant to a letter dated 5 January 2023 issued by the Railway Development Section, Lands Department **("the Said Letter")**, subject to the acceptance of the terms of the Said Letter by MTR Corporation Limited (i.e. the Owner), the dates for completion of formation/landscape or construction (as the case may be) of the following coloured areas and Government Accommodations under the Land Grant will be further amended as follows :-

Coloured Areas	To be completed on or before
Green Hatched Black Stippled Black Area	30 September 2023

Government Accommodation	To be completed on or before
Centre for Community Care and Support Services for the Elderly Accommodation	30 September 2023
Supported Hostel for Mentally or Physically Handicapped Persons	30 September 2023
Early Education and Training Centre	30 September 2023

MTR Corporation Limited has accepted the terms of the Said Letter on 16 January 2023 and the Said Letter acknowledged by MTR Corporation Limited will be registered in the Land Registry.

5. Pursuant to a letter dated 11 October 2023 issued by the Railway Development Section, Lands Department to MTR Corporation Limited, the deadline for completion of formation/landscape of the Yellow Hatched Black Area under the Land Grant has been further extended to 30 June 2024 or such other date as may be approved by the Director of Lands.

6. Pursuant to a letter dated 6 December 2023 issued by the Railway Development Section, Lands Department ("**the Aforesaid Letter**"), subject to the acceptance of the terms of the Aforesaid Letter by MTR Corporation Limited (i.e. the Owner), the dates for completion of construction of the following Government Accommodations under the Land Grant will be further amended as follows :-

Government Accommodation	To be completed on or before
Primary Schools	30 June 2027
Secondary Schools	30 June 2027
Soccer Pitch	30 June 2027

MTR Corporation Limited has accepted the terms of the Aforesaid Letter on 2 January 2024 and the Aforesaid Letter acknowledged by MTR Corporation Limited will be registered in the Land Registry.

7. Pursuant to a letter dated 7 December 2023 issued by the Railway Development Section, Lands Department to MTR Corporation Limited :-

   (a) pursuant to Special Condition No.(17)(a)(x), the Grantee shall not be required to fulfil the obligation in respect of the Primary Schools and Secondary Schools

that are not required to be provided upon written notification to that effect by the Director on or before the 31st day of December 2024 or such other date or dates as determined by the Director at his absolute discretion; and

(b) pursuant to Special Condition No.(17)(a)(xi), the Grantee shall not be required to construct or provide the soccer pitch with ancillary facilities upon written notification to that effect by the Director on or before the 31st day of December 2024 or such other date or dates as determined by the Director at his absolute discretion.

8. Pursuant to a letter dated 31 December 2024 issued by the Railway Development Section, Lands Department to MTR Corporation Limited :-

(a) pursuant to Special Condition No.(17)(a)(x), the Grantee shall not be required to fulfil the obligation in respect of the Primary Schools and the Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 31st day of December 2025 or such other date or dates as determined by the Director at his absolute discretion; and

(b) pursuant to Special Condition No.(17)(a)(xi), the Grantee shall not be required to fulfill the obligation of construction and/or provision of the Soccer Pitch as stipulated under Special Condition No.(17)(a)(xi) upon written notification to that effect by the Director on or before the 31st day of December 2025 or such other date or dates as determined by the Director at his absolute discretion.

9. Pursuant to a letter dated 31 December 2025 issued by the Railway Development Section, Lands Department to MTR Corporation Limited :-

(a) pursuant to Special Condition No.(17)(a)(x), the Grantee shall not be required to fulfil the obligation in respect of the Primary Schools and the Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 30th day of June 2027 or such other date or dates as determined by the Director at his absolute discretion; and

(b) pursuant to Special Condition No.(17)(a)(xi), the Grantee shall not be required to fulfill the obligation of construction and/or provision of the Soccer Pitch as stipulated under Special Condition No.(17)(a)(xi) upon written notification to that effect by the Director on or before the 30th day of June 2027 or such other date or dates as determined by the Director at his absolute discretion.

1. 本「期數」位於將軍澳市地段第70號餘段「地盤KL」。

2. 將軍澳市地段第70號餘段乃「政府」根據2002年5月16日所訂之《新批地文件》第9689號批授，批租年期為50年，由2002年5月16日開始，至2052年5月15日期滿終止。「新批地文件」第9689號先後於2005年4月19日、2006年4月13日、2008年3月19日、2009年5月11日、2012年9月11日、2014年8月1日、2015年1月5日、2015年4月24日、2015年7月30日、2015年11月11日、2016年2月15日、2016年5月20日、2016年10月5日、2017年1月16日、2017年1月26日、2019年4月11日、2019年6月28日、2020年3月30日、2020年12月8日、2021年2月4日及2023年1月17日分別以「批地條款修訂書」修訂或修改，並在土地註冊處註冊為《註冊摘要》第05042602320188號、06042800110014號、08032801320019號、09051501940319號、12091403070069號、14081201890016號、15010900340012號、15042901080159號、15080701750014號、15111800950014號、16021701150013號、16052501410014號、16101102220023號、17012300360016號、17021301120016號、19041700760014號、19071101700014號、20041700430016號、20121600210025號、21021700940031號及23020200840099號（「**批地文件**」）。

3. **用途**

特別條件第(15)條

(a) 受限於此等「批地條件」（定義以一般條件第13條所訂為準）和特別受限於本特別條件（b）款之規定，該地段或其任何部分或該地段任何已建或擬建的建築物或任何建築物部分除作非工業用途外（不包括酒店、加油站及貨倉），不可作任何其他用途；

(b) (i) 如事前未獲「署長」書面批准並且符合本文特別條件第(31)(a)(i)及(31)(a)(ii)條的規定，「地盤M」（定義以特別條件第(12)條所訂為準）或其任何部分或該地段任何已建或擬建的建築物或任何建築物部分除用作「港鐵車廠」及「港鐵車站」（定義分別以特別條件第(31)(a)(i)及(31)(a)(ii)條所訂為準）外，不可作任何其他用途；及

(ii) 如事前未獲「署長」書面批准並且符合本文特別條件第(31)(a)(ii)條的規定，「該範圍」（定義以本文特別條件第(16)(b)(i)(xi)(VIII)條所訂為準）或其任何部分由「該範圍確認期」（定義以本文特別條件第(16)(b)(i)(xi)(VIII)條所訂為準）開始，或任何已建或擬建的建築物或任何建築物部分，除用作「港鐵車站」（定義以本文特別條件第(31)(a)(ii)條所訂為準）外，不可作任何其他用途。為免存疑，如「該範圍」任何部分用作「港鐵車站」，本文特別條件第(16)(g)(ii)、(25)(b)、(31)(a)(ii)、(31)(b)、(31)(c)、(32)、(33)、(34)、(35)、(36)(a)、(36)(c)、(37)、(38)、(39)、(40)及(53)(b)(ii)(I)條將適用於「該範圍」的相關部分及/或該處任何已建或擬建的建築物或任何建築物部分（視情況而定），猶如此等「該範圍」部分和已建或擬建的建築物或建築物部分分別屬於「地盤M2」及「港鐵車站」一部分；及

(c) 現毋損本特別條件(a)款及本文特別條件第(17)條之一般規定，該地段或其任何部分或該地段任何已建或擬建的建築物或任何建築物部分除依照此等「批地條件」、「經批准的園景建議書」（定義以特別條件第(7)(d)條所訂為準）和「經批准的建築圖則」（定義以特別條件第(13)(b)條所訂為準）的設計、構造及作原訂用途外，不可作任何其他用途。

4. **「承批人」彌償**

一般條件第4條

「承批人」（定義以一般條件第13條所訂為準）簽訂「租契協議備忘錄」，即表示倘任何毗連或毗鄰土地受損，而地政總署署長（「**署長**」）認為（其意見將作終論並對「承批人」約束）有關損害乃因「承批人」遵照「批地條件」進行任何影響該地段或該處任何部分的發展、重建或其他工程所導致，則「承批人」須承擔責任向「政府」彌償由此招致之所有訴訟、法律程序、責任、索求、費用、開支和索償，並保持令「政府」獲得彌償及免責。

5. **維修**

一般條件第7條

(a) 「承批人」須在本文協定的整個批地年期內，遵照此等「批地條件」進行建造或重建（本詞指下文(b)款所述的重建工程）：

(i) 依照經批准的設計、規劃或高度及任何經批准的建築圖則（不得作任何更改或修改）維修所有建築物；

(ii) 維修現已或此後將會按照經建築事務監督批准的各圖則、此等「批地條件」或日後任何合法修訂條文所建造的所有建築物，使其修繕妥當及狀況良好，以及在本文協定的批租期屆滿或提前終止時以同等的修繕及狀況交還此等建築物。

(b) 如「承批人」在本文協定的批地年期內任何時間拆卸該地段或其任何部分的任何現有建築物，必須另建良好穩固的一座或多座同類型建築物而樓面總面積不少於現有建築物或有關類型及價值經「署長」批准的一座或多座建築物作替代。倘如上所述拆卸建築物，「承批人」須在拆卸前向「署長」申請同意在該地段進行重建工程。「承批人」接獲同意書後，必須在三個曆月內展開必要的重建工程，並在「署長」指定的期限內以「署長」滿意的方式完成重建。

6. **私家街、路及後巷**

一般條件第9條

此等「批地條件」規定拓建的任何私家街、路及後巷，選址必須令「署長」滿意，並按照「署長」決定納入或不涵蓋於本文協定批授的該地段範圍。無論屬何情況，此等私家街、路及後巷必須在「政府」規定時免費交還「政府」。如向「政府」交還上述私家街、路及後巷，「政府」將進行該處的路面、路緣石、排水渠（包括污水渠及雨水渠）、渠道和路燈的建設工程，費用由「承批人」支付，其後則以公帑維修。如上述私家街、路及後巷仍屬於本文協定批授的該地段一部分，則「承批人」須自費在該處提供照明、路面、路緣石、排水渠、渠道和進行維修工程，以全面令「署長」滿意。「署長」可基於公眾利益按需要在該處執行或達致執行路燈安裝及維修工程，「承批人」須承擔經「署長」核實的路燈安裝工程資本開支，並且允許工人和車輛自由進出本文協定的該地段範圍，以便安裝及維修路燈。

7. **園景綠化**

特別條件第(7)條

(d) 該地段發展或重建後，「承批人」須依照經批准的「概念規劃建議書」（定義以特別條件第（7）(a) 條所訂為準）及「詳細規劃建議書」（定義以特別條件第 (7) (a) 條所訂為準），自費在該地段及「黃色範圍」（定義以特別條件第 (7) (a) 條所訂為準）進行園景綠化工程，如事前未獲「署長」書面同意，概不可作出修改、更改、改動、改變或取代；

(e) 「承批人」須自費建造及嗣後保養和維修園景設施，以保持其清潔、整齊、井然、功用良好及健康，全面令「署長」滿意。

特別條件第 (102) 條

(b) (ii) 「地盤C1」須有不少於30%面積和「地盤C2」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」分別須有不少於20%面積種植樹木、灌叢或其他植物；

(iii) 本特別條件 (b) (ii) 款所載的有關「地盤C1」的30%面積中有不少於50%和有關「地盤C2」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」的20%面積中有不少於50%（「地盤C1」、「地盤C2」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「 地盤N」及「地盤O」各自的相關面積以下簡稱「**各別綠化區**」）須設於規劃署署長全權酌情指定的位置或樓層，以致任何行人可看見或任何進入「地盤C1」、「地盤C2」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」的人士或人等均可通行每個「地盤C1」、「地盤C2」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」的「各別綠化區」；

(v) 規劃署署長可全權酌情接受「承批人」建議的其他非植樹綠化特色，以代替栽種樹木、灌叢或其他植物。

(c) 「承批人」須自費按照「地盤C1」、「地盤C2」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」之經批准的園景設計總圖在該處進行「署長」全面滿意的園景綠化工程。如事前未獲「署長」書面同意，不可更改、修改、修訂、改動或取代經批准的園景設計總圖。

(d) 其後「承批人」須自費保養和維修園景設施，以保持其安全、清潔、整齊、井然及健康，全面令「署長」滿意。

特別條件第（103）條

如事前未獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景或再植條件，概不可移除或干預任何現於「地盤C1」、「地盤C2」、「地盤D」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤KL」及「地盤N」或毗連土地生長的樹木。

8. **「黃色範圍」**

特別條件第 (7) 條

(f) 「承批人」須：

(i) 在「黃色範圍指定部分通行權」（定義以本特別條件 (l) 款所訂為準）終止日後二十四（24）個曆月內或「署長」批准的其他日期，自費以「署長」全面滿意的方式，依照「署長」批准的方式及物料、標準、樓層、定線和設計，在「批地文件」所夾附「圖則I」以黃色顯示的地方（「**黃色範圍**」）鋪設、平整、提供、建造、鋪築表面及排水渠（包括提供和建造下水道、高架道、污水管、排水渠、行人路或「署長」全權酌情規定的其他構築物）；及

(ii) 自費以「署長」全面滿意的方式保養、管理、維修和修理「黃色範圍」，以保持其修繕妥當及狀況良好，直至「黃色範圍」的佔管權連同在該處提供及裝設的所有構築物和服務設施按照本特別條件 (h) (ii) 款規定交還「政府」為止。

(h) (ii) 「政府」保留權利在其視為恰當時收回「黃色範圍」或其任何一個或若干部分之佔管權作任何用途（「署長」就此作出的決定將作終論），而毋須向「承批人」支付任何款項或補償。「承批人」須在「署長」通知時將「黃色範圍」交還「政府」，惟「政府」毋須強迫性收回「黃色範圍」或其任何一個或若干部分之佔管權。直至「黃色範圍」的佔管權交還「政府」為止，「承批人」必須承擔責任保養、維修和修理「黃色範圍」連同本特別條件 (f) (ii) 款訂明在該處提供及裝設之所有構築物及服務設施。

(i) (I) 如事前未獲「署長」書面同意，「承批人」不得使用「黃色範圍」或其任何一個或若干部分儲物或在該處搭建任何臨時構築物或作任何用途；

(II) 如事前未獲土木工程拓展署署長書面同意，「承批人」不得在建造或建築於毗連「黃色範圍」的海堤進行任何更改工程。

(l) 「承批人」佔管「黃色範圍」或其任何部分期間，如接獲「署長」書面通知，必須允許「政府」、土木工程拓展署署長、其人員、承辦商、代理或經其授權的任何人士行使全權，不論駕車或攜帶工具、設備、機器、物料及機械與否，隨時自由進出及往返2013年5月10日和2013年5月16日刊憲的209506/ GZ/ 203號圖則所標示施工區界限內的「黃色範圍」部分或該處當中任何一個或若干部分（以下簡稱「**黃色範圍指定部分**」），以便建造擬於「黃色範圍部分」之內或其他選址興建的將軍澳跨灣大橋，通行位置和樓層由「署長」全權酌情釐定（以下簡稱「**黃色範圍指定部分通行權**」），直至「署長」向「承批人」發出「黃色範圍指定部分通行權」終止或停止的書面通知所列明之日期為止。「承批人」須充分與「政府」和土木工程拓展署署長合作，以處理所有與上述建造工程相關的事宜。「署長」就「黃色範圍指定部分」的範圍、位置及樓層以及施工區界限所作的決定將作終論並對「承批人」約束。

(m) 倘因「政府」、土木工程拓展署署長及其人員、承辦商、代理或根據本特別條件 (l) 款正式獲授權的任何人士行使權利而導致「承批人」或任何人士招致或連帶蒙受任何損失、損害、滋擾或干擾，「政府」及土木工程拓展署署長和其人員、承辦商、代理及任何正式獲授權人士毋須就此承擔責任，「承批人」亦不可就任何此等損失、損害、滋擾或干擾向其申索賠償。

(n) 「承批人」佔管「黃色範圍」期間，必須在所有合理時間允許「政府」、其人員、承辦商、代理及經其授權的任何人士行使全權，不論駕車或攜帶工具、設備、機器、物料及機械與否，自由通行、進出、往返和行經「黃色範圍」，以便執行與將軍澳跨灣大橋相關的檢查、監督、修理、更改、還原、修復、維修、改造或改善工程，以及「黃色範圍」內「署長」全權酌情認為必要的任何公共道路或其他工程。「政府」、其人員、承辦商、代理及任何經其授權的人士毋須就其行使本 (n) 款所賦予權利而導致「承批人」招致或連帶蒙受的任何損失、損害、滋擾或干擾承擔責任，「承批人」亦不可就任何此等損失、損害、滋擾或干擾向其申索賠償。

9. **「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」**

特別條件第(8)條

(b) 「承批人」須自費以「署長」全面滿意的方式：

(i) 受限於本文特別條件第(89)條之規定：

(I) 在2022年9月30日或「署長」指定的其他一個或若干日期或之前，採用「署長」規定或批准的方式、裝置、結構及物料，按照「署長」規定或批准的標準、樓層、定線、寬度和設計鋪設、平整、提供及建造「圖則I」以綠色加黑點顯示的擬建公共道路部分（以下簡稱「**綠色加黑點範圍**」）（包括提供及建造橋樑、隧道、上跨路、下通道、下水道、行人隧道、高架道路、行車天橋、行人路或其他構築物），以便車輛行駛；及

(II) 在2016年6月30日或「署長」指定的其他一個或若干日期或之前，依照本文所夾附的「工程規格附表」，在「圖則I」以綠色顯示的地方之內（以下簡稱「**綠色範圍**」）進行和建造日後道路交界處的改善工程及相關工程；

(ii) 在2022年9月30日或「署長」指定的其他一個或若干日期或之前，在「圖則I」以綠色間黑斜線加黑點顯示的擬建公共道路（以下簡稱「**綠色間黑斜線加黑點範圍**」）鋪築表面、建造路緣和渠道，以及為此等設施提供「署長」規定和批准的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以及相關的工程和交通改道設施，以便車輛在其上行駛；

(iii) 在2012年6月30日或「署長」指定的其他日期或之前，採用「署長」批准的方式及物料，按照「署長」批准的標準、樓層、定線和設計鋪設、平整、提供及建造「圖則I」以綠色間黑斜線顯示的擬建公共道路部分（以下簡稱「**綠色間黑斜線範圍**」）（包括提供和建造上跨路、下通道、斜路、行人道、單車徑或「署長」全權酌情指定的其他隧道改良結構，以便在該處進行建造工程及供車輛和行人往來）。然而，「署長」將擁有絕對酌情權決定是否需要拓建「綠色間黑斜線範圍」，如無需要則「承批人」在接獲「署長」於2003年2月1日或之前發出相關的書面通知後便毋須履行本項責任。「承批人」概無權利或申索權向「政府」要求作出補償，包括關乎「署長」行使酌情權作出決定並根據本款規定發出通知書，以致「承批人」必須履行本項責任所招致的費用或開支；

(iv) 在2020年12月31日或「署長」指定的其他日期或之前，採用「署長」批准的方式及物料，按照「署長」批准的標準、樓層、定線和設計鋪設、平整、提供及建造「圖則I」以綠色間黑十字斜線顯示的擬建公共道路部分（以下簡稱「**綠色間黑十字斜線範圍**」）（包括提供和建造上跨路、下通道、行人道、單車徑或「署長」全權酌情指定的其他構築物，以便在該處進行建造工程及供車輛和行人往來）；

(v) 在本特別條件(b)(i)、(b)(ii)、(b)(iii)及(b)(iv)款分別訂明的期限內，於「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」鋪築表面、建造路緣及渠道，以及為此等設施提供「署長」指定的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及

(vi) 維修「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」和「綠色間黑十字斜線範圍」，連同在該處建造、安裝和提供之所有構築物、服務設施、街燈、街道設施及機器，直至「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」和「綠色間黑十字斜線範圍」的佔管權遵照本文特別條件第(9)(a)條交還「政府」為止。

特別條件第(9)條

(a) 現僅限於為執行本文特別條件第(8)條訂明的必要工程，「承批人」將在「署長」發給「承批人」的一份或多份函件所註明的一個或若干日期，獲批授「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」和「綠色間黑十字斜線範圍」的佔管權。「署長」向「承批人」發出一份或多份函件證明本文特別條件第(8)(b)(i)、(8)(b)(ii)、(8)(b)(iii)及(8)(b)(iv)條規定所須進行的工程已完成後，以及「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字斜線範圍」構成公共道路的一個或若干部分時，「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字斜線範圍」或其任何一個或若干部分將被視作已交還「政府」。「承批人」佔管「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字斜線範圍」期間，必須允許所有「政府」及公眾車輛和行人於所有合理時間自由通行及行經「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」和「綠色間黑十字斜線範圍」；

(c) (i) 倘於「承批人」根據本特別條件(a)款規定向「政府」交還「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」或其任何一個或若干部分之佔管權當日後365日內（以下簡稱「**公共道路保修責任期**」）出現本文特別條件第(8)(b)(i)、(8)(b)(ii)、(8)(b)(iii)及(8)(b)(iv)條所載的公共道路任何缺陷（不論關乎工藝、質料、設計等），以致引起任何索償、費用、收費或損害賠償，「承批人」將向「政府」彌償並保持令其獲得彌償及免責。就本款而言，「署長」對是否存在缺陷所作的決定將作終論，並對「承批人」約束；

(ii) 「承批人」須自費在「署長」向其發函指定的期限內執行所有修理、修改、再建造及糾正工程，以處理任何在「公共道路保修責任期」內出現的缺陷、缺點、收縮、沉降或「署長」以書面指明的其他故障。於施工期間，「承批人」時刻均不可導致公共道路的使用及運作受阻。

特別條件第(10)條

(a) 「承批人」須發展該地段，即全面遵照此等「批地條件」和任何時間在香港生效的所有建築、衛生及規劃條例、附例與規例，在該處興建一座或多座建築物。上述的一座或多座建築物應在2027年6月30日或之前建成並適宜佔用居住；

10. **建築規約**

特別條件第(14)條

(a) 「承批人」須發展該地段，即全面遵照此等「批地條件」和任何時間在香港生效的所有建築、衛生及規劃條例、附例與規例，在該處興建一座或多座建築物。上述的一座或多座建築物應在2027年6月30日或之前建成並適宜佔用居住；

(b) 儘管有本特別條件(a)款之規定,以及受限於本文特別條件第(16)(a)(vi)及(16)(b)條之規定:

(i) 現已或將會就「地盤AB」興建的一座或多座建築物或其任何一個或若干部分須在2013年12月31日或之前、「地盤AB」「到期日」後96個曆月內或「署長」於「地盤AB」「到期日」或之前全權酌情指定的其他日期(「署長」的決定將作終論並對「承批人」約束)建成並適宜佔用居住(三者取其較遲);

(ii) 現已或將會就「地盤C1」興建的一座或多座建築物須在2022年9月30日或之前建成並適宜佔用居住;

(iii) 現已或將會就「地盤C2」興建的一座或多座建築物須在2025年12月31日或之前建成並適宜佔用居住;

(iv) 現已或將會就「地盤D」興建的一座或多座建築物須在2026年9月30日或之前建成並適宜佔用居住;

(v) 現已或將會就「地盤E」興建的一座或多座建築物須在2014年9月30日或之前建成並適宜佔用居住;

(vi) 現已或將會就「地盤F」興建的一座或多座建築物須在2011年6月30日或之前建成並適宜佔用居住;

(vii) 現已或將會就「地盤G」興建的一座或多座建築物須在2021年6月30日或之前建成並適宜佔用居住;

(viii) 現已或將會就「地盤H」興建的一座或多座建築物須在2021年12月31日或之前建成並適宜佔用居住;

(ix) 現已或將會就「地盤I」興建的一座或多座建築物須在2022年12月31日或之前建成並適宜佔用居住;

(x) 現已或將會就「地盤J」興建的一座或多座建築物須在2022年9月30日或之前建成並適宜佔用居住;

(xi) 現已或將會就「地盤KL」興建的一座或多座建築物須在2027年6月30日或之前建成並適宜佔用居住;

(xiii) 現已或將會就「地盤N」興建的一座或多座建築物須在2021年9月30日或之前建成並適宜佔用居住;及

(xiv) 現已或將會就「地盤O」興建的一座或多座建築物須在2021年3月31日或之前建成並適宜佔用居住。

11. **發展條件**

特別條件第(16)條

受限於此等「批地條件」之規定,如該地段或其任何部分進行發展或重建(兩詞純粹指一般條件第7條所載的重建項目):

(a) 「承批人」必須並且只可在該地段興建、建造、提供及維修:

(i) 本文特別條件第(31)條所載的「港鐵綜合大樓」;

(ii) 本文特別條件第(17)條所載的「政府樓宇」;

(iii) 構成「港鐵車廠」結構屋頂(以下簡稱「**車廠屋頂**」)的高架建築平台,高度不可超出「香港主水平基準」18.5米或「署長」按照「經批准的建築圖則」所示尺寸、樓層、地點和位置批准的其他高度。「車廠屋頂」和附屬、從屬或屬於該處所有構築物的設計、規格及建造(包括使用的物料)事前必須經「署長」書面批准,而在「署長」發出書面批准之前概不可展開建造工程;

(iv) 分別在本文特別條件第(50)(a)條所載的「幼稚園」及本文特別條件第(50)(b)條所載的「幼稚園/幼稚園暨兒童護理中心」;

(vi) (I) 作住宅用途的地方及設施(以下統稱「**住宅樓宇**」),由不少於20,000個單位而不多於25,700個單位組成,整體樓面總面積不少於1,397,500平方米而不超過1,612,800平方米;及

(II) 作商業用途的地方及設施(以下簡稱「**商業樓宇**」),整體樓面總面積不少於30,000平方米而不超過50,000平方米;

(b) (i) 儘管有本特別條件(a)(vi)款之規定,「承批人」必須並且只可在該地段:

(i) 就「地盤AB」興建、建造、提供及維修:

(I) 「住宅樓宇」,單位數目最少2,474個而最多4,272個,整體樓面總面積不少於185,818平方米而不超過309,696平方米;

(II) 本文特別條件第(44)(a)(i)條訂明合共855個車位;

(III) 本文特別條件第(44)(a)(ii)訂明合共50個車位;

(IV) 本文特別條件第(44)(a)(iv)訂明合共91個車位;

(V) 本文特別條件第(44)(a)(vi)條訂明的車位，比例為每十個或不足十個住宅單位設有1個車位；

(VI) 本文特別條件第(44)(b)(i)訂明合共10個車位；及

(VII) 一間幼稚園(以本文特別條件第(50)(a)條規定為準)，內設8個課室，整體樓面總面積不超過800平方米，連同2個車位供停泊車輛，每個最少闊2.5米及長5.0米，最低淨空高度2.4米，另設3個停車等候車位供校巴上落乘客，每個最少闊3.5米及長7米，最低淨空高度3.6米；

(ii) 就「地盤C1」興建、建造、提供及維修：

(I) 多個地方及設施，整體樓面總面積不少於96,050平方米而不超過114,760平方米，當中包括：

(A) 「住宅樓宇」，單位數目最少960個，整體樓面總面積不少於67,070平方米而不超過70,260平方米；及

(B) 「商業樓宇」，整體樓面總面積不少於28,980平方米而不超過44,500平方米；

(II) 本文特別條件第(44)(a)(i)條訂明合共180個車位；

(III) 本文特別條件第(44)(a)(ii)條訂明合共10個車位；

(IV) 本文特別條件第(44)(a)(iii)條訂明合共333個車位；

(V) 本文特別條件第(44)(a)(iv)條訂明合共19個車位；

(VI) 本文特別條件第(44)(a)(v)條訂明合共33個車位；

(VII) 本文特別條件第(44)(a)(vi)條訂明的車位，比例為每10個或不足10個住宅單位設置1個車位；

(VIII) 本文特別條件第(44)(b)(i)條訂明合共2個停車處；

(IX) 本文特別條件第(44)(b)(ii)條訂明合共45個停車處，儘管本文特別條件第(44)(b)條另有規定，上述45個停車處其中28個停車處每個最少須闊3.5米及長7.0米，最低淨空高度3.6米；

(X) 按照特別條件第(44)(a)(vii)條之規定，從根據本特別條件(b)(i)(ii)(II)、(b)(i)(ii)(III)及(b)(i)(ii)(IV)款提供的車位中指定一定數額的「傷殘人士停車位」(受限於最少須保留及指定一個車位)；及

(XI) 一間幼稚園或幼稚園暨兒童護理中心(以本文特別條件第(50)(b)條規定為準)，內設9個課室，整體樓面總面積不超過1,160平方米，連同2個車位供停泊車輛，每個最少闊2.5米及長5.0米，最低淨空高度2.4米，另設3個停車等候車位供校巴上落乘客，每個最少闊3.5米及長7米，最低淨空高度3.6米；

(iii) 就「地盤C2」興建、建造、提供及維修：

(I) 「住宅樓宇」，單位數目最少1,217個，整體樓面總面積不少於85,025平方米而不超過88,858平方米；

(II) 本文特別條件第(44)(a)(i)條訂明合共245個車位；

(III) 本文特別條件第(44)(a)(ii)條訂明的車位，比例為每座住宅大廈設置5個車位；

(IV) 本文特別條件第(44)(a)(iv)條訂明的車位，比例為根據本特別條件(b)(i)(iii)(II)及(b)(i)(iii)(III)款提供的車位總數10%；

(V) 本文特別條件第(44)(a)(vi)條訂明的車位，比例為每10個或不足10個住宅單位設置一個車位；

(VI) 本文特別條件第(44)(b)(i)條規訂明的停車處，比例為每座住宅大廈設置1個停車處；及

(VII) 按照特別條件第(44)(a)(vii)條之規定，從根據本特別條件(b)(i)(ii)(II)及(b)(i)(ii)(III)款提供的車位中指定一定數額的「傷殘人士停車位」(受限於最少須保留及指定一個車位)；

(iv) 就「地盤 D」興建、建造、提供和維修：

(I) 「住宅樓宇」，單位數目最少1,217個，整體樓面總面積不少於85,025平方米而不超過89,290平方米；

(II) 「長者社區照顧及支援服務中心樓宇」(如下以本文特別條件第(17)(a)(ii)(iii)條定義為準)，須在本文特別條件第(17)(a)(ii)(iii)條所載的日期或之前以「署長」全面滿意的方式建成及適宜佔用和營運；

(III) 「弱智或肢體傷殘人士輔助宿舍」(如下以本文特別條件第(17)(a)(iii)條定義為準)，須在本文特別條件第(17)(a)(iii)條所載的日期或之前以「署長」全面滿意的方式建成及適宜佔用和營運；

(IV) 「早期教育及訓練中心」(如下以本文特別條件第(17)(a)(vii)條定義為準),須在本文特別條件第(17)(a)(vii)條所載的日期或之前以「署長」全面滿意的方式建成及適宜佔用和營運;

(V) 本文特別條件第(44)(a)(i)條訂明合共251個車位;

(VI) 本文特別條件第(44)(a)(ii)條訂明的車位,比例為每座住宅大廈5個車位;

(VII) 本文特別條件第(44)(a)(iv)條訂明的車位,比例為根據本特別條件(b)(i)(iv)(V)及(b)(i)(iv)(VI)款提供的車位總數10%;

(VIII) 本文特別條件第(44)(a)(vi)條訂明的車位,比例為每10個或不足10個住宅單位設置一個車位;

(IX) 本文特別條件第(44)(b)(i)條訂明的停車處,比例為每座住宅大廈設置1個停車處;及

(X) 按照特別條件第(44)(a)(vii)條之規定,從根據本特別條件(b)(i)(iv)(V)及(b)(i)(iv)(VI)款提供的車位中指定一定數額的「傷殘人士停車位」(受限於最少須保留及指定一個車位);

(v) 就「地盤 E」興建、建造、提供和維修:

(I) 「住宅樓宇」,單位數目最少1,533個而最多1,648個,整體樓面總面積不少於111,384平方米而不超過128,544平方米;

(II) 「永久公共運輸交匯處」相關一個或若干部分(如下以本文特別條件第(17)(a)(i)條批地特別條定義為準);

(III) 本文特別條件第(44)(a)(i)條訂明合共330個車位;

(IV) 本文特別條件第(44)(a)(ii)條訂明合共20個車位;

(V) 本文特別條件第(44)(a)(iv)條訂明合共35個車位;

(VI) 本文特別條件第(44)(a)(vi)條訂明合共132個車位;

(VII) 本文特別條件第(44)(b)(i)條訂明合共4個停車處;及

(VIII) 一間幼稚園(以本文特別條件第(50)(a)條規定為準),內設9個課室,整體樓面總面積不超過1,000平方米,連同2個車位供停泊車輛,每個最少闊3.0米及長7.0米,最低淨空高度2.4米;

(vi) 就「地盤 F」興建、建造、提供和維修:

(I) 整體樓面總面積不少於136,540平方米的地方及設施,現設或擬設的組成部分如下:

(A) 「住宅樓宇」,單位數目最少1,950個而最多2,096個,整體樓面總面積不超過136,240平方米;

(B) 「商業樓宇」整體樓面總面積不少於300平方米而不超過500平方米;及

(C) (i) 一間安老院(以下簡稱「**安老院**」),整體樓面總面積不超過3,100平方米。計算本文特別條件第(16)(e)條所載該地段已建或擬建的一座或多座建築物之整體樓面總面積時,「安老院」將會連計在內;

(ii) 一個供停泊車輛的車位,最少闊3.0米及長7.6米,最低淨空高度2.8米,位置應靠近「安老院」。該車位不可計算為本文特別條件第(44)條所載的車位;

(iii) 一間「安老院」連同本特別條件(b)(i)(vi)(I)(C)(ii)款訂明的停車位(以下統稱「**安老院樓宇**」),須在本文特別條件第(14)(b)(vi)條訂明的日期或之前以「署長」全面滿意的方式建成並適宜佔用及營運;

(II) 「社區會堂樓宇」(如下以本文特別條件第(17)(a)(v)(III)條定義為準),須在本文特別條件第(17)(a)(v)(III)條訂明的日期或之前以「署長」全面滿意的方式建成並適宜佔用及營運;

(III) 「綜合青少年服務中心」(如下以本文特別條件第(17)(a)(vi)條定義為準),須在本文特別條件第(17)(a)(vi)條訂明的日期或之前以「署長」全面滿意的方式建成並適宜佔用及營運;

(IV) 本文特別條件第(44)(a)(i)條訂明合共300個車位;

(V) 本文特別條件第(44)(a)(ii)條訂明合共25個車位;

(VI) 本文特別條件第(44)(a)(iv)條訂明合共16個車位;

(VII) 本文特別條件第(44)(a)(vi)條訂明合共65個車位;及

(VIII) 本文特別條件第(44)(b)(i)條訂明合共5個停車處;

(vii) 就「地盤 G」興建、建造、提供和維修:

(I) 「住宅樓宇」，單位數目最少1,228個，整體樓面總面積不少於85,800平方米而不超過102,336平方米；

(II) 「永久公共運輸交匯處」一個或若干部分（如下以本文特別條件第(17)(a)(i)條定義為準）；

(III) 「公廁」（如下以本文特別條件第(17)(a)(ix)條定義為準）；

(IV) 本文特別條件第(44)(a)(i)條訂明合共263個車位；

(V) 本文特別條件第(44)(a)(ii)條訂明合共15個車位；

(VI) 本文特別條件第(44)(a)(iv)條訂明合共28個車位；

(VII) 本文特別條件第(44)(a)(vi)條訂明合共237個車位；

(VIII) 本文特別條件第(44)(b)(i)條訂明合共3個停車處；及

(IX) 按照特別條件第(44)(a)(vii)條之規定從根據本特別條件(b)(i)(vii)(IV)及(b)(i)(vii)(V)款提供的車位中指定一定數額的「傷殘人士停車位」（受限於最少須保留及指定一個車位）；

(viii) 就「地盤H」興建、建造、提供和維修：

(I) 「住宅樓宇」，單位數目最少1,168個，整體樓面總面積不少於81,640平方米而不超過97,000平方米；

(II) 本文特別條件第(44)(a)(i)條訂明合共255個車位；

(III) 本文特別條件第(44)(a)(ii)條訂明合共15個車位；

(IV) 本文特別條件第(44)(a)(iv)條訂明合共27個車位；

(V) 本文特別條件第(44)(a)(vi)條訂明的車位，比例為每10個或不足10個住宅單位設置1個車位；

(VI) 本文特別條件第(44)(b)(i)條訂明合共3個停車處；及

(VII) 按照特別條件第(44)(a)(vii)條之規定，從根據本特別條件(b)(i)(viii)(II)及(b)(i)(viii)(III)款提供的車位中指定一定數額的「傷殘人士停車位」（受限於最少須保留及指定一個車位）；

(ix) 就「地盤I」興建、建造、提供和維修：

(I) 「住宅樓宇」，單位數目最少751個，整體樓面總面積不少於52,520平方米而不超過75,400平方米；

(II) 本文特別條件第(44)(a)(i)條訂明合共178個車位；

(III) 本文特別條件第(44)(a)(ii)條訂明的車位，比例為每座住宅大廈5個車位；

(IV) 本文特別條件第(44)(a)(iv)條訂明的車位，比例為根據本特別條件(b)(i)(x)(II)及(b)(i)(x)(III)款提供的車位總數10%；

(V) 本文特別條件第(44)(a)(vi)條訂明的車位，比例為每10個或不足10個住宅單位設置1個車位；

(VI) 本文特別條件第(44)(b)(i)條所訂的停車處，比例為每座住宅大廈設有1個停車處；及

(VII) 本文按照特別條件第(44)(a)(vii)條之規定從根據本特別條件(b)(i)(x)(II)及(b)(i)(x)(III)款提供的車位中指定一定數額的「傷殘人士停車位」（受限於須保留及指定一個車位）；

(x) 就「地盤J」興建、建造、提供和維修：

(I) 「住宅樓宇」，單位數目最少1,250個，整體樓面總面積不少於87,360平方米及不超過104,110平方米；

(II) 本文特別條件第(44)(a)(i)條訂明合共274個車位；

(III) 本文特別條件第(44)(a)(ii)條訂明的車位，比例為每座住宅大廈5個車位；

(IV) 本文特別條件第(44)(a)(iv)條訂明的車位，比例為根據本特別條件(b)(i)(x)(II)及(b)(i)(x)(III)款提供的車位總數10%；

(V) 本文特別條件第(44)(a)(vi)條訂明的車位，比例為每10個或不足10個住宅單位設置1個車位；

(VI) 本文特別條件第(44)(b)(i)條所訂的停車處，比例為每座住宅大廈設有1個停車處；

(VII) 按照特別條件第(44)(a)(vii)條之規定，從根據本特別條件(b)(i)(x)(II)及(b)(i)(x)(III)款提供的車位中指定一定數額的「傷殘人士停車位」（受限於最少須保留及指定一個車位）；及

(VIII) 一間幼稚園或幼稚園暨兒童護理中心(以本文特別條件第(50)(b)條規定為準),內設6個課室,整體樓面總面積不超過810平方米,連同2個車位供停泊車輛,每個車位最少闊2.5米及長5.0米,最低淨空高度2.4米,另設2個停車等候車位供校巴上落乘客,每個最少闊3.5米及長7米,最低淨空高度3.6米;

(xi) 就「地盤KL」興建、建造、提供和維修:

(I) 「住宅樓宇」,單位數目最少1,667個,整體樓面總面積不少於116,480平方米而不超過143,694平方米;

(II) 本文特別條件第(44)(a)(i)條訂明合共359個車位;

(III) 本文特別條件第(44)(a)(ii)條訂明的車位,比例為每座住宅大廈5個車位;

(IV) 本文特別條件第(44)(a)(iv)條訂明的車位,比例為根據本特別條件(b)(i)(xi)(II)及(b)(i)(xi)(III)款提供的車位總數10%;

(V) 本文特別條件第(44)(a)(vi)條訂明的車位,比例為每10個或不足10個住宅單位設置1個車位;

(VI) 本文特別條件第(44)(b)(i)條所訂的停車處,比例為每座住宅大廈設有1個停車處;

(VII) 按照特別條件第(44)(a)(vii)條之規定,從根據本特別條件(b)(i)(xi)(II)及(b)(i)(xi)(III)款提供的車位中指定一定數額的「傷殘人士停車位」(受限於最少須保留及指定一個車位);及

(VIII) 由「署長」向「承批人」發出書面通知確認「地盤KL」有關部分(以下簡稱「該範圍」)將作鐵路用途的指定日期起(該指定日期以下簡稱「該範圍確認日」),遵照上述書面通知興建、建造、提供及維修「港鐵車站」(定義以本文特別條件第(31)(a)(ii)條所訂為準)或「該範圍」內任何部分,以全面令「署長」滿意。於本特別條件(b)(i)(xi)(VIII)款,「承批人」一詞指簽訂「本協議」的立約人;

(xiii) 就「地盤 N」興建、建造、提供和維修:

(I) 「住宅樓宇」,單位數目最少1,633個,整體樓面總面積不少於114,140平方米而不超過136,970平方米;

(II) 本文特別條件第(44)(a)(i)條訂明的車位,比例為每5個或不足5個住宅單位設有1個車位,或合共354個車位,二者取其較多;

(III) 本文特別條件第(44)(a)(ii)條訂明的車位,比例為每座住宅大廈5個車位;

(IV) 本文特別條件第(44)(a)(iv)條訂明的車位,比例為根據本特別條件(b)(i)(xiii)(II)及(b)(i)(xiii)(III)款提供的車位總數10%;

(V) 本文特別條件第(44)(a)(vi)條訂明的車位,比例為每10個或不足10個住宅單位設置一個車位;

(VI) 本文特別條件第(44)(b)(i)條所訂的停車處,比例為每座住宅大廈設有1個停車處;及

(VII) 按照特別條件第(44)(a)(vii)條之規定,從根據本特別條件(b)(i)(xiii)(II)及(b)(i)(xiii)(III)款提供的車位中指定一定數額的「傷殘人士停車位」(受限於最少須保留及指定一個車位);

(xiv) 就「地盤 O」興建、建造、提供和維修:

(I) 「住宅樓宇」,單位數目最少1,459個,整體樓面總面積不少於101,920平方米而不多於122,302平方米(「承批人」特此同意及承認「政府」沒有擔保興建於或將會興建於「地盤O」或其任何部分的一座或多座建築物將可達到本款所述的最大樓面總面積);

(II) 本文特別條件第(44)(a)(i)條訂明的車位,比例為每5個或不足5個住宅單位設有1個車位,或合共316個車位,二者取其較多;

(III) 本文特別條件第(44)(a)(ii)條訂明的車位,比例為每座住宅大廈5個車位;

(IV) 本文特別條件第(44)(a)(iv)條訂明的車位,比例為根據本特別條件(b)(i)(xiv)(II)及(b)(i)(xiv)(III)款提供的車位總數10%;

(V) 本文特別條件第(44)(a)(vi)條訂明的車位,比例為每10個或不足10個住宅單位設置1個車位;

(VI) 本文特別條件第(44)(b)(i)條所訂的停車處,比例為每座住宅大廈設有1個停車處;及

(ii) 受限於本特別條件(a)(vi)款之規定,以及儘管本特別條件(b)(i)(i)至(b)(i)(xiv)款另有任何規定,「署長」可隨時全權酌情批准重新分配將於「任何地盤」提供的「住宅樓宇」和「商業樓宇」,並且准許更改本特別條件(b)(i)(i)至(b)(i)(xiv)款分別訂明每個「地盤」之「住宅樓宇」樓面總面積及單位數目下限和「商業樓宇」之樓面總面積上下限。然而,「承批人」須在將會被評定補價的「任何地盤」之最早「補價」「到期日」之前不少於十二(12)個曆月內或「署長」同意的其他期限內,向「署長」申請批准重新分配「任何地盤」的「住宅樓宇」及「商業樓宇」並且更改「住宅樓宇」樓面總面積及單位數目下限和「商業樓宇」之樓面總面積上下限。「署長」行使本文所載的權利時,可附加任何條款與條件,包括要求「承批人」繳付「署長」釐定的額外補價。

(e) 儘管有本特別條件(a)(vi)款之規定，現已或將會興建於該地段上的任何一座或多座建築物的整體樓面總面積不可少於1,427,500平方米而不超過1,652,800平方米。

12. **「政府樓宇」**

特別條件第(17)條

(a) 「承批人」須自費以「署長」全面滿意的方式，以良好工藝並依照此等「批地條件」、本文所夾附的《**工程規格附表**》(以下簡稱「工程規格附表」)及根據本文特別條件第(18)(a)條批准的圖則，在該地段內興建、建造和提供以下樓宇。此等擬建於「任何地盤」的樓宇應在其所在的「任何地盤」或「任何地盤」部分獲建築事務監督發出「佔用許可證」或「臨時佔用許可證」(不包括本文特別條件第(42)條所載的任何售樓處之任何「臨時佔用許可證」)當日後滿六(6)個曆月(以下簡稱「**竣工日**」)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運：

(i) 現已或將會建於「地盤M2」內毗鄰「港鐵車站」(如下以本文特別條件第(31)(a)(ii)條定義為準)地下層的一個公共運輸交匯處(以下簡稱「**永久公共運輸交匯處**」)，包括一個設有4個巴士停車處的巴士總站、8個巴士停泊處、2個小巴停車處、1個的士停車處、2個一般車輛客貨上落車位。「永久公共運輸交匯處」應設有出入通道連接公共道路，並於「地盤M2」內「港鐵車站」(如下以本文特別條件第(31)(a)(ii)條定義為準)開始營運當日或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。如「永久公共運輸交匯處」延遲竣工及營運，「承批人」須在「署長」指定的日期自費興建、建造、提供及維修「臨時公共運輸交匯處」(如下以本文特別條件第(30)條定義為準)以供使用，直至「永久公共運輸交匯處」落成並適宜佔用及營運為止，以令「署長」滿意；

(ii) (i) 一間長者社區照顧及支援服務中心(以下簡稱「長**者社區照顧及支援服務中心**」)，淨作業樓面面積不少於303平方米；

(ii) (A) 合共2個車位供根據《道路交通條例》、其任何附屬規例及修訂法例持牌的車輛停泊。車位應靠近「長者社區照顧及支援服務中心」，每個最少闊3.0米及長8.0米，最低淨空高度3.3米；及

(B) 1個供「長者社區照顧及支援服務中心」佔用者使用的上落貨車位，最少闊3.0米及長9.0米，最低淨空高度3.8米。車位應靠近「長者社區照顧及支援服務中心」。

(iii) 「長者社區照顧及支援服務中心」和在本特別條款(a)(ii)(ii)款所述的停車位及上落貨車位(以下統稱「**長者社區照顧及支援服務中心樓宇**」)須在2022年9月30日或其所在「任何地盤」之「竣工日」(二者取其較早)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。然而，「署長」可全權酌情決定是否需要建造和提供「長者社區照顧及支援服務中心樓宇」。如「署長」決定不需要建造或提供，「承批人」在接獲「署長」發出相關的書面通知後便毋須履行本項責任。上述的「署長」通知書須在下列日期或之前發出：

(I) 以下日期取其較早：

(A) 2018年3月31日；或

(B) 以下日期取其較遲：

(1) 「承批人」通知「署長」其已遵照本文特別條件第(3)(b)條確定「長者社區照顧及支援服務中心樓宇」所在「地盤」的邊界當日後三(3)個曆月內；或

(2) 署長」根據本文特別條件第(3)(b)條批准更改「長者社區照顧及支援服務中心樓宇」所在「地盤」的邊界當日後三(3)個曆月內；或

(II) 「署長」指定的其他日期，而其決定將作終論並對「承批人」約束。

「承批人」無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知書，以致「承批人」須建造和提供「長者社區照顧及支援服務中心樓宇」或其任何部分所招致之任何費用或開支；

(iii) 一間弱智或肢體傷殘人士輔助宿舍(以下簡稱「**弱智或肢體傷殘人士輔助宿舍**」)，淨作業樓面面積不少於355平方米。「弱智或肢體傷殘人士輔助宿舍」須在2022年9月30日或其所在「任何地盤」之「竣工日」(二者取其較早)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。然而，「署長」可全權酌情決定是否需要建造和提供「弱智或肢體傷殘人士輔助宿舍」。如「署長」決定不需要建造或提供，「承批人」在接獲「署長」發出相關的書面通知後便毋須履行本項責任。上述的「署長」通知書須在下列日期或之前發出：

(I) 以下日期取其較早：

(A) 2017年3月31日；或

(B) 以下日期取其較遲：

(1) 「承批人」通知「署長」其已遵照本文特別條件第(3)(b)條確定「弱智或肢體傷殘人士輔助宿舍」所在「地盤」的邊界當日後三(3)個曆月內；或

(2) 「署長」根據本文特別條件第(3)(b)條批准更改「弱智或肢體傷殘人士輔助宿舍」所在「地盤」的邊界當日後三(3)個曆月內；或

(II) 「署長」指定的其他日期，而其決定將作終論並對「承批人」約束。

「承批人」無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知書，以致「承批人」須建造和提供「弱智或肢體傷殘人士輔助宿舍」或其任何部分所招致之任何費用或開支；

(v) (I) 一間多用途會堂（以下簡稱「**社區會堂**」），淨作業樓面面積不少於593平方米；

(II) (A) 合共5個車位供根據《道路交通條例》持牌的車輛停泊。車位應靠近「社區會堂」，每個最少闊2.5米及長5.0米，最低淨空高度2.4米；及

(B) 1個巴士停車等候車位，最少闊3米及長12米，最低淨空高度3.8米。

(III) 本特別條件(a)(v)(II)款所載的「社區會堂」、車位及巴士停車處（以下統稱「**社區會堂樓宇**」）須在「地盤F」「竣工日」或「署長」全權酌情指定的其他日期（其決定將作終論並對「承批人」約束）建成並適宜佔用及營運；

(vi) 一間綜合兒童及青少年服務中心（以下簡稱「**綜合兒童及青少年服務中心**」），淨作業樓面面積不少於631平方米，須在「地盤F」的「竣工日」或「署長」全權酌情指定的其他日期（其決定將作終論並對「承批人」約束）建成並適宜佔用及營運。然而，「署長」可全權酌情決定是否需要建造和提供「綜合兒童及青少年服務中心」。如「署長」決定不需要建造或提供，「承批人」在接獲「署長」於2004年2月1日或之前發出相關的書面通知後便毋須履行本項責任。

「承批人」無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知書，以致「承批人」須建造和提供「綜合兒童及青少年服務中心」或其任何部分所招致之費用或開支；

(vii) 一間早期教育及訓練中心（以下簡稱「**早期教育及訓練中心**」），淨作業樓面面積不少於212平方米，須在2022年9月30日或其所在「任何地盤」的「竣工日」（二者取其較早）或「署長」全權酌情指定的其他日期（其決定將作終論並對「承批人」約束）或之前建成並適宜佔用及營運。然而，「署長」可全權酌情決定是否需要建造和提供「早期教育及訓練中心」。如「署長」決定不需要建造或提供，「承批人」在接獲「署長」發出相關的書面通知後便毋須履行本項責任。上述的「署長」通知書須在下列日期或之前發出：

(I) 以下日期取其較早：

(A) 2017 年 3 月31日；或

(B) 以下日期取其較遲：

(1) 「承批人」通知「署長」其已遵照本文特別條件第(3)(b)條確定「早期教育及訓練中心」所在「地盤」的邊界當日後三(3)個曆月內；或

(2) 署長」根據本文特別條件第(3)(b)條批准更改「早期教育及訓練中心」所在「地盤」的邊界當日後三(3)個曆月內；或

(II) 「署長」指定的其他日期，而其決定將作終論並對「承批人」約束。

「承批人」無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知書，以致「承批人」須建造和提供「早期教育及訓練中心」或其任何部分所招致之任何費用或開支；

(ix) 一間公廁（以下簡稱「**公廁**」），位於現已或將會建於靠近「永久公共運輸交匯處」的一座或多座建築物的地下層，淨作業樓面面積不少於70平方米。「公廁」應在「永久公共運輸交匯處」開始運作當日或之前建成並適宜佔用及營運；

(x) 最少三間（或「署長」批准之其他數目）校舍，由三間小學和兩間中學組成或採用「署長」全權酌情釐定的較少數目，樓層及位置按「署長」指定。上述校舍應在2023年12月31日或「署長」全權酌情指定的其他一個或若干日期或之前建成並適宜佔用及營運。每間小學（以下統稱「**小學**」）的地盤面積須最少有6,200平方米，每間中學（以下統稱「**中學**」）的地盤面積須最少有6,950平方米，惟倘事前獲教育局局長和建築署署長書面批准，任何「小學」及「中學」的地盤面積均可縮減。每間「小學」及「中學」均須採用由「署長」全權酌情指定而不時適用於現行標準校舍設計，並由「承批人」按照「工程規格附表」所載標準與規格或經由教育局局長和建築署署長書面批准而不時適用於現行標準校舍設計的規格與設計提供和建造，此外並須遵從教育局局長和建築署署長以書面批准的條款與條件，以符合《教育條例》及此等「批地條件」之規定，同時須遵照「經批准的建築圖則」和根據本文特別條件第(18)(a)條批准的圖則。再者，「署長」可全權酌情決定是否需要建造和提供「小學」及「中學」或當中任何其一。如「署長」決定只需要建造或提供較少數目的「小學」及「中學」，「承批人」在接獲「署長」於2019年12月31日或「署長」全權酌情指定的其他一個或若干日期或之前發出相關的書面通知後便毋須履行本項責任。「承批人」無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知書，以致「承批人」須建造和提供「小學」及「中學」或其任何部分所招致之任何費用或開支；及

(xi) 一個足球場連附屬設施（以下簡稱「**足球場**」），標準和規格以「署長」全權酌情批准為準，地盤面積最少2,241平方米或「署長」批准的其他面積，並應在2023年12月31日或「署長」全權酌情批准的其他較遲日期建成並且適宜佔用及營運。「署長」可全權酌情決定是否需要建造和提供「足球場」。如「署長」決定不需要建造或提供，「承批人」在接獲「署長」於2019年12月31日或「署長」全權酌情指定的其他一個或若干日期或之前發出相關的書面通知後便毋須履行本項責任。「承批人」無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造和提供「足球場」或其任何部分所招致的任何費用或開支。

（本特別條件(a)(i)、(a)(ii)、(a)(iii)、(a)(v)、(a)(vi)、(a)(vii)、(a)(ix)、(a)(x)及(a)(xi)款所載的樓宇（包括固定照明裝置、通風器材、排氣管道及道路/地台表面，但不包括「署長」依照此等「批地條件」許可但並非該處專用的電梯、自動扶梯、樓梯、機器、設備及其他設施，以及牆、柱、樑、天花、天台樓板、行車道/地台樓板和任何其他結構件），連同「署長」全權酌情釐定為該處專用的任何其他地方、設施、服務設施及裝置（「署長」的決定將作終論並對「承批人」約束），以下統稱為「**政府樓宇**」）。

13. **維修「政府樓宇」**

特別條件第(23)條

(a) 現毋損本文特別條件第(27)條之規定，在本文特別條件第(27)(a)條訂明的「保修期」內，

「承批人」時刻均須自費以「署長」全面滿意的方式維修「政府樓宇」和該處的各屋宇裝備裝置，以保持其狀況良好；及

(b) 於本特別條件，「承批人」的定義不包括其受讓人。

14. **「政府樓宇」之保修責任**

特別條件第(27)條

(b) 無論何時，如「署長」及/或「財政司司長法團」(定義以特別條件第(25)(a)條所訂為準)規定，「承批人」必須自費按照「署長」及/或「財政司司長法團」指定的期限、標準和方式執行所有必要的維修、修理、更改、重建、補救及任何其他工程，以補救和糾正「政府樓宇」、其任何部分及該處各屋宇裝備裝置於任何「保修期」內出現或發現的任何缺陷、需要修理問題、不善、故障、失靈或任何其他尚未完成工程。「承批人」除要遵從前文之規定外，並須自費按照「署長」及/或「財政司司長法團」指定的期限、標準和方式修復及糾正在「承批人」交付「政府樓宇」、其任何部分和該處各屋宇裝備裝置佔管權當日已存在的任何缺陷、需要修理問題、不善、故障、失靈或任何其他尚未完成工程；

(f) 於本特別條件，「承批人」的定義不包括其受讓人。

15. **維修「政府樓宇」內的「雜項」**

特別條件第(28)條

(a) 「承批人」須在本文協定的整個批地年期內，自費(惟「財政司司長法團」可依照本文特別條件第(58)(a)(ii)(I)條所訂作任何分擔)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(由「財政司司長法團」負責維修的「小學」、「中學」及「足球場」外飾面除外)和「政府樓宇」之內、周圍、內部、其上及其下所有牆、柱、樑、天花、天台樓板、行車道/地台樓板的結構和任何其他結構件；

(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、污水設施、排水系統、食水及沖廁供水系統、機器和設備(包括但不限於手提及非手提式消防裝置設備)；

(iv) 「政府樓宇」之下所有結構樓板，連同該處內部和其下的排水系統及嵌裝或懸掛於行車道樓板或結構樓板的截油器；及

(v) 所有其他供「政府樓宇」和該地段發展項目其餘部分使用的公共部分及設施。

(b) 儘管有本特別條件(a)(i)及(a)(iv)款之規定，「政府」須負責維修「小學」、「中學」及「足球場」，惟不包括並非供「小學」、「中學」或「足球場」專用的屋宇裝備裝置，亦不包括現已或將會建於「車廠屋頂」之上或其上的「小學」、「中學」及「足球場」部分(以下簡稱「**車廠屋頂上學校**」)之地基及/或結構樓板。此等地基及/或結構樓板乃「車廠屋頂上學校」及「車廠」共用的結構件。上述屋宇裝備裝置、地基和結構樓板將由「承批人」自費維修(惟「財政司司長法團」可支付本文特別條件第(58)(a)(ii)(I)條所載的任何分擔費用)。

(c) 倘因「承批人」對「雜項」維修不善而招致或引起任何責任、損害賠償、開支、索償、費用、申索、收費、訴訟及法律程序，「承批人」須向「政府」及「財政司司長法團」作出彌償並保持令其獲得彌償及免責。

(d) 於本特別條件，「承批人」的定義不包括「財政司司長法團」。

16. **「臨時公共運輸交匯處」**

特別條件第(30)條

(a) 受限於本文特別條件第(17)(a)(i)條之規定，「承批人」須自費以「署長」全面滿意的方式，鋪設、平整、提供、建造、鋪築表面和維修該地段內的臨時公共運輸交匯處(以下簡稱「**臨時公共運輸交匯處**」)，位置須靠近「地盤M2」內的「港鐵車站」，並設有出入通道接駁公共道路。「臨時公共運輸交匯處」應按照「署長」批准的位置、方式、物料、設計和標準設置有蓋行人走道及行人路連通「地盤M2」內的「港鐵車站」，以及提供各附屬設施(包括但不限於排水、照明、通風、輔助交通設備、防護欄、乘客輪候圍欄、車站上蓋以及閉路電視系統的必要連接及服務裝置)。「臨時公共運輸交匯處」須在「地盤M2」內的「港鐵車站」(如下以本文特別條件第(31)(a)(ii)條定義為準)啟用當日或「署長」指定的其他日期建成並適宜佔用及營運；

(b) 「承批人」須設計和提供的「臨時公共運輸交匯處」淨作業樓面面積不可少於4,800平方米，包括一個設有4個巴士停車處的巴士總站、一個公共小巴停車處、一個的士停車處、一個一般車輛上落客貨車位、一個預留供巴士營運商放置附屬設施的地方和一個閉路電視控制室，並以「署長」滿意的方式建造；

(c) (i) 「署長」發函表示「臨時公共運輸交匯處」竣工令其滿意當日，「承批人」須將「臨時公共運輸交匯處」移交「署長」，該處的營運權將歸於「政府」。儘管「臨時公共運輸交匯處」已移交「署長」，「承批人」仍須在「臨時公共運輸交匯處」營運期間一直自費保持該處井然、清潔和狀況良好及修繕妥當(包括負責行人徑、平台、行車道及其他設施的一般清潔)，以令「署長」滿意。「承批人」須承擔營運「臨時公共運輸交匯處」招致的所有費用，包括但不限於支付閉路電視系統、照明、通風及街道設施的電費；

(ii) 「政府」可全權酌情隨時允許任何經「政府」授權的人士和公眾使用「臨時公共運輸交匯處」或其任何部分；及

(iii) 「承批人」須准許所有「政府」和公眾車輛及行人不受限制地自由通行往返「臨時公共運輸交匯處」，而「政府」擁有專有權行使《道路交通條例》及《公共巴士服務條例》和任何相關的規例與修訂法例賦予的權力。

(d) 「永久公共運輸交匯處」落成後，「承批人」須自費將「臨時公共運輸交匯處」搬遷至「永久公共運輸交匯處」（包括搬遷閉路電視系統至「永久公共運輸交匯處」），有關的搬遷費用概由「承批人」承擔。「承批人」必須在「永久公共運輸交匯處」落成當日後十二(12)個曆月內自費拆卸和清理「臨時公共運輸交匯處」，以全面令「署長」滿意。「署長」毋須就「承批人」因搬遷、終止運作和清理「臨時公共運輸交匯處」而招致或承受的任何損失、損害、滋擾或干擾承擔責任，亦不可就此向「政府」索償。「署長」發函表示「永久公共運輸交匯處」建成並適宜佔用及營運並令其全面滿意當日，「署長」須將「臨時公共運輸交匯處」移交「承批人」；

(f) 於本特別條件，「承批人」的定義指簽訂「本協議」的立約人。

17. **「港鐵綜合大樓」**

特別條件第(31)條

(a) 「承批人」須自費以「署長」滿意的方式，依照此等「批地條件」和「經批准的建築圖則」（如適用）（但仍須遵從「政府」與「承批人」現已或將會達成的任何管理及維修協議）興建、建造、提供和嗣後營運及維修「地盤M」內的「港鐵」設施與地方（以下統稱「**港鐵綜合大樓**」）和（從「該範圍確定日」起）「該範圍」內的設施與地方，其中包括但不限於：

(i) 「署長」指定位於「地盤M1」（「港鐵車廠」）的維修車廠及鐵路車間連同附屬的鐵路結構、設施、道路和若干供停泊車輛及上落客貨的車位（此等車廠、附屬結構、設施、道路及車位以下統稱「**港鐵車廠**」），以根據《香港鐵路條例》或任何其他同類取代性授權法例營運「港鐵」。「港鐵車廠」應在「署長」指定（「署長」的決定將作終論並對「承批人」約束）的一個或若干日期建成並適宜以「署長」滿意的規模投入運作；

(ii) 位於「地盤M2」（「港鐵車站」）和（從「該範圍確定日」起）「該範圍」內的鐵路站及月台連同「署長」指定的附屬鐵路結構與設施（此等車站、附屬結構與設施連同警察設備室以下統稱「港鐵車站」），以根據《香港鐵路條例》或任何其他同類取代性授權法例營運「港鐵」。「港鐵車站」應在「署長」指定（「署長」的決定將作終論並對「承批人」約束）的一個或若干日期建成並適宜以「署長」滿意的規模投入運作；

(c) 「港鐵綜合大樓」除根據《香港鐵路條例》或任何其他同類取代性授權法例作「港鐵」車廠及車站，連同作其他「港鐵」營運和附屬用途及「署長」全權酌情以書面批准之其他用途外，概不可作任何其他用途。「署長」以書面批准其他用途時可制訂任何條款與條件，包括收取其視為恰當的額外補價或其他費用；及

(d) 於本特別條件，「承批人」的定義指簽訂「本協議」的立約人。

18. **儲物**

特別條件第(37)條

如該地段任何部分用作儲物（於本特別條件儲物指存放在該地段以作發展或重建工程的必要建築材料），儲物方法及儲存於「港鐵綜合大樓」附近的物品性質和容量或數量必須經「署長」及消防處處長批准。

19. **「港鐵」防護措施**

特別條件第(38)條

(a) 該地段或其任何部分之上或其內進行的任何建造、地基或任何其他工程概不可損害、干預、阻礙或危害「港鐵綜合大樓」或位於或通越該地段或其任何部分或周圍而關乎「港鐵綜合大樓」的任何結構、裝置或隧道（以下統稱「**港鐵結構與裝置**」）之運作。「承批人」須自費採取「署長」要求的措施和預防措施，確保「港鐵結構與裝置」安全和「港鐵綜合大樓」暢順營運；及

(b) 於本文協定的整個批地年期內，「承批人」須履行和遵守屋宇署署長為保護「港鐵結構與裝置」制訂的規定，以令屋宇署署長滿意。

20. **「政府」出入「港鐵綜合大樓」之通行權**

特別條件第(39)條

(a) 於本文協定的整個批地年期內，「承批人」須允許「政府」、其人員、傭工和代理及獲其授權的任何其他人等（除緊急情況外於事前發出通知後），有權在所有合理時間攜帶工具或設備或駕車與否，自由進出、再進出和行經該地段及現已或將會建於該處的任何構築物，以便檢查「港鐵綜合大樓」及「港鐵結構與裝置」或其任何部分；及

(b) 倘「政府」、其人員、傭工及代理和獲其授權之任何其他人等因行使本特別條件(a)款所載通行權進出及再進出該地段，而令「承批人」招致或連帶蒙受任何損失、損害、滋擾或干擾，概毋須就此承擔責任。「承批人」亦不可就任何此等損失、損害、滋擾或干擾向「政府」、其人員、傭工及代理和獲其授權之任何其他人等索償。

21. **公眾出入「港鐵車站」之通行權**

特別條件第(40)條

於本文協定的整個批地年期內，「承批人」應允許公眾隨時自由及免費地進入和行經該地段一個或若干部分以作所有合法用途，以及進出、行經或經過該處由「承批人」指定為「港鐵車站」通道的任何建築物、構築物及搭建物，以便往返「港鐵車站」。

22. **「住宅樓宇」及「商業樓宇」之泊車規定**

特別條件第(44)(a)條

受限於本文特別條件第(45)條之規定，「承批人」須在該地段內提供「署長」滿意的下列車位：

(i) 合共不少於2,857個車位和不超過4,500個車位。除本特別條件(a)(vii)款所載的「傷殘人士停車位」外，其餘車位每個須最少闊2.5米及長5.0米，最低淨空高度2.4米。如上提供的車位

除停泊根據《道路交通條例》持牌而屬於「住宅樓宇」擁有人或佔用人的車輛外，不可作任何其他用途；

(ii) 合共250個車位供停泊根據《道路交通條例》持牌而屬於「住宅樓宇」擁有人或佔用人之各訪客或獲邀人士的車輛。除本特別條件(a)(vii)款所載的「傷殘人士停車位」外，其餘車位每個須最少闊2.5米及長5.0米，最低淨空高度2.4米。本款訂明提供的車位將構成「公用地方」一部分，「承批人」必須在「公契」(如下以本文特別條件第(58)(a)(i)條定義為準)指定此等車位乃「公用地方」(如下以本文特別條件第(58)(a)(v)條定義為準)範圍。除非依照本文特別條件第(58)(a)(vi)條之規定，否則「承批人」不可轉讓、按揭或押記(除非根據本文特別條件第(57)(a)(iii)條採用樓宇按揭或押記方式)或以其他方式出讓上述車位；

(iii) 合共333個車位供「商業樓宇」佔用人及彼等的真正訪客或獲邀人士用作停泊根據《道路交通條例》持牌的車輛。每個車位須最少闊2.5米及長5.0米，最低淨空高度2.4米，惟本特別條件(a)(vii)款所載的「傷殘人士停車位」除外；

(iv) 供「住宅樓宇」擁有人、佔用人或彼等的訪客或獲邀人士用作停泊電單車的車位，配置比例為依照本特別條件(a)(i)至(a)(ii)款訂明提供的車位總數10%。每個車位須最少闊1.0米及長2.4米，最低淨空高度2.4米。此等車位應分組布局，每個地點須設置不少於5個車位；

(v) 供「商業樓宇」佔用人和彼等各真正訪客或獲邀人士用作停泊電單車的車位，配置比例為依照本特別條件(a)(iii)款所提供的車位總數10%。每個車位須最少闊1.0米及長2.4米，最低淨空高度2.4米。此等車位應分組布局，每個地點須設置不少於5個車位；及

以上提供的車位除作本特別條件(a)(i)、(a)(ii)、(a)(iii)、(a)(iv)及(a)(v)款訂明的用途外，不可作任何其他用途，其中特別禁止用於存放、陳列或展示車輛作招售等。

(vi) 供「住宅樓宇」擁有人、佔用人或彼等的訪客或獲邀人士用作停泊單車的車位，配置比例為現已或將會建於該地段之上一座或多座建築物內每10個或不足10個住宅單位設置1個車位，又或由「署長」指定數額(「署長」的決定將作終論並對「承批人」約束)。

(vii) 關於「地盤C1」、「地盤C2」、「地盤D」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤KL」及「地盤N」：

(I) 「承批人」須依照建築事務監督規定和批准，從其遵照本特別條件(a)(i)、(a)(ii)及(a)(iii)款(可根據本特別條件(d)款更改)提供的車位中保留和指定數額的車位，以供符合《道路交通條例》、其任何附屬規例及修訂法例定義的傷殘人士停泊車輛(此等保留及指定的車位以下簡稱「**傷殘人士停車位**」)。「承批人」須從遵照本特別條件(a)(ii)款所提供的車位中最少保留及指定1個車位，惟遵照本特別條件(a)(ii)款所提供的車位不可全部保留及指定為「傷殘人士停車位」。

(II) 「傷殘人士停車位」須指定為「公用地方」並構成「公用地方」一部分。

(III) 「傷殘人士停車位」除供符合《道路交通條例》、其任何附屬規例及修訂法例定義的傷殘人士停泊屬於現已或將會建於「地盤C1」、「地盤C2」、「地盤D」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤KL」及「地盤N」的一座或多座建築物的居民及彼等各真正賓客、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止用於存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(IV) 每個「傷殘人士停車位」的大小將由建築事務監督指定和批准。

23. **客貨上落規定**

特別條件第(44)(b)條

受限於本文特別條件第(45)條之規定，「承批人」須以下列方式在該地段內提供「署長」滿意的車位供車輛停泊及上落客貨：

(i) 合共50個客貨上落停車處供「住宅樓宇」及「安老院」擁有人或住戶使用；及

(ii) 按照「商業樓宇」樓面總面積每1,000平方米配置一個車位的比例提供車位，供「商業樓宇」及「安老院」佔用人使用；

除非本「批地條件」另有規定，否則如上提供的每個車位須最少闊3.5米及長11.0米，最低淨空高度4.7米。此等車位除供與「住宅樓宇」、「商業樓宇」和「安老院」相關的車輛上落客貨外，不得作任何其他用途。根據本特別條件(b)(i)及(b)(ii)款提供的車位構成「公用地方」一部分，「承批人」必須在「公契」(如下以本文特別條件第(58)(a)(i)條定義為準)指定此等車位屬於「公用地方」(如下以本文特別條件第(58)(a)(v)條定義為準)範圍。除非依照本文特別條件第(58)(a)(vi)條之規定，否則「承批人」不可轉讓、按揭或押記(除非根據本文特別條件第(57)(a)(iii)條採用樓宇按揭或押記方式)或以其他方式出讓上述車位。

24. **垃圾收集服務**

特別條件第(47)條

(a) 「承批人」須自費以食物環境衛生署署長全面滿意的方式提供和維持周全的垃圾收集系統，收集現已或將會建於該地段之上一座或多座建築物每個樓層的垃圾，連同設置食物環境衛生署署長批准或指定的垃圾車裝卸車位，以全面令食物環境衛生署署長滿意；

(b) 「承批人」須在「署長」指定的一個或若干日期，自費按照「經批准的建築圖則」，以「署長」全面滿意的方式，採用經批准的物料、標準和設計，在該地段內指定的位置提供、建造及嗣後維修不少於三個垃圾收集站，每個包括不少於一個垃圾車停車位連同食物環境衛生署署長批准的附屬設施(以下簡稱「**垃圾收集站**」)。計算本文特別條件第(16)(e)條所載的整體樓面總面積時，此等「垃圾收集站」不會連計在內。每個「垃圾收集站」所佔土地須不少於5.60米闊及6.50米長，又或採用「署長」批准的其他面積；

(c) 本特別條件(a)及(b)款所訂的工程以食物環境衛生署署長滿意的方式完竣後，「垃圾收集站」將由「承批人」自費維修，以令食物環境衛生署署長滿意；

25. **建造車輛出入通道**

特別條件第(47)(c)條

(i) 除非及直至該地段外現有公共道路/行人路每個出口均已設計及建成令「署長」滿意的出口和入口通道，否則「承批人」不可行使本特別條件(a)及(b)款所訂的出入通行權。除非「署長」另行同意，否則本特別條件(b)款所訂的發展或重建項目完竣後，又或「署長」提出要求時，「承批人」必須拆除臨時建造的車輛出入通道並還原其所在的道路/行人路地方，以致恢復車輛出入通道建造之前的道路/行人路地方原貌。上述設計、建造、拆卸和還原工程將由「承批人」自費進行，並須令「署長」滿意；及

(ii) 儘管有本特別條件(c)(i)款之規定，「署長」仍可(但無責任必須)應「承批人」的書面要求執行前文(c)(i)款所載的設計、建造、拆卸及還原工程，有關費用由「承批人」支付。

26. **電力分站及海水抽水站之通行路線**

特別條件第(49)(d)及(f)條

(d) 於本文協定的整個批地年期內：

(i) 「承批人」須免費准許將軍澳市地段第80號(該地段用作電力分站)(以下簡稱「**電力分站**」)的擁有人、其傭工、訪客、工人和其他獲授權代表彼等的人等，於本文協定批授的年期內不時及時刻為著達致完善使用「電力分站」的所有合法事宜使用通行路線，以便攜帶工具或設備或駕車與否進出、通行、往返和行經「圖則I」以粉紅色間紅斜線、粉紅色間紅斜線加黑點和粉紅色間黑斜線紅斜線顯示的範圍，又或通行「署長」全權酌情批准的該地段其他樓層，以便在「電力分站」建成後往返該處；

(ii) 受限於本特別條件(d)(i)款之規定，「承批人」須在將軍澳市地段第80號的「電力分站」建造期間提供臨時免費通行路線，以便將軍澳市地段第80號各擁有人、彼等之承辦商、工人和其他獲授權代表彼等的人等，攜帶工具、設備、機械或駕車與否，往來該地段與「電力分站」之間，以便執行「電力分站」的建造工程；

(iii) 「署長」、其人員及承辦商和其各自之工人，有權攜帶工具、設備、機器或駕車與否，進出及再進出和往返「圖則I」以粉紅色間紅斜線及粉紅色間紅斜線加黑點顯示的範圍，以及「綠色間黑十字斜線範圍」和「圖則I」標示為「GLA-SK477」的毗連地段(該地段用作海水抽水站)(以下簡稱「海水抽水站」)，又或位於該地段之內經「署長」全權酌情批准的其他樓層之其他通道，以便檢查、維修、修理及更新「海水抽水站」；及

(f) 「承批人」須自費保養、維修和修理上述通道及所有附屬於該處的物件，以全面令「署長」滿意；

27. **「幼稚園」**

特別條件第(50)條

(a) 「承批人」(「財政司司長法團」除外)須自費在該地段內興建、建造、提供、維修及營運兩間幼稚園(以下簡稱「**幼稚園**」)，兩間「幼稚園」的位置、設計和標準必須分別在2012年6月30日及2014年12月31日或之前或「署長」全權酌情批准的其他一個或若干日期向教育局局長申請書面批准。「幼稚園」須有合共不少於17間課室連同其他附屬設施。只要「幼稚園」課室不超過17間，計算本文特別條件第(16)(e)條訂明的整體樓面總面積時，上述提供的「幼稚園」及附屬設施不會計算在內；及

(b) 「承批人」(「財政司司長法團」除外)須自費在該地段內興建、建造、提供、維修及營運兩間幼稚園或幼稚園暨兒童護理中心(以下簡稱「**幼稚園/幼稚園暨兒童護理中心**」)，兩間「幼稚園/幼稚園暨兒童護理中心」的位置、設計和標準必須分別在2022年9月30日或之前或「署長」全權酌情批准的其他一個或若干日期向教育局局長申請書面批准。「幼稚園/幼稚園暨兒童護理中心」須有合共不少於15間課室連同其他附屬設施。只要「幼稚園/幼稚園暨兒童護理中心」課室不超過15間，計算本文特別條件第(16)(e)條訂明的整體樓面總面積時，上述提供的「幼稚園/幼稚園暨兒童護理中心」及附屬設施不會計算在內。

28. **私家康樂設施、公眾休憩用地及鄰舍休憩用地**

特別條件第(52)條

(a) 「承批人」須自費按照「經批准的建築圖則」及「經批准的園景建議書」，以「署長」全面滿意的方式興建、建造、提供、園景綠化和嗣後維修以下設施，以保持其修繕妥當及狀況良好：

(i) 該地段內的私家康樂設施及輔助設施(以下簡稱「**私家康樂設施**」)，類型、大小、設計、高度和任何配置須經「署長」書面批准，以供純粹現已或將會建於該地段的一座或多座建築物之居民或佔用人和彼等的真正訪客使用。計算本文特別條件第(16)(e)條訂明的整體樓面總面積時，「私家康樂設施」不會連計在內(僅就「地盤C2」、「地盤D」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤KL」、「地盤N」及「地盤O」而言必須受限於本文特別條件第(97)(d)條之規定；僅就「地盤C1」而言必須受限於本文特別條件第(97)(e)條之規定)。任何根據本款規定豁免計入樓面總面積的地方一律屬於「公用地方」，「承批人」必須在「公契」(如下以本文特別條件第(58)(a)(i)條定義為準)指定此等地方乃「公用地方」(如下以本文特別條件第(58)(a)(v)條定義為準)範圍。除非依照本文特別條件第(58)(a)(vi)條之規定，否則「承批人」不可轉讓、按揭或押記(除非根據本文特別條件第(57)(a)(iii)條採用樓宇按揭或押記方式)或以其他方式出讓上述地方；

(ii) 現已或將會在該地段及「黃色範圍」內按照「署長」規定設置的若干公眾休憩用地，總面積應不少於2.3公頃(以下簡稱「**公眾休憩用地**」)。「承批人」須在「公眾休憩用地」進行園景綠化，包括在「署長」批准的樓層以其批准的標準和設計種植灌叢及樹木和建造單車徑，並於特別條件第(7)(l)條所載的「黃色範圍指定部分通行權」終止日起二十四(24)個曆月內或「署長」指定的其他一個或若干日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為2比3，須按「署長」規定定址、平整、保養、園景綠化、種植植披、處理並提供設備與設施，以全面令「署長」滿意。「署長」就何謂動態及靜態康樂用途所作的決定將作終論，並對「承批人」約束；及

(iii) 該地段內依照「署長」規定提供的若干鄰舍休憩用地，總面積應不少於8.147公頃(以下簡稱「**鄰舍休憩用地**」)，包括在「署長」批准的樓層以其批准的標準和設計種植灌叢及樹木，並於本文特別條件第(14)(b)條分別訂明「任何地盤」及現已或將會提供「鄰舍休憩用地」的該地段餘段適用之一個或若干日期或之前建成並適宜使用。

「鄰舍休憩用地」除供現已或將會建於該地段的一座或多座建築物之居民及佔用人和彼等各真正賓客及訪客作完善使用與享用該地段之康樂用途外，不得作任何其他用途。

(b) 受限於本文特別條件第(7)(h)(ii)條之規定，於本文協定批授的整個年期內，「承批人」須自費維修「公眾休憩用地」及「鄰舍休憩用地」，以保持其修繕妥當及狀況良好，全面令「署長」滿意；及

(c) 「公眾休憩用地」將免費開放供公眾自由作任何性質的合法用途（除非事前獲康樂及文化事務署署長書面批准）。

29. **擬建行人天橋相關結構**

特別條件第(53)條

(a) (i) 「承批人」（不包括其受讓人）須自費在「署長」發函指定的一個或若干日期或之前，按照「經批准的建築圖則」，以「署長」全面滿意的方式，採用「署長」全權酌情規定或批准的物料、標準、樓層、定線、規劃和設計，於該地段內興建、提供、建造和嗣後維修「署長」指定的柱及其他結構性支承件和連接段，連同自動扶梯、電梯及樓梯（此等設施、結構性支承件及連接段以下統稱「**擬建行人天橋相關結構**」），以連接該地段至擬建行人天橋（以下簡稱「**擬建行人天橋**」），位置為「圖則I」顯示及標示為「FB2」、「FB3」和「FB4」或「署長」以書面批准的其他地點（以下簡稱「**地點**」）；

(ii) 於本文協定的整個批地年期內，「署長」、其人員、承辦商、代理、僱員及工人和毗鄰或毗連各地段的一名或若干擁有人及其人員、承辦商、代理、僱員、工人和任何其他獲彼等授權人士或人等均獲保留權利，可駕車或攜帶設備、機器及機械與否免費進入、通行和行經該地段或其任何一個或若干部分，以及進入、通行和行經現已或將會建於該處的任何一座或多座建築物之內、其下或其上：

(I) 以便執行工程，連接「擬建行人天橋」的「地點」到「擬建行人天橋相關結構」（此等連接工程以下簡稱「**連接段**」），以及嗣後享有「連接段」和「擬建行人天橋」的支撐地役權；及

(II) 修理和維修「連接段」及「擬建行人天橋」。

(iv) 如「署長」發出通知，「承批人」或該地段現任管理人或根據《建築物管理條例》（第344章）成立的該地段「業主立案法團」須自費以「署長」全面滿意的方式執行所有必要的工程，以按「署長」規定和批准，暫時封閉任何現已或將會建於該地段的一座或多座建築物內連接「擬建行人天橋」的通道口。暫時封閉通道口涉及的所有必要維修工程將由「承批人」負責（不包括「財政司司長法團」，僅此而已），此外並須令「署長」滿意；

(vi) 於本文協定的整個批地年期內，「承批人」須時刻遵從「署長」制訂的任何規定，准許公眾免費自由地步行通過該地段或其任何部分或該處任何建築物或建築物部分，以出入通行或再通行、往返、行經及上落附屬於或從屬於該處的「擬建行人天橋」及「擬建行人天橋相關結構」，藉此往返該地段的公用地方和往返該地段及毗鄰一個或若干地段與「政府」土地外的地面層公共行人路，以作所有合法用途。

30. **行人通道及行人道**

特別條件第(53)條

(b) (i) 「承批人」（不包括其受讓人）須在「署長」指定的期限內自費以「署長」全面滿意的方式，以「署長」批准的位置、方式、物料、標準、樓層、定線和設計鋪設、平整、提供、建造及修築表面整飾分段行人路或行人徑（連同「署長」全權酌情指定的樓梯、斜路、照明裝置及自動扶梯），以作本特別條件(b)(ii)款訂明的用途；

(ii) 本特別條件(b)(i)款所載的分段行人路或行人徑應採取最短路線並興建上蓋和提供照明及垃圾桶，建造和設計須符合以下要求：

(I) 在「署長」批准的指定位置及建築物樓層連通將會建於「任何地盤」（「地盤M」除外）的每座建築物；

(II) 在「署長」批准的指定位置及樓層連通該地段內每個「地盤」（「地盤M1」（「港鐵車廠」）除外）；及

(III) 連通該地段內所有主要設施，包括「商業樓宇」及設有休憩用地和社區設施的「任何地盤」。

(iii) 「承批人」（不包括「財政司司長法團」，僅此而已）須在本文協定的整個批地年期內，自費維修本特別條件訂明提供的分段行人路或行人徑（連同該處的樓梯、斜路、照明裝置及自動扶梯），以保持其狀況良好及修繕妥當，令「署長」滿意；

(iv) 「承批人」須自費以「署長」全面滿意的方式提供內部淨闊度不少於4.5米的有蓋行人道，以連接「擬建行人天橋」和「有蓋行人天橋」（如下以本文特別條件第(54)(a)條定義為準）；

(v) 「承批人」須在本文協定的整個批地年期內保持本特別條件(b)(iv)款所載的行人道每日24小時開放供公眾使用，以便公眾免費及暢通無阻地通行；

31. **有蓋行人天橋**

特別條件第(54)條

(a) 「承批人」（不包括其受讓人）須在「署長」通知時在「署長」指定的期限內，自費按照「經批准的建築圖則」，並以「署長」全面滿意的方式，在「圖則II」顯示及標示為「FB1」的位置或「署長」全權酌情批准的其他位置提供和建造一座有蓋行人天橋，內淨闊度為不少於10米，連同支承件、連接段、樓梯、斜路、輪椅使用者設施、外部及內部配件、照明燈飾和指示牌（以下簡稱「**有蓋行人天橋**」），嗣後則享有「有蓋行人天橋」的支撐地役權。「有蓋行人天橋」須以「署長」全權酌情規定或釐定的物料、標準、樓層、定線、行人天橋覆蓋度、位置和設計建造，其決定將作終論並對「承批人」約束；

(b) (i) 除非經「署長」批准或指定，否則「承批人」不可使用或允許或容忍他人使用「有蓋行人天橋」任何部分外部或內部作廣告用途或展示任何招牌、告示或海報；

(ii) 「承批人」不可作出任何行為或允許或容忍他人作出任何行為，以致或可能導致在「有蓋行人天橋」之下經過的任何人士或車輛或任何毗鄰或毗連地段或處所的任何擁有人或佔用人受到滋擾或騷擾，又或造成不便或損害；及

(iii) 儘管「有蓋行人天橋」已按照本特別條件(h)款之規定移交「政府」，在「有蓋行人天橋」存在期間，「承批人」不論日夜均應時刻允許公眾免費自由步行或乘坐輪椅通行及再通行、行經及往返該地段、「有蓋行人天橋」和現已或將會建於該處的一座或多座建築物，以作任何性質的合法用途；

(f) 「承批人」(不包括「財政司司長法團」，僅此而已)須自費管理及維修「有蓋行人天橋」，以時刻保持其修繕妥當及狀況良好和照明充足，全面令「署長」滿意，直至「有蓋行人天橋」根據本特別條件(h)款移交「政府」為止；

(h) 「承批人」(不包括「財政司司長法團」，僅此而已)須在「署長」通知時免費或無償地將「有蓋行人天橋」或其任何部分移交「政府」，惟「政府」並無責任必須應「承批人」的要求佔管「有蓋行人天橋」或其任何部分，「政府」只須在其視為恰當的時候佔管「有蓋行人天橋」。

32. **內部交通系統及照明系統**

特別條件第(60)條

(a) 「承批人」須以「署長」全面滿意的方式，自費在該地段內一個或多個地點的任何樓層建造一個道路系統，包括道路、行人天橋、行人道、樓梯、單車徑、載客電梯、自動扶梯、斜路、客貨上落停車處及其他交通設施，設計和規格以「署長」規定為準(以下統稱「**內部交通系統**」)，以供行人及車輛流通，包括但不限於運輸署署長指定之的士、專營巴士、公共小巴及旅遊巴士。計算本文特別條件第(16)(e)條訂明的整體樓面總面積時，「內部交通系統」不會連計在內；

(b) 受限於運輸署署長及警務處處長不時作出的指示，以及「政府」與「承批人」現已或將會訂立的任何一份或若干營運、管理及維修協議，以及現行和未來法例以「附例」訂明的授權，「承批人」(不包括「財政司司長法團」，僅此而已)可按其視為必要而運作、管理及維修「內部交通系統」和作出交通管理安排，包括架設交通標誌及交通燈號，以遵守此等「批地條件」，惟本條規定概不構成分授任何條例下任何法定權力或職責；

(c) 「承批人」(不包括「財政司司長法團」，僅此而已)須自費以「署長」全面滿意的方式，在「內部交通系統」內提供「署長」規定的街燈，並在本文協定批授的整個年期內自費為「內部交通系統」提供照明及維持照明充足，以令「署長」滿意。倘「承批人」不履行本條所訂的任何責任，「政府」可自行提供街燈和保持「內部交通系統」照明充足，費用由「承批人」承擔。「承批人」必須在接獲通知時向「政府」支付「署長」釐定的費用；

(d) 「承批人」須允許該地段各「不分割份數」擁有人和彼等授權的其他人等或受讓人，於任何時間不論駕車與否，免費自由通行及進出本特別條件(a)款所訂各道路、後巷、行人路、行人天橋、行人道、樓梯和單車徑，以及往返「任何地盤」，以作所有合法用途；

(f) 「承批人」須自費在「署長」批准的地點或位置提供和維持緊急救援車輛通道，以供緊急救援車輛進出該地段；

33. **小販**

特別條件第(61)條

「承批人」不得允許或容忍任何小販在該地段、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」及「黃色範圍」內(在其仍擁有「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」及「黃色範圍」佔管權期間)擺賣，如發現任何小販擺賣則須驅離。該地段、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」及「黃色範圍」所有入口附近當眼處均應張貼告示，說明禁止小販在該地段、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」及「黃色範圍」內擺賣。於本特別條件，「小販」之定義以《公眾衛生及市政條例》(第132章)第2條所訂為準，惟就本特別條件而言，定義(a)段中「在任何公眾地方」字眼將會略去，取代為『該地段、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」及「黃色範圍」內，但不包括當中根據此等「批地條件」可允許經營零售業務的任何部分。』

34. **廣告**

特別條件第(62)條

「承批人」(不包括「財政司司長法團」，僅此而已)本身不可展示亦不得允許、容忍他人在該地段或該處任何部分或現已或將會建於該地段任何一座或多座建築物或其任何部分的外部展示任何牌匾、海報、招牌或廣告，除非有關招牌或廣告已獲「署長」批准。

35. **火堆**

特別條件第(64)條

「承批人」不可在該地段、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」及「黃色範圍」或其任何部分內燃點火堆焚燒任何廢料或任何物料。

36. **「淨化海港計劃」隧道**

特別條件第(65)條

(a) 「圖則I」顯示並標示為「淨化海港計劃隧道保護區」的範圍下建有一條污水隧道，於本文協定批授的整個年期內，「政府」有權保養、維修和使用污水隧道。除非事前獲渠務署署長

批准，否則不可在上述「淨化海港計劃隧道保護區」內進行任何建築物或地基工程，包括土地勘探。申請人應向「渠務署九龍及新界南渠務部」遞交三套圖則以待審批。「承批人」須遵照渠務署署長為保護污水隧道所訂的條件。有關署方可能制訂的保護污水隧道措施和規定指引，可參閱屋宇署發出的第165號《認可人士、註冊結構工程師及註冊岩土工程師作業備考》。「承批人」必須遵從渠務署署長為保護污水隧道而制訂的所有條件；

(b) 如事前未獲渠務署署長書面同意，「圖則I」顯示並標示為「岸上排水口保護區」的範圍概不可進行任何結構、打樁、爆破、挖掘、地錨或同類工程；

37. **渠務專用範圍**

特別條件第 (65) 條

(c) 如事前未獲「署長」書面批准，「承批人」不可干預「圖則I」以粉紅色間黑斜線、粉紅色間黑斜線加黑點和粉紅色間黑斜線紅斜線顯示並標示為「D.R.」的範圍（以下簡稱「渠務專用範圍」），又或在該處建築。任何許可超出「渠務專用範圍」界限或在該處之上或附近建造的構築物，設計和建造時概不可導致「渠務專用範圍」內的下水道結構超出負荷、功能受影響或受損。此外，「承批人」並須預留足夠的空間以供進出通行下水道結構，以便進行維修、修理或更換工程。「署長」可就上述結構的設計制訂任何其全權酌情為必要的規定；

38. **室內康樂中心**[1]

特別條件第 (66) 條

(a) 「承批人」須自費在本「協議」生效日後九十六 (96) 個曆月內或「署長」全權酌情指定的其他較長期限內，按照「署長」事前書面批准的標準、樓層和位置平整該地段內的地盤，面積不少於6,000平方米，以建造室內康樂中心。「承批人」以「署長」滿意的方式完成平整工程後，應在「署長」通知時，自費在「署長」指定的期限內以不帶任何產權負擔的騰空形式將上述地盤免費及無償地交還「政府」，惟「政府」並無責任必須應「承批人」要求收回上述地盤或其任何部分，「政府」只須在其視為恰當時收回。「政府」有權在上述地盤建造室內康樂中心（以下簡稱「**室內康樂中心**」）並使用「室內康樂中心」或地盤作其視為恰當的任何用途。計算本文特別條件第 (16) (e) 條訂明的整體樓面總面積時，現已或將會建於上述地盤的「室內康樂中心」不會連計在內；

(b) 「承批人」須准許「政府」、其官員、承辦商和工人攜帶工具、設備、機器或駕車與否，自由及暢通無阻地進出及往返該地段「餘段」、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」或其任何部分，以便建造「室內康樂中心」或執行「政府」視為恰當的其他事項。倘「署長」、其人員、承辦商及工人因行使本特別條件賦予的進出和往返通行權而令「承批人」招致或連帶蒙受任何損失、損害、滋擾或干擾，「署長」、其人員、承辦商及工人概毋須就此承擔責任，「承批人」亦無權因提供通行權造成的任何損失、損害、滋擾或干擾索取賠償。「室內康樂中心」投入服務後，「承批人」須允許公眾自由及完全免費地進入、行經或往返該地段「餘段」，以便出入「室內康樂中心」；及

(c) 上述地盤根據本特別條件 (a) 款交還後，「政府」及其受讓人和彼等之傭工、代理、受許可人、租客及合法佔用人均獲例外保留的權利（與所有其他享有同等權利之人等共享），可於本文協定批授的年期內，免費享有所有必要的通行權、地役權或準地役權（包括但不限於使用任何道路、通道、行人道、行人徑、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置與設施、垃圾收集及處理地方與設施、排水系統和氣體、食水、電力儲存、變壓及供應系統之權利）、支撐權，以及透過現已或將會鋪設於該地段「餘段」或跨越經過該處任何建築物、構築物及搭建物或其任何一個或若干部分之上、其下或其內的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道及水道和其他導體輸入或排出上述地盤或其任何一個或若干部分之氣體、電力、水、污物、排水、空氣、煙霧或其他污水、電話線、冷卻水及其他服務，以作關乎完善使用及享用「室內康樂中心」的所有用途。

39. **削土**

特別條件第 (68) 條

(a) 如該地段或任何「政府」土地內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而進行任何削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等「批地條件」等規定「承批人」執行的任何其他工程，不論事前是否獲「署長」書面同意，「承批人」亦須在當時或嗣後任何時間，按需要自費進行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，以保護和支撐該地段內的土地及任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。「承批人」須在本文協定的整個批租年期內自費維修上述土地、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，令「署長」滿意；及

(c) 無論何時，如因「承批人」進行任何平整、水準測量、發展或其他工程或因其他事故，導致或引起該地段內的土地或任何毗連或毗鄰「政府」土地或已批租土地發生任何滑土、山泥傾瀉或地陷，「承批人」須自費還原並修葺該處，以令「署長」滿意，同時就「政府」、其代理及承辦商作出彼等因此等滑土、山泥傾瀉或地陷而蒙受或招致的所有費用、收費、損害、索求及索償作出彌償，並保持令其獲得彌償及免責；及

(d) 除享有本文訂明可就違反任何此等「批地條件」追討之任何其他權利或補償權外，「署長」另有權向「承批人」發出書面通知，要求「承批人」進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「承批人」疏忽或不在通知書訂明的期限內以「署長」滿意的方式完成執行通知書的指示，「署長」可即時執行及進行必要的工程。「承批人」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。

40. **維修地錨**

特別條件第 (70) 條

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

[1] 擬建室內康樂中心的將軍澳市地段第70號內地盤已完成分割，並命名為將軍澳市地段第70號A段。

41. **廢土或廢料**

特別條件第(71)條

(a) 如源自該地段或受該地段任何發展項目影響的其他地方之廢土或廢料侵蝕或沖下公共小巷或道路，又或排進道路下水道、前濱或海床、污水管、雨水渠或明渠或其他「政府」產業，又或由負責運輸建築粒料臨時製造本文特別條件第(92)(b)條所載混凝土或瀝青的船隻排出廢土或廢料，「承批人」必須承擔責任並自費清理廢土及廢料和修復受損的公共小巷或道路、道路下水道、污水管、雨水渠或明渠、前濱或海床或其他「政府」產業，此外並須就廢土或廢料侵蝕或沖流導致私人物業蒙受損害或滋擾所引致的所有訴訟、索償及索求向「政府」彌償；

(b) 儘管有本特別條件(a)款之規定，「署長」仍可(但無責任必須)在「承批人」發出書面要求時清理(a)款所載的公共小巷或道路、道路下水道、污水管、雨水渠或明渠、前濱或海床或其他「政府」產業上的廢土或廢料和修復任何損害；

42. **公用服務設施**

特別條件第(72)條

(a) 「承批人」時刻均須謹慎地採取所有完善及適當的工藝和預防措施，其中尤以任何建造、維修、更新或修理工程施工期間為要，藉以避免損壞位於、貫穿、跨越該地段或其任何部分或「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」或「黃色範圍」或位於其下或毗鄰該處的「政府」或其他現有排水渠、水道或渠道(包括總水管)、行人道、污水管、明渠、水管、電纜、電線、公用服務設施或任何其他工程或裝置，不論現有或在建者亦然(以下全部簡稱「**工程與服務**」)。然而，「承批人」執行任何此等工程之前，必須進行或達致進行完善調查及查詢，以核實「工程與服務」的現況和水平位置，並須以書面向「署長」提交處理任何「工程與服務」的建議書以待全面審批，直至「署長」以書面批准上述工程及建議書為止，「承批人」不得展開任何工程。此外遵從「署長」就「工程與服務」制訂的規定，同時承擔履行規定所需的費用，包括作出任何必要的改道、重鋪或還原工程的費用。除非有本文特別條件第(76)條之規定，否則「承批人」須自費以「署長」全面滿意的方式修理、修復及還原因為此等建造、維修、更新或更換工程導致或引起該地段地面或其任何部分或「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」或「黃色範圍」或位於、貫穿、跨越該地段或其任何部分或位於其下或毗鄰該處的「工程與服務」蒙受之任何損害或干擾。如「承批人」不在該地段或其任何部分或「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」或「黃色範圍」或任何「工程與服務」執行任何此等必要的改道、重鋪、修理、修復及還原工程以令「署長」滿意，「署長」可按其視為必要執行任何此等改道、重鋪、修理、還原或修復工程，「承批人」必須在接獲通知時向「政府」支付有關的費用；

(b) 現毋損本特別條件(a)款之規定，「承批人」須在接獲通知時向「政府」支付影響1,200毫米直徑海水總水管和80毫米直徑食水總水管的改道工程費用，估計金額超過港幣100,000元；及

(c) 「承批人」須自費按照「署長」批准的位置、設計和標準在該地段內興建、建造、提供及維修一個發展項目公用服務主幹(以下簡稱「**公用服務主幹**」)。「公用服務主幹」須設於「車廠屋頂」或車站屋頂或兩者，又或設於「署長」批准的其他高度。「公用服務主幹」只可用於設置該地段內「任何地盤」的公共服務設施，其中包括但不限於供水、污物及廢水排放、雨水排放、煤氣、電纜、電訊電纜、有線電視及同類服務，此等服務設施必須以有關「政府」主管當局和公用事業公司批准的方式安裝及維修。計算本文特別條件第(16)(e)條訂明的整體樓面總面積時，「公用服務主幹」不會連計在內。

43. **建造污水管、排水渠及渠道**

特別條件第(75)條

「承批人」須按照「署長」視為需要，自費以「署長」滿意的方式在該地段邊界範圍內或「政府」土地上建造和維修污水管、排水渠及渠道，以截流及輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的污水管、河溪、集水井、渠道或雨水渠。倘此等污水、暴雨水或雨水造成任何損害或滋擾，以致引起任何訴訟、索償及索求，「承批人」必須承擔全責並向「政府」及其官員彌償。

44. **接駁排水渠及污水管**

特別條件第(77)條

如該地段已鋪設任何排水渠及污水管並已啟用，「署長」可展開工程將此等渠道接駁至「政府」雨水渠及污水管，惟倘有由此引致的任何損失或損害，「署長」毋須向「承批人」承擔責任，「承批人」須在「政府」通知時支付此等接駁工程的費用。此外，上述接駁工程亦可由「承批人」自費以「署長」滿意的方式建造，於該情況下「承批人」須在「政府」通知時將建於「政府」土地的接駁工程部分移交「政府」，日後由「政府」自費維修。「承批人」須在「政府」通知時支付上述接駁工程的技術審核費用。

45. **提供消防裝置與設備**

特別條件第(83)條

「承批人」須自費以消防處處長滿意的方式在該地段(或如事前獲「署長」書面同意及批准則可在任何毗鄰或毗連「政府」土地)和現已或將會建於該處任何一座或多座建築物內的消防處處長指定的一個或若干地點提供消防處處長全權酌情指定的消防栓、滅火器具、抽水接駁喉管及其他消防裝置與設備(定義以《消防條例》所訂為準)。「承批人」須自費維修此等消防栓、滅火器具、抽水接駁喉管及其他消防裝置與設備，以保持其狀況良好，令消防處處長滿意。

46. **土地沉降**

特別條件第(85)條

(a) 「承批人」現確認，該地段乃在海床填海的土地形成，因此地段的水平日後難免因為基底及埋填物料固結或其他原因出現變化；

(d) 「承批人」現代表其本身、其繼承人和受讓人明確表示放棄向「政府」提出任何及所有因填海工程導致或引起的索償，以及代表其本身、其繼承人和受讓人解除「政府」日後因該地段填海、任何土地沉降、剩餘沉降或該地段地面水平變化而招致或引起的責任。再者，「承批

人」現代表其本身、其繼承人和受讓人協議不會就填海工程或日後任何土地沉降、剩餘沉降或該地段地面水平變化向「政府」展開任何訴訟或提出任何索求或索償，不論因任何事故引起，亦不論此等沉降或地面水平變化是否可合理預見亦然。日後任何轉讓契約均須訂明其中包括本特別條件 (d) 款之規定；

47. **保護水務工程結構**

特別條件第 (86) 條

(b) 如事前未獲「署長」書面批准，不得在「綠色間黑十字斜線範圍」、「黃色範圍」和「圖則I」以粉紅色間紅斜線及粉紅色間紅斜線加黑點顯示的地方建造任何構築物、存放物料或貨櫃及種植樹木或灌叢；

(c) 除鋪植草皮外，任何閥門蓋周圍1.5米範圍或任何消防栓出口水管1米範圍內不可栽種植物或放置任何物品造成阻礙；

(d) 如事前未獲水務署署長批准，不可更改「綠色間黑十字斜線範圍」、「黃色範圍」、「圖則I」以粉紅色間紅斜線及粉紅色間紅斜線加黑點顯示的地方和本特別條件 (c) 款所訂明地方的現有地盤狀況。如任何建議植樹與任何水管之間的淨距離僅有2.5米或以下，必須架設堅固的防護欄。防護欄必須深入至任何水管的管道內底水平之下；

(e) 倘水務署署長認為可能損壞總水管，則會禁止種植樹木；

(g) 如事前未獲水務署署長書面同意，不可在該地段內進行爆破。如需在該地段進行爆破工程，則在該地段內或附近水務工程裝置或結構一定距離內進行的爆破，每段延遲時間的炸藥裝置重量必須遵從礦務處處長於爆破許可證訂明的上限；及

(h) 如事前未獲水務署署長書面同意，不准在該地段內的水務工程結構 (隧道除外) 毗鄰、下方或上方進行挖掘工程。

48. **海堤**

特別條件第 (93) 條

(a) 「承批人」不可進行或允許他人在該地段內進行任何工程，以致「署長」認為 (其決定將作終論並對「承批人」約束) 確實或可能對該地段附近的現有海堤及任何其他海事結構與設施產生不良的影響。任何在該地段內進行的工程必須妥善設計和執行，以應對該地段附近前濱日後填海的影響，並且避免妨礙該地段附近的現有海堤及其他海事結構與設施。「承批人」概無權根據《前濱及海床 (填海工程) 條例》索取任何賠償；

(d) 如事前未獲「署長」書面同意，不得更改該地段附近的現有海堤及其他海事結構與設施。任何獲准進行的更改工程必須令「署長」滿意。「承批人」事前獲「署長」書面同意後實施工程更改位於該地段或專為該地段提供服務、支撐或防護的現有海堤及其他海事結構與設施時，必須自費採取損壞防護措施和維修，直至此等更改工程已完竣並令「署長」滿意。

49. **海上及沿岸垃圾**

特別條件第 (94) 條

(a) 不得在海上、前濱或海床棄置任何物料、泥土、垃圾、廢料、任何性質的廢土、液體或固體污染物、未經處理污水或其他廢水或廢物；

(b) 「承批人」須自費採取「署長」滿意的適當措施，防止任何物料、泥土、垃圾、廢料、廢土、污染物、污水或其他廢水或廢物排入大海或堆積於前濱或海床；

50. **「棕色範圍」**

特別條件第 (99) 條

(a) 「承批人」須：

(i) (I) 在2017年3月31日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的形式，按照「署長」全權酌情批准的方式和物料，就「署長」批准的標準、樓層、定線及設計，在「圖則I」以棕色顯示的該地段以南「D9道路」範圍內鋪設、平整、提供及建造一條鋪築路面道路 (包括提供及建造「署長」全權酌情指定的下水道、高架道路、污水管、排水渠、行人路或其他構築物) 供行人和車輛通行，以便往來該地段；及

(II) 在2022年9月30日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的形式，按照「署長」酌情規定或批准的方式、裝置、結構及物料，就「署長」規定和批准的標準、樓層、定線、闊度及設計，在「圖則I」以棕色顯示的該地段以北標示為「建議興建L861道路之高架道路」範圍內鋪設、平整、提供和建造一條高架道路 (包括提供及建造橋、隧道、上跨路、下跨路、下水道、高架道路、行車天橋、行人路或其他構築物) 供車輛行駛 (本特別條件 (a) (i) (I) 款及 (a) (i) (II) 款所載的棕色範圍以下統稱「**棕色範圍**」)；及

(ii) 自費以「署長」全面滿意的方式保養、管理、維修和修理「棕色範圍」，以保持其修繕妥當及狀況良好，直至「棕色範圍」或其任何一個或若干部分的佔管權連同該處提供和安裝的所有結構及服務設施根據本特別條件 (c) 款交還「政府」為止。

(c) (ii) 政府」保留權利在其視為恰當時收回本特別條件 (a) (i) (I) 款所載棕色範圍整體或其任何一個或若干部分的佔管權，以便建造擬建公共道路，而毋須向「承批人」支付任何費用或補償。「承批人」必須在「署長」通知時免費將棕色範圍整體或其任何一個或若干部分交還「政府」，惟「政府」毋須強制收回上述棕色範圍整體或其任何部分的佔管權。

(d) 如事前未獲「署長」書面同意，「承批人」不可使用「棕色範圍」儲物或興建任何臨時構築物，又或作並非關乎執行本特別條件 (a) 款所訂工程的其他用途。

51. **「黃色間黑斜線範圍」**

特別條件第(100)條

(a) 「承批人」須：

(i) 在2021年12月31日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的方式在「圖則I」以黃色間黑斜線顯示之範圍（以下簡稱「黃**色間黑斜線範圍**」）進行園景綠化；及

(ii) 自費保養、管理、維修和修理「黃色間黑斜線範圍」，以保持其修繕妥當及狀況良好，全面令「署長」滿意，直至「黃色間黑斜線範圍」或其任何一個或若干部分的佔管權連同在該處提供或安裝的所有構築物及服務設施根據本特別條件(c)款交還「政府」為止。

(c) (ii) 「政府」保留權利在其視為恰當時收回「黃色間黑斜線範圍」整體或其任何一個或若干部分之佔管權，以便建造擬建公共道路，而毋須向「承批人」支付任何費用或補償。「承批人」必須在「署長」通知時將「黃色間黑斜線範圍」整體或其任何一個或若干部分免費交還「政府」，惟「政府」毋須強制收回「黃色間黑斜線範圍」整體或其任何一個或若干部分之佔管權。

(d) 如事前未獲「署長」書面同意，「承批人」不可使用「黃色間黑斜線範圍」儲物或興建任何臨時構築物，又或作並非關乎執行本特別條件(a)款所訂工程的其他用途。

52. **不可建造墳墓或骨灰龕**

特別條件第(104)條

該地段不可興建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論屬陶泥金塔或骨灰盅等。

53. **「綠化區」**

特別條件第(105)條

關於「地盤D」及「地盤KL」，受限於此等「批地條件」的規定，該地段或其任何部分進行發展或重建時（本詞僅指本文一般條件第7條所載的重建工程）：

(a) 現毋損本文特別條件第(7)條之規定，「承批人」須自費向屋宇署署長提供一份圖則，列明將會設置及維持綠化設施（包括但不限於提供有基土的活植物）的「地盤D」及「地盤KL」或該處已建或擬建的一座或多座建築物的一個或若干部分（以下簡稱「**綠化區**」），以及「綠化區」的布局及面積和屋宇署署長全權酌情要求或指定的其他資料（包括但不限於「綠化區」建築工程的位置和資料），以供屋宇署署長書面批准（「承批人」呈交的資料文件連同圖則以下簡稱「**綠化建議書**」）。屋宇署署長就何謂根據「綠化建議書」設置綠化設施以及「地盤D」及「地盤KL」或該處的一座或多座建築物哪些部分構成「綠化區」所作的決定將作終論並對「承批人」約束。上述經屋宇署署長批准的呈交文件以下簡稱「**經批准的綠化建議書**」；

(b) 「承批人」須自費按照「經批准的綠化建議書」實施及完成「綠化區」的建築工程，其後並須以屋宇署署長全面滿意的方式維修「綠化區」。如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代「經批准的綠化建議書」或標明「綠化區」的圖則；及

(c) 除非事前獲屋宇署署長書面批准，否則「經批准的綠化建議書」註明的「綠化區」將指定為並構成本文特別條件第(58)(a)(v)條所訂的「公用地方」一部分，而除按照「經批准的綠化建議書」列明的布局、面積、位置及資料用作「綠化區」外，不得作任何其他用途。

附註：

1. 根據地政總署鐵路發展組於2020年10月14日發出的函件（「**該函件**」），如香港鐵路有限公司（即「業主」）接受「該函件」所載的條款，下列各地盤、以顏色標示範圍及「批地文件」訂明的「政府樓宇」之發展工程、平整／園景綠化或建築工程（視情況而定）竣工日期將更改如下：

地盤	**將於以下日期或之前完成**
「地盤 C1」	2023 年 3 月 31 日
「地盤 C2」	2026 年 6 月 30 日
「地盤 D」	2027 年 3 月 31 日
「地盤 H」	2022 年 6 月 30 日
「地盤 I」	2023 年 6 月 30 日
「地盤 J」	2023 年 3 月 31 日

顏色範圍	**將於以下日期或之前完成**
「綠色加黑點範圍」	2023 年 3 月 31 日
「綠色間黑斜線加黑點範圍」(見下方附註 4)	2023 年 3 月 31 日
「綠色間黑十字線範圍」	2021 年 6 月 30 日
「該地段」以北在「圖則1」標示為“Elevated Road on Proposed Road L861”的「棕色範圍」	2023 年 3 月 31 日
「黃色間黑斜線範圍」（見以下附註 2 及 5）	2022 年 6 月 30 日

「政府樓宇」	**將於以下日期或之前完成**
「永久公共運輸交匯處」	2020 年 10 月 15 日
「長者社區照顧及支援服務中心樓宇」(見以下附註 4)	2023 年 3 月 31 日
「弱智或肢體傷殘人士輔助宿舍」(見以下附註 4)	2023 年 3 月 31 日
「早期教育及訓練中心」(見以下附註 4)	2023 年 3 月 31 日
「公廁」	2020 年 10 月 15 日
「小學」及「中學」(見以下附註 6)	2024 年 6 月 30 日
「足球場」(見以下附註 6)	2024 年 6 月 30 日

香港鐵路有限公司已於2020年11月2日接受「該函件」所載的條款，並於土地註冊處以《註冊摘要》第20110401260017號註冊確認「該函件」。

2. 根據地政總署鐵路發展組於2021年2月4日向香港鐵路有限公司發出的函件，「批地文件」所載「黃色間黑斜線範圍」的平整/園景綠化工程竣工限期已再度延長至2023年12月31日或地政總署署長批准的其他日期。

3. 根據地政總署鐵路發展組於2021年3月23日向香港鐵路有限公司發出的函件：

(a) 根據特別條件第(17)(a)(x)條訂明，倘「承批人」在2021年12月31日或之前或「署長」全權酌情指定的其他一個或多個日期接獲「署長」發出的書面通知，指明毋須履行「小學」及「中學」的相關責任，「承批人」便不需要履行該項責任；及

(b) 根據特別條件第(17)(a)(xi)條訂明，倘「承批人」在2021年12月31日或之前或「署長」全權酌情指定的其他一個或多個日期接獲「署長」發出的書面通知，指明毋須建造或提供足球場及附屬設施，「承批人」便不需要建造或提供足球場及附屬設施。

4. 根據地政總署鐵路發展組於2023年1月5日向香港鐵路有限公司發出的函件（「上述函件」），如香港鐵路有限公司（即「業主」）接受「上述函件」所載的條款，下列以顏色標示範圍及「批地文件」訂明的「政府樓宇」的平整/園景綠化或建築工程（視情況而定）竣工日期將更改如下：

以顏色標示範圍	將於以下日期或之前完成
「綠色間黑斜線加黑點範圍」	2023年9月30日

政府樓宇	將於以下日期或之前完成
「長者社區照顧及支援服務中心樓宇」	2023年9月30日
「弱智或肢體傷殘人士輔助宿舍」	2023年9月30日
「早期教育及訓練中心」	2023年9月30日

香港鐵路有限公司已於2023年1月16日接受「上述函件」所載的條款，並將在土地註冊處註冊確認「上述函件」。

5. 根據地政總署鐵路發展組於2023年10月11日向香港鐵路有限公司發出的函件，「批地文件」所載「黃色間黑斜線範圍」的平整/園景綠化工程竣工限期已再度延長至2024年6月30日或地政總署署長批准的其他日期。

6. 根據地政總署鐵路發展組於2023年12月6日向香港鐵路有限公司發出的函件（「前述函件」），如香港鐵路有限公司（即「業主」）接受「前述函件」所載的條款，「批地文件」訂明的下列「政府樓宇」的建築工程竣工日期將更改如下：

政府樓宇	將於以下日期或之前竣工
「小學」	2027年6月30日
「中學」	2027年6月30日
「足球場」	2027年6月30日

香港鐵路有限公司已於2024年1月2日接受「前述函件」所載的條款，並將在土地註冊處註冊確認「前述函件」。

7. 根據地政總署鐵路發展組於2023年12月7日向香港鐵路有限公司發出的函件：

(a) 根據特別條件第(17)(a)(x)條訂明，倘「承批人」在2024年12月31日或之前或「署長」全權酌情指定的其他一個或若干日期接獲「署長」發出的書面通知，指明毋須履行「小學」及「中學」的相關責任，「承批人」便不需要履行該項責任；及

(b) 根據特別條件第(17)(a)(xi)條訂明，倘「承批人」在2024年12月31日或之前或「署長」全權酌情指定的其他一個或若干日期接獲「署長」發出的書面通知，指明毋須建造或提供足球場及附屬設施，「承批人」便不需要建造或提供足球場及附屬設施。

8. 根據一封由地政總署鐵路發展組於2024年12月31日向香港鐵路有限公司發出的信件：

(a) 根據第(17)(a)(x)條批地特別條款，「承批人」在接獲「署長」於2025年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行有關提供「小學」及「中學」的責任。

(b) 根據第(17)(a)(xi)條批地特別條款，「承批人」在接獲「署長」於2025年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行建造及/或提供第(17)(a)(xi)條批地特別條款訂明的「足球場」的責任。

9. 根據一封由地政總署鐵路發展組於2025年12月31日向香港鐵路有限公司發出的信件：

(a) 根據第(17)(a)(x)條批地特別條款，「承批人」在接獲「署長」於2027年6月30日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行有關提供「小學」及「中學」的責任。

(b) 根據第(17)(a)(xi)條批地特別條款，「承批人」在接獲「署長」於2027年6月30日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行建造及/或提供第(17)(a)(xi)條批地特別條款訂明的「足球場」的責任。

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

1. Yellow Area

Under Special Condition No.(7) of the Land Grant, the Grantee shall landscape, lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands (**"the Director"**) shall approve the area shown coloured yellow on Plan I annexed to the Land Grant (**"the Yellow Area"**).

Relevant Provisions of the Land Grant:

Special Condition No.(7)(d):

Upon development or redevelopment of the lot, the Grantee shall at his own expense landscape the lot and the Yellow Area in accordance with the Conceptual Submission (as defined in Special Condition No.(7)(a)) and the Detailed Submission (as defined in Special Condition No.(7)(a)) as approved and no amendment, variation, alteration, modification or substitution shall be made without the prior written consent of the Director.

Special Condition No.(7)(e):

The Grantee shall at his own expense construct and thereafter keep and maintain the landscape works in a clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director.

Special Condition No.(7)(f)(i):

The Grantee shall within 24 calendar months from the date of termination of the Right of Access to the Portion of the Yellow Area (as hereinafter defined in sub-clause (l) of this Special Condition) or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including the provision and construction of such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require) the Yellow Area.

Special Condition No.(52)(a)(ii):

The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director (**"the Public Open Space"**) provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use within 24 calendar months from the date of termination of the Right of Access to the Portion of the Yellow Area under Special Condition No.(7)(l) or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction. The Director's decision as to what shall constitute active and passive recreational uses shall be final and binding upon the Grantee.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the Principal Deed of Mutual Covenant and Management Agreement dated 16th June 2009 and registered in the Land Registry by Memorial No.09062303030203 (**"the PDMC"**):

"Outside Area" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 1(b) of Section E of the PDMC:

For the avoidance of doubt, subject to the provisions in the Government Grant and this Deed, the construction of the Outside Area shall be carried out and the construction costs therefor shall be borne by MTR as the original Grantee of the Land.

Plan showing the location of the Yellow Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

2. Green Area, Green Stippled Black Area, Green Hatched Black Stippled Black Area, Green Hatched Black Area, Green Cross-hatched Black Area

Under Special Condition No.(8) of the Land Grant, the Grantee shall:

- carry out and construct future road junction improvement works and associated works within the Green Area;

- lay, form, provide and construct that portion of future public road within the Green Stippled Black Area in such manner, with such installations, structures

and materials, to such standard, levels, alignment, widths and design as the Director may require or approve;

- lay, form, provide and construct in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve those portions of public roads within the Green Hatched Black Area and the Green Cross-hatched Black Area;

- surface, kerb and channel the Green Hatched Black Stippled Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings and associated engineering works and traffic diversions as the Director may require and approve; and

- surface, kerb and channel the Green Area, the Green Hatched Black Area and the Green Cross-hatched Black 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.

Relevant Provisions of the Land Grant:

Special Condition No.(8)(b):

The Grantee shall at his own expense and in all respects to the satisfaction of the Director:

(i) subject to Special Condition No.(89) hereof:

(I) on or before the 30th day of September, 2022 or such other date or dates as may be determined by the Director, lay, form, provide and construct that portion of future public road shown coloured green stippled black on Plan I (hereinafter referred to as **"the Green Stippled Black Area"**) in such manner, with such installations, structures and materials, to such standard, levels, alignment, widths and design as the Director may require or approve (including the provision and construction of such bridges, tunnels, over-passes, under-passes, culverts, pedestrian subway, viaducts, flyovers, pavements or such other structures) so that vehicular traffic may be carried thereon; and

(II) on or before the 30th day of June, 2016 or such other date or dates as may be determined by the Director, carry out and construct those future road junction improvement works and associated works within the areas shown coloured green on Plan I (hereinafter referred to as **"the Green Area"**) in accordance with the Technical Schedules annexed hereto;

(ii) on or before the 30th day of September, 2022 or such other date or dates as may be determined by the Director, surface, kerb and channel that portion of future public road shown coloured green hatched black stippled black on Plan I (hereinafter referred to as **"the Green Hatch Black Stippled Black Area"**) and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings and associated engineering works and traffic diversions as the Director may require and approve so that vehicular traffic may be carried thereon;

(iii) on or before the 30th day of June, 2012 or such other date as may be determined by the Director lay, form, provide and construct in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve, (including the provision and construction of such over-passes, under-passes, ramps, pavements, cycle tracks or such other subway modification structures as the Director in his absolute discretion may require, so that building, vehicular and pedestrian traffic may be carried thereon) that portion of future public road shown coloured green hatched black on Plan I (hereinafter referred to as **"the Green Hatched Black Area"**) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the formation of the Green Hatched Black Area and if such requirement is not necessary, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 1st day of February, 2003. The Grantee shall have no right or claim to compensation against Government whatsoever including any costs or expenses incurred in connection with fulfilment of this obligation as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(iv) on or before the 31st day of December, 2020 or such other date as may be determined by the Director lay, form, provide and construct in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve, (including the provision and construction of such over-passes, under-passes, pavements, cycle tracks or such other structures as the Director in his absolute discretion may require, so that building, vehicular and pedestrian traffic may be carried thereon) that portion of future public road shown coloured green cross-hatched black on Plan I (hereinafter referred to as **"the Green Cross-hatched Black Area"**);

(v) surface, kerb and channel the Green Area, the Green Hatched Black Area and the Green Cross-hatched Black 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 within the respective prescribed period stated in sub-clauses (b)(i), (b)(ii), (b)(iii) and (b)(iv) of this Special Condition.

Special Condition No.(9):

(a) For the purpose only of carrying out the necessary works specified in Special Condition No.(8) hereof, the Grantee shall on the date or dates to be specified in a letter or letters from the Director to the Grantee be granted possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-

hatched Black Area. The Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part or parts thereof shall be deemed to be re-delivered to the Government upon issuance of a letter or letters from the Director to the Grantee certifying the works specified in Special Condition Nos.(8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof have been completed and upon the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area forming part or parts of the public roads. The Grantee shall at all reasonable times while he is in possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area allow free access over and along the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area for all Government and public vehicular and pedestrian traffic;

(c) (i) The Grantee shall indemnify and keep indemnified the Government from and against all claims, costs, charges or damages arising out of any defects (whether in workmanship, materials design or otherwise) in respect of the public roads referred to in Special Condition Nos.(8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof occurring within a period of 365 days from the date or respective dates of re-delivery to the Government by the Grantee of possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area and or any part or parts thereof under sub-clause (a) of this Special Condition (hereinafter referred to as **"the Public Roads Defects Liability period"**). For the purpose of this sub-clause the determination by the Director on whether there is a defect shall be final and binding on the Grantee;

(ii) The Grantee shall at his own expense within such time as may be specified by the Director in a letter to the Grantee execute all such works of repair, amendment, re-construction and rectification in respect of such defects, imperfections, shrinkages, settlements or other faults as may be required in writing by the Director occurring during the Public Roads Defects Liability Period and at all times when carrying out the said works the Grantee shall not cause any interruption to the use and operation of the public roads.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Outside Area" and "Non-Station Development Common Areas" in Section B of the PDMC:

"Outside Area" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 1(b) of Section E of the PDMC:

For the avoidance of doubt, subject to the provisions in the Government Grant and this Deed, the construction of the Outside Area shall be carried out and the construction costs therefor shall be borne by MTR as the original Grantee of the Land.

Plan showing the location of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

3. Government Accommodation

Under Special Condition No.(17)(a) of the Land Grant, the Grantee shall erect, construct and provide within the lot, in a good workmanlike manner the Government

Accommodation which includes one public transport interchange, one centre for community care and support services for the elderly, one supported hostel for mentally or physically handicapped persons, one community hall together with 5 parking spaces and 1 bus bay, one integrated children and youth services centre, one early education and training centre, one public toilet, a minimum of three school premises (or such other number as may be approved by the Director) comprising 3 primary schools and 2 secondary schools (or such other lesser number as may be determined by the Director) and one soccer pitch.

Relevant provisions of the Land Grant:

Special Condition No.(17)(a):

The Grantee 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 these Conditions, the Technical Schedules annexed hereto (hereinafter referred to as **"the Technical Schedules"**) and the plans approved under Special Condition No.(18)(a) hereof, the following accommodations, such accommodations to be constructed within Any of the Sites are to be completed and made fit for occupation and operation on or before the expiry date of six calendar months from the date or dates of issuing by the Building Authority of an Occupation Permit or a Temporary Occupation Permit (excluding any Temporary Occupation Permit for any sales office referred to in Special Condition No.(42) hereof) (hereinafter referred to as **"the Completion Date"**) of Any of the Sites or part of Any of the Sites on which such accommodation is located or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee):

(i) one public transport interchange on ground level comprising one bus terminus with four bus bays, eight bus stacking bays, two public light bus bays, one taxi bay, two general loading and unloading bays (hereinafter referred to as **"the Permanent PTI"**) constructed or to be constructed adjacent to the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31)(a)(ii) hereof) within Site M2, with access connecting with public roads to be completed and made fit for occupation and operation on or before the commencement of operation of the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31) (a)(ii) hereof) within Site M2 or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) and in the event of any delay in the completion and operation of the Permanent PTI, the Grantee shall on a date to be determined by the Director at his own expense erect, construct, provide and maintain the Temporary PTI (as hereinafter defined in Special Condition No.(30) hereof) for use until such time as the Permanent PTI is completed and made fit for occupation and operation to the satisfaction of the Director;

(ii) (i) one centre for community care and support services for the elderly (hereinafter referred to as **"the Centre for Community Care and Support Services for the Elderly"**) with a net operational floor area of not less than 303 square metres;

(ii) (A) a total of 2 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and to be located in close proximity to the Centre for Community Care and Support Services for the Elderly. Each of the spaces so provided shall have a minimum measurement of 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres; and

(B) 1 bay for loading and unloading to be used by occupiers of the Centre for Community Care and Support Services for the Elderly having a minimum measurement of 3.0 metres in width and 9.0 metres in length with a minimum headroom of 3.8 metres in close proximity to the Centre for Community Care and Support Services for the Elderly.

(iii) the Centre for Community Care and Support Services for the Elderly, the parking spaces and the loading and unloading bay as referred to in sub-clause (a)(ii)(ii) of this Special Condition (hereinafter collectively referred to as **"the Centre for Community Care and Support Services for the Elderly Accommodation"**) shall all be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Centre for Community Care and Support Services for the Elderly Accommodation is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Centre for Community Care and Support Services for the Elderly Accommodation and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2018; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Centre for Community Care and Support Services for the Elderly Accommodation is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Centre for Community Care and Support Services for the Elderly Accommodation is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Centre for Community Care and Support Services for the Elderly Accommodation or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(iii) one supported hostel for mentally or physically handicapped persons (hereinafter referred to as **"the Supported Hostel for Mentally or Physically Handicapped Persons"**) with a net operational floor area of not less than 355 square metres to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Supported Hostel for Mentally or Physically Handicapped Persons is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Supported Hostel for Mentally or Physically Handicapped Persons and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2017; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Supported Hostel for Mentally or Physically Handicapped Persons is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Supported Hostel for Mentally or Physically Handicapped Persons is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Supported Hostel for Mentally or Physically Handicapped Persons or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(v) (I) one multi-purposes hall (hereinafter referred to as **"the Community Hall"**) with a net operational floor area of not less than 593 square metres;

(II) (A) a total of 5 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance and to be located in close proximity to the Community Hall. Each of the spaces so provided shall have a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres; and

(B) 1 bus bay having a minimum measurement of 3 metres in width and 12 metres in length with a minimum headroom of 3.8 metres.

(III) the Community Hall, the parking spaces and the bus bay as referred to in sub-clause (a)(v)(II) of this Special Condition (hereinafter collectively referred to as **"the Community Hall Accommodation"**) shall all be completed and made fit for occupation and operation on the Completion Date in respect of Site F or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee);

(vi) one integrated children and youth services centre (hereinafter referred to as **"the Integrated Children and Youth Services Centre"**) with a net operational floor area of not less than 631 square metres to be completed and made fit for occupation and operation on the Completion Date in respect of Site F or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Integrated Children and Youth Services Centre and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 1st day of February, 2004. The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Integrated Children and Youth Services Centre or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(vii) one early education and training centre (hereinafter referred to as **"the Early Education and Training Centre"**) with a net operational floor area of not less than 212 square metres to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Early Education and Training Centre is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director

shall have the absolute discretion to decide on the requirement of the construction and provision of the Early Education and Training Centre and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2017; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Early Education and Training Centre is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Early Education and Training Centre is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Early Education and Training Centre or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(ix) one public toilet (hereinafter referred to as **"the Public Toilet"**) on the ground floor of the building or buildings erected or to be erected in close proximity to the Permanent PTI with a net operational floor area of not less than 70 square metres to be completed and made fit for occupation and operation on or before the commencement of operation of the Permanent PTI;

(x) a minimum of three school premises (or such other number as may be approved by the Director) comprising three primary schools and two secondary schools or such other lesser number as may be determined by the Director at his absolute discretion at such levels and positions as may be required by the Director to be completed and made fit for occupation and operation on or before the 31st day of December, 2023 or such other date or dates as determined by the Director at his absolute discretion. Each of the primary school shall have a minimum site area of 6,200 square metres (hereinafter collectively referred to as **"the Primary Schools"**) aand each of the secondary school shall have a minimum site area of 6,950 square metres (hereinafter collectively referred to as **"the Secondary Schools"**) PROVIDED THAT any of the Primary Schools and any of the Secondary Schools may have a smaller site area subject to the prior written approval of the Secretary for Education and the Director of Architectural Services. The Primary Schools and the Secondary Schools shall each be of a standard school design prevailing from time to time as may be determined by the Director at his absolute discretion and shall be provided and constructed by the Grantee to the standard and specification as set out in the Technical Schedules or to such design and specification as are applicable to a standard school design prevailing from time to time as shall be approved in writing by the Secretary for Education and the Director of Architectural Services and in compliance with such terms and conditions as the Secretary for Education and the Director of Architectural Services may approve in writing so as to accord with the Education Ordinance and these Conditions and also in accordance with the Approved Building Plans and the plans approved under Special Condition No.(18)(a) hereof PROVIDED ALSO THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Primary Schools and the Secondary Schools or any of them and if the construction or provision of a lesser number of Primary Schools and Secondary Schools is decided by the Director, the Grantee shall not be required to fulfil this obligation in respect of the Primary Schools and Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 31st day of December, 2019 or such other date or dates as determined by the Director at his absolute discretion. The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Primary Schools and the Secondary Schools or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause; and

(xi) one soccer pitch with ancillary facilities in accordance with the standard and specifications as may be approved by the Director at his absolute discretion (hereinafter referred to as **"the Soccer Pitch"**), with a minimum site area of 2,241 square metres or such other site area as may be approved by the Director to be completed and made fit for occupation and operation on or before the 31st day of December, 2023 or such other later date as may be approved by the Director at his absolute discretion PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Soccer Pitch and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 31st day of December, 2019 or such other date or dates as determined by the Director at his absolute discretion. The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Soccer Pitch or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause.

(which accommodation referred to in sub-clauses (a)(i), (a)(ii), (a)(iii), (a)(v), (a)(vi), (a)(vii), (a)(ix), (a)(x) and (a)(xi) of this Special Condition (including lighting fixtures, ventilation plant, extract ductworks and road/floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving

exclusively thereto as may be permitted by the Director in accordance with these Conditions, walls columns, beams, ceilings, roof slabs, carriageway/floor slabs and any other structural elements) 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 Grantee) are hereinafter collectively referred to as **"the Government Accommodation"**).

Special Condition No.(17)(d):

For the purpose of this Special Condition, the expression "Grantee" shall exclude his assigns.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Government Accommodation" and "Items" in Section B of the PDMC:

"Government Accommodation" means collectively the Permanent PTI, the Neighbourhood Elderly Centre, the Social Centre for the Elderly, the Community Hall Accommodation, the Integrated Children and Youth Services Centre, the Integrated Family Services Centre, the Day Nursery, the Public Toilet, the Primary Schools and the Secondary Schools and the Soccer Pitch as respectively defined in Special Conditions (17)(a)(i), (17)(a)(ii), (17)(a)(iii), (17)(a)(v)(III), (17)(a)(vi), (17)(a)(vii), (17)(a)(viii), (17)(a)(ix), (17)(a)(x) and (17)(a)(xi) of the Government Grant each with their respective ancillary accommodation constructed and to be constructed on the Land as part of the Development pursuant to Special Condition (17) of the Government Grant;

"Items" means (i) the external finishes of the Government Accommodation (except the external finishes of the Primary Schools, the Secondary Schools and the Soccer Pitch as respectively defined in Special Conditions (17)(a)(x) and (17)(a)(xi) of the Government Grant which shall be maintained by FSI) and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway/floor slabs, and any other structural elements of, in, around, within, above and below the Government Accommodation; (ii) all lifts, stairways and escalators serving the Government Accommodation and the remainder of the Development; (iii) all building services installations, sewage, drainage, fresh and salt water supply system, plant and equipment (including but not limited to portable and non portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development; (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder and the petrol interceptors embedded in or suspended from the carriageway slabs or structural slabs; and (v) all other common parts and facilities serving the Government Accommodation and the remainder of the Development referred to in Special Condition (28) of the Government Grant;

Plan showing the location of the Government Accommodation as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

4. Temporary Public Transport Interchange

Under Special Condition No.(30) of the Land Grant, the Grantee shall lay, form, provide, construct, surface and maintain within the lot the Temporary Public Transport Interchange which shall be located in close proximity to the Mass Transit Railway Station and with access to public roads.

Relevant Provisions of the Land Grant:

Special Condition No.(30):

(a) Subject to Special Condition No.(17)(a)(i) hereof, the Grantee shall at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct, surface and maintain within the lot a temporary public transport interchange (hereinafter referred to as **"the Temporary PTI"**) which shall be located in close proximity to the Mass Transit Railway Station within Site M2 and with access to public roads. The Temporary PTI shall link up with the Mass Transit Railway Station within Site M2 by covered walkway and paths and with provision of ancillary facilities (including but not limited to drainage, lighting, ventilation, traffic aids, guard railings, passenger queue railings, passenger shelters and necessary connections and services for closed-circuit television system provision) at such positions, in such manner, materials, design and standards as the Director may approve. The Temporary PTI shall be completed and made fit for occupation and operation upon the opening of the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31)(a)(ii) hereof) within Site M2 or on such other date as may be determined by the Director;

(b) The Temporary PTI shall be designed and provided with a net operational floor area of not less than 4,800 square metres, comprising one bus terminus with four bus bays, one public light bus bay, one taxi bay, one general loading and unloading bay, an area reserved for the ancillary facilities for the bus operator, and a closed-circuit television room to be constructed to the satisfaction of the Director;

(c) (ii) The Government shall have the absolute discretion at any time to permit any person authorized by the Government and members of the public to use the Temporary PTI or any part thereof; and

(iii) The Grantee shall allow unrestricted and free access to and from the Temporary PTI for all Government and public vehicular and pedestrian traffic and the Government shall have the absolute right in exercising its power under the Road Traffic Ordinance and the Public Bus Services Ordinance, any regulations made thereunder and any amending legislations.

(d) Upon completion of the Permanent PTI, the Grantee shall at his own expense relocate the Temporary PTI (including the relocation of the closed-circuit television system to the Permanent PTI) to the Permanent PTI and the Grantee shall bear all costs incurred in connection with the relocation of the Temporary PTI. The Grantee shall at his own expenses, within 12 calendar months from the date of completion of the Permanent PTI demolish and remove the Temporary PTI in all respects to the satisfaction of the Director. The Director shall have

no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of the relocation, termination and removal of the Temporary PTI and no claim shall be made against the Government by the Grantee in respect of such loss, damage, nuisance or disturbance and the Temporary PTI shall be handed back to the Grantee by the Director on the date of a letter from the Director indicating that the Permanent PTI has been completed and made fit for occupation and operation in all respects to his satisfaction;

(f) For the purpose of this Special Condition, the expression "Grantee" shall means the person entering into and executing this Agreement.

Relevant Provisions of the Deed of Mutual Covenant:

Not Applicable.

Plan showing the location of the Temporary Public Transport Interchange as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

5. Public Open Space

Under Special Condition No.(52)(a)(ii) of the Land Grant, the Grantee shall erect, construct, provide and landscape such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director in all respects to the satisfaction of the Director.

Relevant Provisions of the Land Grant:

Special Condition Nos.(52)(a)(ii) and (c):

(a) The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

(ii) such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director (hereinafter referred to as **"the Public Open Space"**) provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use within 24 calendar months from the date of termination of the Right of Access to the Portion of the Yellow Area under Special Condition No.(7)(l) or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction. The Director's decision as to what shall constitute active and passive recreational uses shall be final and binding upon the Grantee;

(c) The Public Open Space shall be open to the public for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Non-Station Development Common Areas" and "Public Open Space" in Section B of the PDMC:

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

"Public Open Space" means those parts of the Development and any adjoining land including any public recreational facilities from time to time provided thereon constructed pursuant to Special Condition (52)(a)(ii) of the Government Grant as may be indicated for that purpose from time to time on the Approved Plans.

Clauses 8(c)(ii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as

Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(ii) the Public Open Space;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Definitions of "Non-Station Development Common Areas within Phase XIII" and "Phase XIII" in Section B of the draft Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase XIII (**"SDMC"**):

"Non-Station Development Common Areas within Phase XIII" means those parts of the Non-Station Development Common Areas (as defined in the Principal Deed) situated within Phase XIII which are intended for use by or benefit of Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, emergency vehicular access on Ground Floor, part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Black on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto), covered walkways on 3rd Floor and 5th Floor (including associated roof(s), flat roof, staircases, ramps and landings and associated structures thereof) and roofed-over staircases on Ground Floor, 1st Floor, 2nd Floor, 3rd Floor and 5th Floor forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant and part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto), part of the greenery areas (forming part of the Public Open Space) (including planters) (as for identification purpose only shown coloured Orange Stippled Black on Plans DMC-001, DMC-004 and DMC-005 of the common areas plans annexed hereto), dog houses, service maintenance chamber, service maintenance duct for water mains, potable & flushing water pump room, meter room, meeting room, pantry, stores, shower, lavatory, accessible unisex toilet, lifts, lift pits, lift shafts, owners' committee office, quarter for watchmen and caretakers, pipe ducts; and the Non-Station Development Common Areas within Phase XIII are for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Orange, Orange Hatched Black, Orange Hatched Red and Orange Stippled Black;

"Phase XIII" means that part of the Non-Station Development constructed on the part of the Land shown and marked Site KL on Plan N annexed to the Government Grant and referred to therein as Site KL comprising Phase XIII which consists of (i) "Phase XIII-Public Open Space" (which is shown as "Phase XIII-DOS" on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-Hatched Orange on the phasing plans annexed hereto) comprising part of the Common Areas and the Common Services and Facilities in Phase XIII, (ii) "Phase XIIIA" (which is shown as "Phase XIIIA" on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-Hatched Green on the phasing plans annexed hereto) comprising the Phase XIII Residential Units in Tower 3(3A & 3B) and Tower 5(5A & 5B), the Phase XIII Car Park, the Phase XIII Recreational Areas and Facilities and part of the Common Areas and the Common Services and Facilities in Phase XIII, and (iii) "Phase XIIIB" (which is shown as "Phase XIIIB" on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-Hatched Blue on the phasing plans annexed hereto) comprising the Phase XIII Residential Units in Tower 1(1A & 1B) and Tower 2(2A & 2B) and part of the Common Areas and the Common Services and Facilities in Phase XIII;

Clause 3 of Part II of Second Schedule to the SDMC:

Subject to the terms of the Government Grant, the right for all members of the public to use those parts of the Non-Station Development Common Areas within Phase XIII (as for identification purpose only shown coloured Orange Stippled Black, Orange Hatched Black and Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto) forming part of the Public Open Space for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

Plans showing the location of the Public Open Space as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1, Plan 16, Plan 22, Plan 28 and Plan 30 to Plan 34)

6. Future Footbridge Associated Structures

Under Special Condition No.(53) of the Land Grant, the Grantee (excluding his assigns) shall in all respects to the satisfaction of the Director erect, provide and construct within the lot with such materials and to such standard, levels, alignment, disposition and designs as may be required or approved by the Director at his absolute discretion the Future Footbridge Associated Structures.

Relevant Provisions of the Land Grant:

Special Condition No.(53):

(a) (i) The Grantee (excluding his assigns) shall at his own expense on or before such date or dates as may be specified in a letter or letters from the Director and in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director erect, provide and construct within the lot with such materials and to such standard, levels, alignment, disposition and designs as may be required or approved by the Director at his absolute discretion and thereafter maintain the columns and such other structural supports and connections together with such escalators, lifts, stairways as may be required by the Director (which facilities, structural supports and connections are hereinafter collectively referred to as **"the Future Footbridge Associated Structures"**) linking the lot to future footbridges (hereinafter referred to as **"the Future Footbridges"**) in the positions shown and marked "FB2", "FB3" and "FB4" on Plan I or at such other points as may be approved in writing by the Director (hereinafter referred to as **"the Locations"**);

(iv) When called upon to do so by the Director, the Grantee or the manager for the time being of the lot or the Owners' Corporation incorporated under the Building Management Ordinance (Cap.344) in respect of the lot shall at his own expense and in all respects to the satisfaction of the Director execute all necessary works for the temporary closure of any opening in the building or buildings erected or to be erected on the lot to be connected to the Future Footbridges as shall be required and approved by the Director. All necessary maintenance works for the temporary closure shall be the responsibility of the Grantee (excluding F.S.I. only) and shall be to the satisfaction of the Director;

(vi) The Grantee shall throughout the term hereby agreed to be granted at all times and in compliance with any requirements which the Director may impose permit members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot along, to and from, through, up and down, the Future Footbridges and the Future Footbridge Associated Structures forming part thereof or pertaining thereto through the lot or any part thereof or the buildings or any part of the buildings thereon for the purpose of gaining access to and from the common areas of the lot and from and to the public pavement at ground level outside the lot and neighbouring lot or lots and Government land.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Footbridge Associated Structures" and "Non-Station Development Common Areas" in Section B of the PDMC:

"Footbridge Associated Structures" means the structures constructed in accordance with Special Condition (53)(a) of the Government Grant;

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 2(b) of Part II of Second Schedule to the PDMC:

The rights for the Manager with or without surveyors workmen and others to carry out all necessary works required by the Director for the temporary closure of any opening in the building or buildings erected on the Land so as to enable the connection of pedestrian passageways, subways or footbridges to the buildings or the Footbridge Associated Structures pursuant to the provisions of Special Condition (53) of the Government Grant. The Manager in pursuance of any such works shall notify the Owners in writing as to the areas or parts of the Land and the Development which the Owners may not use while such works are being carried out and the Owners shall comply with the requirements of such notification provided that the ingress to or egress from the Government Accommodation shall not be interrupted and the proper use and enjoyment of the Government Accommodation shall not be affected.

Plan showing the location of the Future Footbridge Associated Structures as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

7. 24-hours Pedestrian Walkway

Under Special Condition No.(53)(b)(iv) of the Land Grant, the Grantee shall in all respects to the satisfaction of the Director provide 24-hours pedestrian walkway to link up the Future Footbridges and the Covered Footbridge.

Relevant Provisions of the Land Grant:

Special Condition Nos.(53)(b)(iv) & (v):

(iv) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide a covered pedestrian walkway with an internal clear width of not less than 4.5 metres so as to link up the Future Footbridges and the Covered Footbridge (as hereinafter defined to in Special Condition No.(54)(a) hereof);

(v) The Grantee shall throughout the term hereby agreed to be granted keep the pedestrian walkway required to be provided under sub-clause (b)(iv) of this Special Condition open for the use by the public 24 hours a day free of charge without any interruption;

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Plans showing the location of the 24-hour Pedestrian Walkway as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1 to Plan 27 and Plan 29 to Plan 34)

8. Covered Footbridge

Under Special Condition No.(54) of the Land Grant, the Grantee (excluding his assigns) shall in all respects to the satisfaction of the Director provide and construct the Covered Footbridge with such materials and to such standards, levels, alignment, extent of footbridge cover, disposition, locations and designs as may be required or determined by the Director at his absolute discretion.

Relevant Provisions of the Land Grant:

Special Condition No.(54):

(a) The Grantee (excluding his assigns) shall when called upon to do so by the Director and within such time limit as shall be specified by the Director at his own expense in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director provide and construct one covered footbridge with an internal clear width of not less than 10 metres with supports, connections, staircases, ramps, facilities for wheelchair users, external and internal fittings, light fittings and signs in the position shown and marked "FB1" on Plan I or at such other location as may be approved by the Director at his absolute discretion (hereinafter referred to as **"the Covered Footbridge"**) and thereafter enjoy an easement of support of the Covered Footbridge. The Covered Footbridge shall be constructed with such materials and to such standards, levels, alignment, extent of footbridge cover, disposition, locations and designs as may be required or determined by the Director at his absolute discretion, whose determination shall be final and binding on the Grantee;

(b) (iii) The Grantee shall at all times notwithstanding that the Covered Footbridge has been delivered to the Government in accordance with sub-clause (h) of this Special Condition during the day or night throughout the period during which the Covered Footbridge is in existence permit members of the public 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 the lot, the Covered Footbridge and the building or buildings erected or to be erected thereon;

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and

any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60) (f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Plan showing the location of the Covered Footbridge as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

9. Site for Indoor Recreation Centre[1]

Under Special Condition No.(66) of the Land Grant, the Grantee shall in accordance with such standards, levels and location as the Director shall first approve in writing form a site within Tseung Kwan O Town Lot No.70 having an area of not less than 6,000 square metres for the purpose of an indoor recreation centre.

Relevant Provisions of the Land Grant:

Special Condition No.(66):

(a) The Grantee shall at his own expense within 96 calendar months from the date of this Agreement or such other extended period as may be determined by the Director at his absolute discretion and in accordance with such standards, levels and location as the Director shall first approve in writing form a site within the lot having an area of not less than 6,000 square metres for the purpose of an indoor recreation centre. When the Grantee has completed such formation works to the satisfaction of the Director and when called upon to do so by the Director, the Grantee shall at his own expense surrender the said site to the Government free of costs and consideration within such time as shall be specified by the Director free from compensation, with vacant possession and free from encumbrances provided always that the Government shall be under no obligation to accept surrender of the said site or any part thereof at the request of the Grantee, but may do so as and when it sees fit. The deed of surrender shall be in such form as shall be approved by the Director. The Government shall have the right to construct on the said site an indoor recreation centre (hereinafter referred to as **"the Indoor Recreation Centre"**) and to use the Indoor Recreation Centre or the site for any purpose as it sees fit. The Indoor Recreation Centre erected or to be erected on the said site shall not be taken into account for the calculation of the total gross floor area as stipulated in Special Condition No.(16)(e) hereof;

(b) The Grantee shall allow the Government, his officers, contractors and workmen with or without tools, equipment, machinery or motor vehicles free and uninterrupted right of ingress, egress and regress to and from the Remaining Portion of the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area or any part thereof for the purpose of constructing the Indoor Recreation Centre or any purpose as the Government sees fit. The Director, his officers, contractors and workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by him or them of the right of ingress, egress and regress conferred under this Special Condition and the Grantee shall have no right to compensation whatsoever in respect of any loss, damaged, nuisance or disturbance in connection with the provision of the rights of way. When the Indoor Recreation Centre is in operation, the Grantee shall allow members of the public freely and without payment of any nature whatsoever to go in, to, from, pass or through the Remaining Portion of the lot for the purpose of gaining access to and egress from the Indoor Recreation Centre;

Relevant Provisions of the Deed of Mutual Covenant:

Clause 18 of Section E of the PDMC:

The Owners shall upon demand by the Government grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon and it is excepted and reserved unto the Manager the right more particularly mentioned in Clause 2(e) of Part II of the Second Schedule to this Deed and unto MTR the right more particularly mentioned in Clause 3(z) of Part II of the Second Schedule to this Deed for the purpose of effecting the said grant of rights of way, easements or quasi easements, rights of support and passage of services and facilities Provided That the grant of such rights of way, easements or quasi easements, rights of support and passage of services and facilities shall not adversely affect the use and enjoyment of the Government Accommodation.

Clause 2(e) of Part II of Second Schedule of the PDMC:

Notwithstanding anything contained in this Deed, the right for the Manager upon demand by the Government to grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon without the need to consult with nor the concurrence or approval of any Owner or other person having an interest in the Development or any part thereof and to sign or execute any documents in connection therewith in the name of the Manager only without the necessity of joining in other Owners or other

[1] The site within Tseung Kwan O Town Lot No.70 for the purpose of the Indoor Recreation Centre has been carved out and known as Section A of Tseung Kwan O Town Lot No.70.

person having an interest in the Development or any part thereof Provided That FSI as Owner of the Government Accommodation shall join in and sign or execute any documents necessary to the exercise of the Manager's right under this sub-clause if the Government Accommodation is directly affected (GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected) or if the Government considers necessary Provided Further That the grant of such rights of way, easements or quasi easements, rights of support and passage of services and facilities shall not adversely affect the use and enjoyment of the Government Accommodation.

Clause 3(z) of Part II of Second Schedule to the PDMC:

Without prejudice to General Condition No.5 of the Government Grant, each and every Owner covenants with MTR with the intent that the covenants, rights, liberty, privileges, entitlements, exceptions and reservations herein conferred upon MTR shall bind each and every Owner and their respective successors and assigns and are intended to run and shall run with the Land and the Development and the interest therein that for so long as MTR remains the beneficial owner of any Share (and in addition to any other right which it may have reserved under the Assignment to the Purchaser) MTR shall have the exclusive and unrestricted right in its absolute discretion at any time or times and from time to time as it shall deem fit to do all or any of the following acts or deeds and/or to exercise all or any of the following rights, liberty, privileges and entitlement without the necessity of joining in or the concurrence or approval of any other Owner (unless provided otherwise in this Deed), the Manager or any other person interested in the Land and the Development but subject to the rights easements and privileges reserved to FSI under this Deed and the Government Grant and Provided that such rights easements and privileges of FSI shall not in any way be adversely affected or prejudiced and Provided Further that no chimneys, flues, pipes or other structures or facilities shall be installed or affixed onto the external walls of the Government Accommodation:

(z) the right upon demand by the Government to grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon without the need to consult with nor the concurrence or approval of any Owner or other person having an interest in the Development or any part thereof and to sign or execute any documents in connection therewith in the name of MTR only without the necessity of joining in other Owners or other person having an interest in the Development or any part thereof Provided That FSI as Owner of the Government Accommodation shall join in and sign or execute any documents necessary to the exercise of MTR's right under this sub-clause if the Government Accommodation is directly affected (GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected) or if the Government considers necessary.

Plan showing the location of the Site for the Indoor Recreation Centre as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

10. Brown Area

Under Special Condition No.(99) of the Land Grant, the Grantee shall in all respects to the satisfaction of the Director lay, form, provide and construct in such manner with such materials and to such standards, levels, alignment and design as the Director in his absolute discretion shall approve a paved way within the Brown Area and in all respects to the satisfaction of the Director lay, form, provide and construct an elevated road within the Brown Area.

Relevant Provisions of the Land Grant:

Special Condition No.(99):

(a) The Grantee shall:

(i) (I) on or before the 31st day of March, 2017 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide and construct in such manner with such materials and to such standards, levels, alignment and design as the Director in his absolute discretion shall approve (including the provision and construction of such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require) a paved way within the area shown coloured brown to the south of the lot at Road D9 on Plan I so that pedestrian and vehicular traffic can be carried thereon for the purpose of ingress to or egress from the lot; and

(II) on or before the 30th day of September, 2022 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide and construct an elevated road within the area shown coloured brown to the north of the lot and marked "Elevated Road on Proposed Road L861" on Plan I in such manner, with such installations, structures and materials, to such standards, levels, alignment, width and design as the Director in his discretion may require or approve (including the provision and construction of such bridges, tunnels, over-passes,

under-passes, culverts, viaducts, flyovers, pavement or such other structures) so that vehicular traffic may be carried thereon

(the brown areas referred to in sub-clauses (a)(i)(I) and (a)(i)(II)) of this Special Condition are hereinafter collectively referred to as **"the Brown Area"**).

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:

"Outside Area" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 1(b) of Section E of the PDMC:

For the avoidance of doubt, subject to the provisions in the Government Grant and this Deed, the construction of the Outside Area shall be carried out and the construction costs therefor shall be borne by MTR as the original Grantee of the Land.

Plan showing the location of the Brown Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

11. Yellow Hatched Black Area

Under Special Condition No.(100) of the Land Grant, the Grantee shall in all respects to the satisfaction of the Director landscape the Yellow Hatched Black Area.

Relevant Provisions of the Land Grant:

Special Condition No.(100)(a)(i):

The Grantee shall on or before the 31st day of December, 2021 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director landscape the area shown coloured yellow hatched black on Plan I (hereinafter referred to as **"the Yellow Hatched Black Area"**).

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:

"Outside Area" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 1(b) of Section E of the PDMC:

For the avoidance of doubt, subject to the provisions in the Government Grant and this Deed, the construction of the Outside Area shall be carried out and the construction costs therefor shall be borne by MTR as the original Grantee of the Land.

Plan showing the location of the Yellow Hatched Black Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

12. Internal Transport System

Under Special Condition No.(60) of the Land Grant, the Grantee shall construct within the lot an Internal Transport System for pedestrian and vehicular circulation and provide such street lighting as may be required by the Director of Lands, and shall operate, manage and maintain and make such traffic management arrangements for the Internal Transport System and keep such street lighting illuminated to the satisfaction of the Director of Lands.

Relevant Provisions of the Land Grant

Special Condition No.(60):

(a) The Grantee shall in all respects to the satisfaction of the Director at his own expense construct within the lot at such point or points and at such level or levels a road system including roads, pedestrian footbridges, walkways, staircases, cycle tracks, passenger lifts, escalators, ramps, loading and unloading bays and such other transport facilities of such design and specification as may be required by the Director (hereinafter collectively referred to as **"the Internal Transport System"**) for pedestrian and vehicular circulation including but not limited to taxis, franchised buses, public light buses and coaches as may be determined by the Commissioner for Transport. The Internal Transport System shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No.(16)(e) hereof;

(b) The Grantee (excluding F.S.I. only) shall, subject to any directions which

may from time to time be given by the Commissioner for Transport and the Commissioner of Police, any operation, management and maintenance agreement or agreements reached or to be reached between the Government and the Grantee, and authorisation which may be given in the form of Bye-laws under existing and future legislation, operate, manage and maintain and make such traffic management arrangements for the Internal Transport System including the erection of traffic signs and traffic signals, as the Grantee may consider necessary to comply with these Conditions provided that nothing herein contained shall amount to any delegation of any statutory powers or duties under any Ordinance;

(c) The Grantee (excluding F.S.I. only) shall at his own expense and in all respects to the satisfaction of the Director provide within the Internal Transport System such street lighting as may be required by the Director and shall throughout the term hereby agreed to be granted at his own expense illuminate and keep illuminated to the satisfaction of the Director the Internal Transport System. In the event of the Grantee failing to perform any of the obligations herein specified, the Government may at the cost of the Grantee provide such street lighting and keep the Internal Transport System illuminated and the Grantee shall pay to the Government on demand the cost thereof which shall be as determined by the Director;

(d) The Grantee shall permit the owners of the Undivided Shares in the lot and other persons authorized by the owners or their assigns with or without motor vehicles to pass and repass freely at all times and for all lawful purposes and free of any payment the roads, lanes, footpaths, pedestrian footbridges, walkways, staircases, and cycle tracks referred to in sub-clause (a) of this Special Condition to and from Any of the Sites;

(f) The Grantee shall at his own expense provide and maintain an emergency vehicular access for the passage of emergency vehicles to and from the lot at such position or positions as shall be approved by the Director;

Relevant Provisions of the Deed of Mutual Covenant

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development

which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any Sub Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(d) and (z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub Deed Mutual Covenant allocated to any Owner or group of Owners;

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Definition of "Non-Station Development Common Areas within Phase XIII" in Section B of the SDMC:

"Non-Station Development Common Areas within Phase XIII" means those parts of the Non-Station Development Common Areas (as defined in the Principal Deed) situated within Phase XIII which are intended for use by or benefit of Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, emergency vehicular access on Ground Floor, part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Black on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto), covered walkways on 3rd Floor and 5th Floor (including associated roof(s), flat roof, staircases, ramps and landings and associated structures thereof) and roofed-over staircases on Ground Floor, 1st Floor, 2nd Floor, 3rd Floor and 5th Floor forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant and part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto), part of the greenery areas (forming part of the Public Open Space) (including planters) (as for identification purpose only shown coloured Orange Stippled Black on Plans DMC-001, DMC-004 and DMC-005 of the common areas plans annexed hereto), dog houses, service maintenance chamber, service maintenance duct for water mains, potable & flushing water pump room, meter room, meeting room, pantry, stores, shower, lavatory, accessible unisex toilet, lifts, lift pits, lift shafts, owners' committee office, quarter for watchmen and caretakers, pipe ducts; and the Non-Station Development Common Areas within Phase XIII are for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Orange, Orange Hatched Black, Orange Hatched Red and Orange Stippled Black;

Clause 2 of Part II of Second Schedule to the SDMC:

Subject to the terms of the Government Grant, the right for the Owners of the Shares and other persons authorized by them or their assigns to pass and repass those parts of the Non-Station Development Common Areas within Phase XIII (as for identification purpose only shown coloured Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto) and the covered walkway on 5th Floor forming part of the Phase XIII Common Areas (as for identification purpose only shown coloured Yellow Hatched Red on Plan DMC-005 of the common areas plans annexed hereto) forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant freely at all times and for all lawful purposes and free of any payment to and from Any of the Sites (as defined in Special Condition No.(1)(b) of the Government Grant).

Plans showing the location of the Internal Transport System as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1 to Plan 27 and Plan 29 to Plan 34)

B. Facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase

1. Yellow Area

Under Special Condition No.(7) of the Land Grant, the Grantee shall maintain the landscape works in the Yellow Area in a clean, neat, tidy, functional and healthy condition to the satisfaction of the Director and shall uphold, manage, maintain and repair the Yellow Area in good substantial repair and condition in all respects to the satisfaction of the Director until such time as possession of the Yellow Area together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government.

Relevant Provisions of the Land Grant:

Special Condition No.(7)(d):

Upon development or redevelopment of the lot, the Grantee shall at his own expense landscape the lot and the Yellow Area in accordance with the Conceptual Submission (as defined in Special Condition No.(7)(a)) and the Detailed Submission (as defined in Special Condition No.(7)(a)) as approved and no amendment, variation, alteration, modification or substitution shall be made without the prior written consent of the Director.

Special Condition No.(7)(e):

The Grantee shall at his own expense construct and thereafter keep and maintain the landscape works in a clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director.

Special Condition No.(7)(f)(ii):

The Grantee shall at his own expense uphold, manage, maintain and repair the Yellow Area in good substantial repair and condition in all respects to the satisfaction of the Director until such time as possession of the Yellow Area together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (h)(ii) of this Special Condition.

Special Condition No.(7)(h)(ii):

The Government reserves the right to take back possession of the Yellow Area or any part or parts thereof for any purpose (as to which the decision of the Director shall be final and conclusive) as and when it sees fit without any payment or compensation to the Grantee and the Yellow Area shall be re-delivered to the Government by the Grantee on demand of the Director provided always that the Government shall not be compelled to take back possession of the Yellow Area or any part or parts thereof. The Grantee shall remain responsible for the upkeep maintenance and repair of the Yellow Area together with all structures and services provided and installed thereon or therein as specified in sub-clause (f)(ii) of this Special Condition until possession of the Yellow Area has been re-delivered to the Government.

Special Condition No.(52)(a)(ii):

The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of

the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

> such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director (**"the Public Open Space"**) provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use within 24 calendar months from the date of termination of the Right of Access to the Portion of the Yellow Area under Special Condition No.(7)(l) or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:

"Outside Area" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 8(c)(i) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(i) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100)(a)(ii) of the Government Grant;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b)(xvi) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required

to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 4(b) of Section I of the PDMC:

The Manager, or in the absence of the Manager, the Owners Corporation or the Chairman of the Development Owners Committee, shall have the power to accept service of notice and demand by the Government for delivery of possession of the Outside Area or any part thereof and deliver the Outside Area or any part thereof to the Government pursuant to the Government Grant for and on behalf of all the Owners of the Land.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

   (z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined I n the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Yellow Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

2. **Green Area, Green Stippled Black Area, Green Hatched Black Stippled Black Area, Green Hatched Black Area, Green Cross-hatched Black Area**

Under Special Condition Nos.(8) and (9) of the Land Grant, the Grantee shall maintain the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area together with all structures, services, street lighting, street furniture, and plant constructed, installed and provided thereon or therein.

Relevant Provisions of the Land Grant:

Special Condition No.(8)(b):

The Grantee shall at his own expense and in all respects to the satisfaction of the Director:

(vi) maintain the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area together with all structures, services, street lighting, street furniture, and plant constructed, installed and provided thereon or therein until such time as possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area shall have been re-delivered to the Government in accordance with Special Condition No.(9)(a) hereof.

Special Condition No.(9):

(c) (i) The Grantee shall indemnify and keep indemnified the Government from and against all claims, costs, charges or damages arising out of any defects (whether in workmanship, materials design or otherwise) in respect of the public roads referred to in Special Condition Nos.(8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof occurring within a period of 365 days from the date or respective dates of re-delivery to the Government by the Grantee of possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part or parts thereof under sub-clause (a) of this Special Condition (hereinafter referred to as **"the Public Roads Defects Liability period"**). For the purpose of this sub-clause the determination by the Director on whether there is a defect shall be final and binding on the Grantee;

(ii) The Grantee shall at his own expense within such time as may be specified by the Director in a letter to the Grantee execute all such works of repair, amendment, re-construction and rectification in respect of such defects, imperfections, shrinkages, settlements or other faults as may be required in writing by the Director occurring during the Public Roads Defects Liability Period and at all times when carrying out the said works the Grantee shall not cause any interruption to the use and operation of the public roads.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Outside Area" and "Non-Station Development Common Areas" in Section B of the PDMC:

"Outside Area" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(i) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(i) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100)(a)(ii) of the Government Grant;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b)(xvi) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 4(b) of Section I of the PDMC:

The Manager, or in the absence of the Manager, the Owners Corporation or the Chairman of the Development Owners Committee, shall have the power to accept service of notice and demand by the Government for delivery of possession of the Outside Area or any part thereof and deliver the Outside Area or any part thereof to the Government pursuant to the Government Grant for and on behalf of all the Owners of the Land.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

3. Items in respect of Government Accommodation

Under Special Condition No.(28) of the Land Grant, the Grantee shall in all respects to the satisfaction of the Director maintain the

Items in respect of the Government Accommodation.

Relevant Provisions of the Land Grant:

Special Condition No.(28):

(a) The Grantee shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No.(58)(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 (except the external finishes of the Primary Schools, the Secondary Schools and the Soccer Pitch which shall be maintained by F.S.I.) and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway/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, sewage, drainage, fresh and salt water supply system, 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 the petrol interceptors embedded in or suspended from the carriageway slabs or structural slabs; and

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

(b) Notwithstanding sub-clauses (a)(i) and (a)(iv) of this Special Condition, the Government shall be responsible for the maintenance of the Primary Schools, the Secondary Schools and the Soccer Pitch save and except the building services which are not exclusively serving the Primary Schools, the Secondary Schools or the Soccer Pitch, and save and except also the foundation and/or the structural slabs of those parts of the Primary Schools, the Secondary Schools and the Soccer Pitch which are erected or are to be erected on or above the Depot Roof (hereinafter referred to as **"Schools on the Depot Roof"**) which are structural elements common to the Schools on the Depot Roof and the Depot, which said building services, foundation and structural slabs are to be maintained by the Grantee at the Grantee's own costs and expenses subject to any contribution by F.S.I. as referred to in Special Condition No.(58)(a)(ii)(I) hereof.

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

(d) For the purpose of this Special Condition, the expression "Grantee" shall exclude F.S.I.

Relevant Provisions of the Deed of Mutual Covenant

Definitions of "Government Accommodation" and "Items" in Section B of the PDMC:

"Government Accommodation" means collectively the Permanent PTI, the Neighbourhood Elderly Centre, the Social Centre for the Elderly, the Community Hall Accommodation, the Integrated Children and Youth Services Centre, the Integrated Family Services Centre, the Day Nursery, the Public Toilet, the Primary Schools and the Secondary Schools and the Soccer Pitch as respectively defined in Special Conditions (17)(a)(i), (17)(a)(ii), (17)(a)(iii), (17)(a)(v)(III), (17)(a)(vi), (17)(a)(vii), (17)(a)(viii), (17)(a)(ix), (17)(a)(x) and (17)(a)(xi) of the Government Grant each with their respective ancillary accommodation constructed and to be constructed on the Land as part of the Development pursuant to Special Condition (17) of the Government Grant;

"Items" means (i) the external finishes of the Government Accommodation (except the external finishes of the Primary Schools, the Secondary Schools and the Soccer Pitch as respectively defined in Special Conditions (17)(a)(x) and (17)(a)(xi) of the Government Grant wwhich shall be maintained by FSI) and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway/floor slabs, and any other structural elements of, in, around, within, above and below the Government Accommodation; (ii) all lifts, stairways and escalators serving the Government Accommodation and the remainder of the Development; (iii) all building services installations, sewage, drainage, fresh and salt water supply system, plant and equipment (including but not limited to portable and non portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development; (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder and the petrol interceptors embedded in or suspended from the carriageway slabs or structural slabs; and (v) all other common parts and facilities serving the Government Accommodation and the remainder of the Development referred to in Special Condition (28) of the Government Grant;

Clause 9 of Section E of the PDMC:

(c) The Owners of Units in each Phase (save and except the Owner of the Government Accommodation) shall, acting by the Manager, be responsible for maintaining, managing and repairing the Items situated in that Phase subject to any contribution by FSI under Special Condition No.(58)(a)(ii)(I) of the Government Grant and shall indemnify FSI and the Government against all actions, proceedings, claims and demands whatsoever arising out of or in respect of any loss or damage to any person or property arising out of or as a consequence of a failure to maintain, manage and repair the Items aforesaid.

Clauses 1(b)(xii), (xxxiv) & (xxxv) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(xii) Subject to Clause 9(c) of Section E of this Deed, to maintain, manage and keep in good repair and condition the Items.

(xxxiv) Subject to Clause 9(b) of Section E of this Deed, to negotiate and agree with the Owner of the Government Accommodation the contribution to Management Charges payable in respect of those parts of the Government Accommodation liable to contribute to such sums pursuant to Special Condition (58)(a)(ii)(I)(C) of the Government Grant and any contributions received shall be credited by the Manager to the management account maintained pursuant to Clause 11 of Section J of this Deed.

(xxxv) To undertake upon the request of the Owner of the Government Accommodation the maintenance of the services, facilities and installations serving exclusively the Government Accommodation whereupon the Owner of the Government Accommodation will reimburse the Manager 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

Clause 1(n) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area

and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(n) the costs of maintaining, repairing and operating the Items;

Plan showing the location of the Government Accommodation as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

4. Area for Access to and from the Mass Transit Railway Station

Under Special Condition No.(40) of the Land Grant, the Grantee shall permit at all times members of the public for all lawful purposes freely and without payment of any nature whatsoever to enter into, upon and through those part or parts of the lot and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to and from the Mass Transit Railway Station.

Relevant Provisions of the Land Grant:

Special Condition No.(40):

The Grantee shall throughout the term hereby agreed to be granted permit at all times members of the public for all lawful purposes freely and without payment of any nature whatsoever to enter into, upon and through those part or parts of the lot and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to and from the Mass Transit Railway Station.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 1(b)(vii) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

Clause 1(d) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub Deed Mutual Covenant allocated to any Owner or group of Owners;

Plans showing the location of the area designated by the Grantee for access to and from the Mass Transit Railway Station as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1 to Plan 27 and Plan 29 to Plan 34)

5. Public Open Space

Under Special Condition No.(52) of the Land Grant, the Grantee shall maintain the Public Open Space in good and substantial repair and condition in all respects to the satisfaction of the Director.

Relevant Provisions of the Land Grant:

Special Condition Nos.(52)(b) and (c):

(b) Subject to Special Condition No.(7)(h)(ii) hereof, the Grantee shall throughout the term hereby agreed to be granted at his own expense maintain the Public Open Space and the Local Open Space in good and substantial repair and condition in all respects to the satisfaction of the Director, and

(c) The Public Open Space shall be open to the public for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Non-Station Development Common Areas" and "Public Open Space" in Section B of the PDMC:

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

"Public Open Space" means those parts of the Development and any adjoining land including any public recreational facilities from time to time provided thereon constructed pursuant to Special Condition (52)(a)(ii) of the Government Grant as may be indicated for that purpose from time to time on the Approved Plans.

Clauses 8(c)(ii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(ii) the Public Open Space;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b)(xvi) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is

required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

   (z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Definitions of "Non-Station Development Common Areas within Phase XIII" and "Phase XIII" in Section B of the SDMC:

"Non-Station Development Common Areas within Phase XIII" means those parts of the Non-Station Development Common Areas (as defined in the Principal Deed) situated within Phase XIII which are intended for use by or benefit of Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, emergency vehicular access on Ground Floor, part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Black on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto), covered walkways on 3rd Floor and 5th Floor (including associated roof(s), flat roof, staircases, ramps and landings and associated structures thereof) and roofed-over staircases on Ground Floor, 1st Floor, 2nd Floor, 3rd Floor and 5th Floor forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant and part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto), part of the greenery areas (forming part of the Public Open Space) (including planters) (as for identification purpose only shown coloured Orange Stippled Black on Plans DMC-001, DMC-004 and DMC-005 of the common areas plans annexed hereto), dog houses, service maintenance chamber, service maintenance duct for water mains, potable & flushing water pump room, meter room, meeting room, pantry, stores, shower, lavatory, accessible unisex toilet, lifts, lift pits, lift shafts, owners' committee office, quarter for watchmen and caretakers, pipe ducts; and the Non-Station Development Common Areas within Phase XIII are for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Orange, Orange Hatched Black, Orange Hatched Red and Orange Stippled Black;

"Phase XIII" means that part of the Non-Station Development constructed on the part of the Land shown and marked Site KL on Plan N annexed to the Government Grant and referred to therein as Site KL comprising Phase XIII which consists of (i) "Phase XIII-Public Open Space" (which is shown as "Phase XIII-DOS" on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-Hatched Orange on the phasing plans annexed hereto) comprising part of the Common Areas and the Common Services and Facilities in Phase XIII, (ii) "Phase XIIIA" (which is shown as "Phase XIIIA" on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-Hatched Green on the phasing plans annexed hereto) comprising the Phase XIII Residential Units in Tower 3(3A & 3B) and Tower 5(5A & 5B), the Phase XIII Car Park, the Phase XIII Recreational Areas and Facilities and part of the Common Areas and the Common Services and Facilities in Phase XIII, and (iii) "Phase XIIIB" (which is shown as "Phase XIIIB" on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-Hatched Blue on the phasing plans annexed hereto) comprising the Phase XIII Residential Units in Tower 1(1A & 1B) and Tower 2(2A & 2B) and part of the Common Areas and the Common Services and Facilities in Phase XIII;

Clause 3 of Part II of Second Schedule to the SDMC:

Subject to the terms of the Government Grant, the right for all members of the public to use those parts of the Non-Station Development Common Areas within Phase XIII (as for identification purpose only shown coloured Orange Stippled Black, Orange Hatched Black and Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto) forming part of the Public Open Space for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

Plans showing the location of the Public Open Space as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1, Plan 16, Plan 22, Plan 28 and Plan 30 to Plan 34)

6. Future Footbridge Associated Structures

Under Special Condition No.(53) of the Land Grant, the Grantee shall maintain the Future Footbridge Associated Structures after the erection, provision and construction thereof.

Relevant Provisions of the Land Grant:

Special Condition No.(53):

(a) (i) The Grantee (excluding his assigns) shall at his own expense on or before such date or dates as may be specified in a letter or letters from the Director and in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director erect, provide and construct within the lot with such materials and to such standard, levels, alignment, disposition and designs as may be required or approved by the Director at his absolute discretion and thereafter maintain the columns and such other structural supports and connections together with such escalators, lifts, stairways as may be required by the Director (which facilities, structural supports and connections are hereinafter collectively referred to as **"the Future Footbridge Associated Structures"**) linking the lot to future footbridges (hereinafter referred to as **"the Future Footbridges"**) in the positions shown and marked "FB2", "FB3" and "FB4" on Plan I or at such other points as may be approved in writing by the Director (hereinafter referred to as **"the Locations"**);

(iv) When called upon to do so by the Director, the Grantee or the manager for the time being of the lot or the Owners' Corporation incorporated under the Building Management Ordinance (Cap.344) in respect of the lot shall at his own expense and in all respects to the satisfaction of the Director execute all necessary works for the temporary closure of any opening in the building or buildings erected or to be erected on the lot to be connected to the Future Footbridges as shall be required and approved by the Director. All necessary maintenance works for the temporary closure shall be the responsibility of the Grantee (excluding F.S.I. only) and shall be to the satisfaction of the Director;

(vi) The Grantee shall throughout the term hereby agreed to be granted at all times and in compliance with any requirements which the Director may impose permit members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot along, to and from, through, up and down, the Future Footbridges and the Future Footbridge Associated Structures forming part thereof or pertaining thereto through the lot or any part thereof or the buildings or any part of the buildings thereon for the purpose of gaining access to and from the common areas of the lot and from and to the public pavement at ground level outside the lot and neighbouring lot or lots and Government land.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Footbridge Associated Structures" and "Non-Station Development Common Areas" in Section B of the PDMC:

"Footbridge Associated Structures" means the structures constructed in accordance with Special Condition (53)(a) of the Government Grant;

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 2(b) of Part II of Second Schedule to the PDMC:

The rights for the Manager with or without surveyors workmen and others to carry out all necessary works required by the Director for the temporary closure of any opening in the building or buildings erected on the Land so as to enable the connection of pedestrian passageways, subways or footbridges to the buildings or the Footbridge Associated Structures pursuant to the provisions of Special Condition (53) of the Government Grant. The Manager in pursuance of any such works shall notify the Owners in writing as to the areas or parts of the Land and the Development which the Owners may not use while such works are being carried out and the Owners shall comply with the requirements of such notification provided that the ingress to or egress from the Government Accommodation shall not be interrupted and the proper use and enjoyment of the Government Accommodation shall not be affected.

Clause 1(b)(vii) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other

structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

Clause 1(d) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub Deed Mutual Covenant allocated to any Owner or group of Owners;

Plan showing the location of the Future Footbridge Associated Structures as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

7. 24-hours Pedestrian Walkway

Under Special Condition No.(53)(b) of the Government Grant, the Grantee shall maintain the 24-hours Pedestrian Walkway in good and substantial condition and repair to the satisfaction of the Director.

Relevant Provisions of the Land Grant:

Special Condition Nos.(53)(b)(iii), (iv) & (v):

(iii) The Grantee (excluding F.S.I. only) shall throughout the term hereby agreed to be granted maintain at his own expense the segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators) required to be provided under this Special Condition in good and substantial condition and repair to the satisfaction of the Director;

(iv) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide a covered pedestrian walkway with an internal clear width of not less than 4.5 metres so as to link up the Future Footbridges and the Covered Footbridge (as hereinafter defined to in Special Condition No.(54)(a) hereof);

(v) The Grantee shall throughout the term hereby agreed to be granted keep the pedestrian walkway required to be provided under sub-clause (b)(iv) of this Special Condition open for the use by the public 24 hours a day free of charge without any interruption;

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government

Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60) (b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(d) and (z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub-Deed Mutual Covenant allocated to any Owner or group of Owners;

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or

landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plans showing the location of the 24-hour Pedestrian Walkway as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1 to Plan 27 and Plan 29 to Plan 34)

8. Covered Footbridge

Under Special Condition No.(54) of the Land Grant, the Grantee (excluding F.S.I. only) shall manage and maintain the Covered Footbridge in good and substantial repair and condition and shall illuminate the Covered Footbridge at all times in all respects to the satisfaction of the Director until the Covered Footbridge shall have been delivered to the Government pursuant to Special Condition (54)(h).

Relevant Provisions of the Land Grant:

Special Condition No.(54):

(f) The Grantee (excluding F.S.I. only) shall at his own expense manage and maintain the Covered Footbridge in good and substantial repair and condition and shall illuminate the Covered Footbridge at all times in all respects to the satisfaction of the Director until the Covered Footbridge shall have been delivered to the Government pursuant to sub-clause (h) of this Special Condition;

(h) The Grantee (excluding F.S.I. only) shall when called upon to do so by the Director deliver the Covered Footbridge or any part thereof to the Government without payment or compensation to the Grantee provided always that the Government shall be under no obligation to take possession of the Covered Footbridge or any part thereof at the request of the Grantee, but may do so as and when it sees fit.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b)(xvi) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Covered Footbridge as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

9. Area for Access to and from the Indoor Recreation Centre

Under Special Condition No.(66) of the Land Grant, when the Indoor Recreation Centre at Section A of Tseung Kwan O Town Lot No.70 is in operation, the Grantee shall allow members the public freely and without payment of any nature whatsoever to go in, to, from, pass or through The Remaining Portion of Tseung Kwan O Town Lot No.70 for the purpose of gaining access to and egress from the Indoor Recreation Centre.

Relevant Provisions of the Land Grant:

Special Condition No.(66):

(b) When the Indoor Recreation Centre is in operation, the Grantee shall allow members of the public freely and without payment of any nature whatsoever to go in, to, from, pass or through the Remaining Portion of the lot for the purpose of gaining access to and egress from the Indoor Recreation Centre;

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development

and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 18 of Section E of the PDMC:

The Owners shall upon demand by the Government grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon and it is excepted and reserved unto the Manager the right more particularly mentioned in Clause 2(e) of Part II of the Second Schedule to this Deed and unto MTR the right more particularly mentioned in Clause 3(z) of Part II of the Second Schedule to this Deed for the purpose of effecting the said grant of rights of way, easements or quasi easements, rights of support and passage of services and facilities Provided That the grant of such rights of way, easements or quasi easements, rights of support and passage of services and facilities shall not adversely affect the use and enjoyment of the Government Accommodation.

Clause 2(e) of Part II of Second Schedule of the PDMC:

Notwithstanding anything contained in this Deed, the right for the Manager upon demand by the Government to grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon without the need to consult with nor the concurrence or approval of any Owner or other person having an interest in the Development or any part thereof and to sign or execute any documents in connection therewith in the name of the Manager only without the necessity of joining in other Owners or other person having an interest in the Development or any part thereof Provided That FSI as Owner of the Government Accommodation shall join in and sign or execute any documents necessary to the exercise of the Manager's right under this sub-clause if the Government Accommodation is directly affected (GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected) or if the Government considers necessary Provided Further That the grant of such rights of way, easements or quasi easements, rights of support and passage of services and facilities shall not adversely affect the use and enjoyment of the Government Accommodation.

Clause 3(z) of Part II of Second Schedule to the PDMC:

Without prejudice to General Condition 5 of the Government Grant, each and every Owner covenants with MTR with the intent that the covenants, rights, liberty, privileges, entitlements, exceptions and reservations herein conferred upon MTR shall bind each and every Owner and their respective successors and assigns and are intended to run and shall run with the Land and the Development and the interest therein that for so long as MTR remains the beneficial owner of any Share (and in addition to any other right which it may have reserved under the Assignment to the Purchaser) MTR shall have the exclusive and unrestricted right in its absolute discretion at any time or times and from time to time as it shall deem fit to do all or any of the following acts or deeds and/or to exercise all or any of the following rights, liberty, privileges and entitlement without the necessity of joining in or the concurrence or approval of any other Owner (unless provided otherwise in this Deed), the Manager or any other person interested in the Land and the Development but subject to the rights easements and privileges reserved to FSI under this Deed and the Government Grant and Provided that such rights easements and privileges of FSI shall not in any way be adversely affected or prejudiced and Provided Further that no chimneys, flues, pipes or other structures or facilities shall be installed or affixed onto the external walls of the Government Accommodation:

(z) the right upon demand by the Government to grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon without the need to consult with nor the concurrence or approval of any Owner or other person having an interest in the Development or any part thereof and to sign or execute any documents in connection therewith in the name of MTR only without the necessity of joining in other Owners or other person having an interest in the Development or any part thereof Provided That FSI as Owner of the Government Accommodation shall join in and sign or execute any documents necessary to the exercise of MTR's right under this sub-clause if the Government Accommodation is directly affected (GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected) or if the Government considers necessary.

Plans showing the location of the area for access to and from the Indoor Recreation Centre as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1 to Plan 27 and Plan 29 to Plan 34)

10. Brown Area

Under Special Condition No.(99) of the Land Grant, the Grantee shall uphold, manage, maintain and repair the Brown Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Brown Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with Special Condition No.(99)(c).

Relevant Provisions of the Land Grant:

Special Condition No.(99):

(a) The Grantee shall:

(ii) at his own expense uphold, manage, maintain and repair the Brown Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Brown Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (c) of this Special Condition.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:

"Outside Area" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 8(c)(i) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(i) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100)(a)(ii) of the Government Grant;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of

this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b)(xvi) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 4(b) of Section I of the PDMC:

The Manager, or in the absence of the Manager, the Owners Corporation or the Chairman of the Development Owners Committee, shall have the power to accept service of notice and demand by the Government for delivery of possession of the Outside Area or any part thereof and deliver the Outside Area or any part thereof to the Government pursuant to the Government Grant for and on behalf of all the Owners of the Land.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Brown Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

11. Yellow Hatched Black Area

Under Special Condition No.(100) of the Land Grant, the Grantee shall uphold, manage, maintain and repair the Yellow Hatched Black Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Yellow Hatched Black Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with Special Condition No.(100)(c).

Relevant Provisions of the Land Grant:

Special Condition No.(100):

(a) The Grantee shall:

(ii) at his own expense uphold, manage, maintain and repair the Yellow Hatched Black Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Yellow Hatched Black Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (c) of this Special Condition.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:

"Outside Area" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 8(c)(i) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(i) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100) (a)(ii) of the Government Grant;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b)(xvi) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as

the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 4(b) of Section I of the PDMC:

The Manager, or in the absence of the Manager, the Owners Corporation or the Chairman of the Development Owners Committee, shall have the power to accept service of notice and demand by the Government for delivery of possession of the Outside Area or any part thereof and deliver the Outside Area or any part thereof to the Government pursuant to the Government Grant for and on behalf of all the Owners of the Land.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

   (z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Yellow Hatched Black Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

12. Internal Transport System

Under Special Condition No.(60) of the Land Grant, the Grantee shall construct within the lot an Internal Transport System for pedestrian and vehicular circulation and provide such street lighting as may be required by the Director of Lands, and shall operate, manage and maintain and make such traffic management arrangements for the Internal Transport System and keep such street lighting illuminated to the satisfaction of the Director of Lands.

Relevant Provisions of the Land Grant

Special Condition No.(60):

(a) The Grantee shall in all respects to the satisfaction of the Director at his own expense construct within the lot at such point or points and at such level or levels a road system including roads, pedestrian footbridges, walkways, staircases, cycle tracks, passenger lifts, escalators, ramps, loading and unloading bays and such other transport facilities of such design and specification as may be required by the Director (hereinafter collectively referred to as **"the Internal Transport System"**) for pedestrian and vehicular circulation including but not limited to taxis, franchised buses, public light buses and coaches as may be determined by the Commissioner for Transport. The Internal Transport System shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No.(16)(e) hereof;

(b) The Grantee (excluding F.S.I. only) shall, subject to any directions which may from time to time be given by the Commissioner for Transport and the Commissioner of Police, any operation, management and maintenance agreement or agreements reached or to be reached between the Government and the Grantee, and authorisation which may be given in the form of Bye-laws under existing and future legislation, operate, manage and maintain and make such traffic management arrangements for the Internal Transport System including the erection of traffic signs and traffic signals, as the Grantee may consider necessary to comply with these Conditions provided that nothing herein contained shall amount to any delegation of any statutory powers or duties under any Ordinance;

(c) The Grantee (excluding F.S.I. only) shall at his own expense and in all respects to the satisfaction of the Director provide within the Internal Transport System such street lighting as may be required by the Director and shall throughout the term hereby agreed to be granted at his own expense illuminate and keep illuminated to the satisfaction of the Director the Internal Transport System. In the event of the Grantee failing to perform any of the obligations herein specified, the Government may at the cost of the Grantee provide such street lighting and keep the Internal Transport System illuminated and the Grantee shall pay to the Government on demand the cost thereof which shall be as determined by the Director;

(d) The Grantee shall permit the owners of the Undivided Shares in the lot and other persons authorized by the owners or their assigns with or without motor vehicles to pass and repass freely at all times and for all lawful purposes

and free of any payment the roads, lanes, footpaths, pedestrian footbridges, walkways, staircases, and cycle tracks referred to in sub-clause (a) of this Special Condition to and from Any of the Sites;

(f) The Grantee shall at his own expense provide and maintain an emergency vehicular access for the passage of emergency vehicles to and from the lot at such position or positions as shall be approved by the Director;

Relevant Provisions of the Deed of Mutual Covenant

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do

all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any Sub Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(d) and (z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub Deed Mutual Covenant allocated to any Owner or group of Owners;

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Definition of "Non-Station Development Common Areas within Phase XIII" in Section B of the SDMC:

"Non-Station Development Common Areas within Phase XIII" means those parts of the Non-Station Development Common Areas (as defined in the Principal Deed) situated within Phase XIII which are intended for use by or benefit of Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, emergency vehicular access on Ground Floor, part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Black on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto), covered walkways on 3rd Floor and 5th Floor (including associated roof(s), flat roof, staircases, ramps and landings and associated structures thereof) and roofed-over staircases on Ground Floor, 1st Floor, 2nd Floor, 3rd Floor and 5th Floor forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant and part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto), part of the greenery areas (forming part of the Public Open Space) (including planters) (as for identification purpose only shown coloured Orange Stippled Black on Plans DMC-001, DMC-004 and DMC-005 of the common areas plans annexed hereto), dog houses, service maintenance chamber, service maintenance duct for water mains, potable & flushing water pump room, meter room, meeting room, pantry, stores, shower, lavatory, accessible unisex toilet, lifts, lift pits, lift shafts, owners' committee office, quarter for watchmen and caretakers, pipe ducts; and the Non-Station Development Common Areas within

Phase XIII are for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Orange, Orange Hatched Black, Orange Hatched Red and Orange Stippled Black;

Clause 2 of Part II of Second Schedule to the SDMC:

Subject to the terms of the Government Grant, the right for the Owners of the Shares and other persons authorized by them or their assigns to pass and repass those parts of the Non-Station Development Common Areas within Phase XIII (as for identification purpose only shown coloured Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto) and the covered walkway on 5th Floor forming part of the Phase XIII Common Areas (as for identification purpose only shown coloured Yellow Hatched Red on Plan DMC-005 of the common areas plans annexed hereto) forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant freely at all times and for all lawful purposes and free of any payment to and from Any of the Sites (as defined in Special Condition No.(1)(b) of the Government Grant).

Plans showing the location of the Internal Transport System as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1 to Plan 27 and Plan 29 to Plan 34)

In relation to any of those facilities and open spaces mentioned in Paragraph B above, the facilities or open spaces are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities or open spaces through the management expenses apportioned to the residential properties concerned.

C. Size of any open space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase

The size of the 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 is not less than 2.3 hectares.

Relevant Provisions of the Land Grant:

Special Condition Nos.(52)(a)(ii), (b) and (c):

(a) The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

(ii) such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director (hereinafter referred to as **"the Public Open Space"**) provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use within 24 calendar months from the date of termination of the Right of Access to the Portion of the Yellow Area under Special Condition No.(7)(l) or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction. The Director's decision as to what shall constitute active and passive recreational uses shall be final and binding upon the Grantee;

(b) Subject to Special Condition No.(7)(h)(ii) hereof, the Grantee shall throughout the term hereby agreed to be granted at his own expense maintain the Public Open Space and the Local Open Space in good and substantial repair and condition in all respects to the satisfaction of the Director, and

(c) The Public Open Space shall be open to the public for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Non-Station Development Common Areas" and "Public Open Space" in Section B of the PDMC:

"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common

Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

"Public Open Space" means those parts of the Development and any adjoining land including any public recreational facilities from time to time provided thereon constructed pursuant to Special Condition (52)(a)(ii) of the Government Grant as may be indicated for that purpose from time to time on the Approved Plans.

Clauses 8(c)(ii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(ii) the Public Open Space;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b)(xvi) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Definitions of "Non-Station Development Common Areas within Phase XIII" and "Phase XIII" in Section B of the SDMC:

"Non-Station Development Common Areas within Phase XIII" means those parts of the Non-Station Development Common Areas (as defined in the Principal Deed) situated within Phase XIII which are intended for use by or benefit of Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a

particular Phase including, but not limited to, emergency vehicular access on Ground Floor, part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Black on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto), covered walkways on 3rd Floor and 5th Floor (including associated roof(s), flat roof, staircases, ramps and landings and associated structures thereof) and roofed-over staircases on Ground Floor, 1st Floor, 2nd Floor, 3rd Floor and 5th Floor forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant and part of the Public Open Space (as for identification purpose only shown coloured Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto), part of the greenery areas (forming part of the Public Open Space) (including planters) (as for identification purpose only shown coloured Orange Stippled Black on Plans DMC-001, DMC-004 and DMC-005 of the common areas plans annexed hereto), dog houses, service maintenance chamber, service maintenance duct for water mains, potable & flushing water pump room, meter room, meeting room, pantry, stores, shower, lavatory, accessible unisex toilet, lifts, lift pits, lift shafts, owners' committee office, quarter for watchmen and caretakers, pipe ducts; and the Non-Station Development Common Areas within Phase XIII are for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Orange, Orange Hatched Black, Orange Hatched Red and Orange Stippled Black;

"Phase XIII" means that part of the Non-Station Development constructed on the part of the Land shown and marked Site KL on Plan N annexed to the Government Grant and referred to therein as Site KL comprising Phase XIII which consists of (i) "Phase XIII-Public Open Space" (which is shown as "Phase XIII-DOS" on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-Hatched Orange on the phasing plans annexed hereto) comprising part of the Common Areas and the Common Services and Facilities in Phase XIII, (ii) "Phase XIIIA" (which is shown as "Phase XIIIA" on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-Hatched Green on the phasing plans annexed hereto) comprising the Phase XIII Residential Units in Tower 3(3A & 3B) and Tower 5(5A & 5B), the Phase XIII Car Park, the Phase XIII Recreational Areas and Facilities and part of the Common Areas and the Common Services and Facilities in Phase XIII, and (iii) "Phase XIIIB" (which is shown as "Phase XIIIB" on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-Hatched Blue on the phasing plans annexed hereto) comprising the Phase XIII Residential Units in Tower 1(1A & 1B) and Tower 2(2A & 2B) and part of the Common Areas and the Common Services and Facilities in Phase XIII;

Clause 3 of Part II of Second Schedule to the SDMC:

Subject to the terms of the Government Grant, the right for all members of the public to use those parts of the Non-Station Development Common Areas within Phase XIII (as for identification purpose only shown coloured Orange Stippled Black, Orange Hatched Black and Orange Hatched Red on Plans DMC-001, DMC-002, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto) forming part of the Public Open Space for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

Plans showing the location of the Public Open Space as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1, Plan 16, Plan 22, Plan 28 and Plan 30 to Plan 34)

In relation to the open space mentioned in Paragraph C above, the open space is required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the open space through the management expenses apportioned to the residential properties concerned.

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

Not Applicable.

In relation to any of those facilities and open spaces, and those parts of the land, mentioned in Paragraphs A, B, C and D above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the Land Grant.

Notes:

1. Pursuant to a letter dated 14 October 2020 issued by the Railway Development Section, Lands Department (**"the Letter"**), subject to the acceptance of the terms of the Letter by MTR Corporation Limited (i.e. the Owner), the dates for completion of formation/ landscape or construction (as the case may be) of the following coloured areas and Government Accommodations under the Land Grant will be amended as follows :-

Coloured Areas	To be completed on or before
Green Stippled Black Area	31 March 2023
Green Hatched Black Stippled Black Area (See Note 4 below)	31 March 2023
Green Cross-hatched Black Area	30 June 2021
Brown Area to the north of the Lot and marked "Elevated Road on Proposed Road L861" on Plan I	31 March 2023
Yellow Hatched Black Area (See Notes 2 and 5 below)	30 June 2022

Government Accommodation	To be completed on or before
Permanent PTI	15 October 2020
Centre for Community Care and Support Services for the Elderly Accommodation (See Note 4 below)	31 March 2023
Supported Hostel for Mentally or Physically Handicapped Persons (See Note 4 below)	31 March 2023
Early Education and Training Centre (See Note 4 below)	31 March 2023
Public Toilet	15 October 2020
Primary and Secondary Schools (See Note 6 below)	30 June 2024
Soccer Pitch (See Note 6 below)	30 June 2024

MTR Corporation Limited has accepted the terms of the Letter on 2 November 2020 and the Letter acknowledged by MTR Corporation Limited has been registered in the Land Registry by Memorial No.20110401260017.

2. Pursuant to a letter dated 4 February 2021 issued by the Railway Development Section, Lands Department to MTR Corporation Limited, the deadline for completion of formation/landscape of the Yellow Hatched Black Area under the Land Grant has been further extended to 31 December 2023 or such other date as may be approved by the Director of Lands.

3. Pursuant to a letter dated 23 March 2021 issued by the Railway Development Section, Lands Department to MTR Corporation Limited:-

   (a) pursuant to Special Condition No.(17)(a)(x), the Grantee shall not be required to fulfil the obligation in respect of the Primary Schools and Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 31st day of December 2021 or such other date or dates as determined by the Director at his absolute discretion; and

   (b) pursuant to Special Condition No.(17)(a)(xi), the Grantee shall not be required to construct or provide the soccer pitch with ancillary facilities upon written notification to that effect by the Director on or before the 31st day of December 2021 or such other date or dates as determined by the Director at his absolute discretion.

4. Pursuant to a letter dated 5 January 2023 issued by the Railway Development Section, Lands Department (**"the Said Letter"**), subject to the acceptance of the terms of the Said Letter by MTR Corporation Limited (i.e. the Owner), the dates for completion of formation/landscape or construction (as the case may be) of the following coloured areas and Government Accommodations under the Land Grant will be further amended as follows:

Coloured Areas	To be completed on or before
Green Hatched Black Stippled Black Area	30 September 2023

Government Accommodation	To be completed on or before
Centre for Community Care and Support Services for the Elderly Accommodation	30 September 2023
Supported Hostel for Mentally or Physically Handicapped Persons	30 September 2023
Early Education and Training Centre	30 September 2023

MTR Corporation Limited has accepted the terms of the Said Letter on 16 January 2023 and the Said Letter acknowledged by MTR Corporation Limited will be registered in the Land Registry.

5. Pursuant to a letter dated 11 October 2023 issued by the Railway Development Section, Lands Department to MTR Corporation Limited, the deadline for completion of formation/landscape of the Yellow Hatched Black Area under the Land Grant has been further extended to 30 June 2024 or such other date as may be approved by the Director of Lands.

6. Pursuant to a letter dated 6 December 2023 issued by the Railway Development Section, Lands Department (**"the Aforesaid Letter"**), subject to the acceptance of the terms of the Aforesaid Letter by MTR Corporation Limited (i.e. the Owner), the dates for completion of construction of the following Government Accommodations under the Land Grant will be further amended as follows:-

Government Accommodation	To be completed on or before
Primary Schools	30 June 2027
Secondary Schools	30 June 2027
Soccer Pitch	30 June 2027

MTR Corporation Limited has accepted the terms of the Aforesaid Letter on 2 January 2024 and the Aforesaid Letter acknowledged by MTR Corporation Limited will be registered in the Land Registry.

7. Pursuant to a letter dated 7 December 2023 issued by the Railway Development Section, Lands Department to MTR Corporation Limited:-

   (a) pursuant to Special Condition No.(17)(a)(x), the Grantee shall not be required to fulfil the obligation in respect of the Primary Schools and Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 31st day of December 2024 or such other date or dates as determined by the Director at his absolute discretion; and

(b) pursuant to Special Condition No.(17)(a)(xi), the Grantee shall not be required to construct or provide the soccer pitch with ancillary facilities upon written notification to that effect by the Director on or before the 31st day of December 2024 or such other date or dates as determined by the Director at his absolute discretion.

8. Pursuant to a letter dated 31 December 2024 issued by the Railway Development Section, Lands Department to MTR Corporation Limited:-

(a) pursuant to Special Condition No.(17)(a)(x), the Grantee shall not be required to fulfil the obligation in respect of the Primary Schools and the Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 31st day of December 2025 or such other date or dates as determined by the Director at his absolute discretion; and

(b) pursuant to Special Condition No.(17)(a)(xi), the Grantee shall not be required to fulfill the obligation of construction and/or provision of the Soccer Pitch as stipulated under Special Condition No.(17)(a)(xi) upon written notification to that effect by the Director on or before the 31st day of December 2025 or such other date or dates as determined by the Director at his absolute discretion.

9. Pursuant to a letter dated 31 December 2025 issued by the Railway Development Section, Lands Department to MTR Corporation Limited:-

(a) pursuant to Special Condition No.(17)(a)(x), the Grantee shall not be required to fulfil the obligation in respect of the Primary Schools and the Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 30th day of June 2027 or such other date or dates as determined by the Director at his absolute discretion; and

(b) pursuant to Special Condition No.(17)(a)(xi), the Grantee shall not be required to fulfill the obligation of construction and/or provision of the Soccer Pitch as stipulated under Special Condition No.(17)(a)(xi) upon written notification to that effect by the Director on or before the 30th day of June 2027 or such other date or dates as determined by the Director at his absolute discretion.

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

A. **「批地文件」規定須興建並提供予「政府」或供公眾使用的任何設施**

1. **「黃色範圍」**

「批地文件」特別條件第(7)條訂明，「承批人」須依照地政總署署長(「**署長**」)批准的方式及物料、標準、樓層、定線和設計，在「批地文件」所夾附「圖則I」以黃色顯示的地方(「**黃色範圍**」)進行園景綠化、鋪設、平整、提供、建造、鋪築表面及排水渠工程。

「批地文件」的相關條文

特別條件第(7)(d)條：

該地段發展或重建後，「承批人」須依照經批准的「概念規劃建議書」(定義以特別條件第(7)(a)條所訂為準)及「詳細規劃建議書」(定義以特別條件第(7)(a)條所訂為準)，自費在該地段及「黃色範圍」進行園景綠化，如事前未獲「署長」書面同意，概不可作出修改、更改、改動、改變或取代。

特別條件第(7)(e)條：

「承批人」須自費建造及嗣後保養和維修園景設施，以保持其清潔、整齊、井然、功用良好及健康，全面令「署長」滿意。

特別條件第(7)(f)(i)條：

在「黃色範圍指定部分通行權」(如下以本特別條件(I)款定義為準)終止日後二十四(24)個曆月內或「署長」批准的其他日期，自費以「署長」全面滿意的方式，依照「署長」批准的方式及物料、標準、樓層、定線和設計，在「黃色範圍」鋪設、平整、提供、建造、鋪築表面及排水渠(包括提供和建造下水道、高架道、污水管、排水渠、行人路或「署長」全權酌情規定的其他構築物)。

特別條件第(52)(a)(ii)條：

「承批人」須自費按照「經批准的建築圖則」及「經批准的園景建議書」，以「署長」全面滿意的方式興建、建造、提供、園景綠化和嗣後維修以下設施，以保持其修繕妥當及狀況良好：

> 現已或將會在該地段及「黃色範圍」內按照「署長」規定設置的若干公眾休憩用地，總面積應不少於2.3公頃(以下簡稱「**公眾休憩用地**」)。「承批人」須在「公眾休憩用地」進行園景綠化，包括在「署長」批准的樓層以其批准的標準和設計種植灌叢及樹木和建造單車徑，並在特別條件第(7)(I)條所載的「黃色範圍指定部分通行權」終止日起二十四(24)個曆月內或「署長」指定的其他一個或若干日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為2比3，須按「署長」規定定址、平整、保養、園景綠化、種植植披、處理並提供設備與設施，以全面令「署長」滿意。「署長」就何謂動態及靜態康樂用途所作的決定將作終論，並對「承批人」約束。

「公契」的相關條文：

於2009年6月16日訂立並在土地註冊處註冊為《註冊摘要》第09062303030203號的主公契及管理協議(「**主公契**」)B節所載「外界地方」的定義：

「**外界地方**」指位於「該土地」邊界以外而根據「政府批地文件」的條件訂明「該土地」的「承批人」(定義以「政府批地文件」所訂為準)有責任進行園景綠化、保養、管理、維修、清潔或修理的任何地方(如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外)，其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(99)及(100)條以及不時生效的修訂本或更改本訂明之「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第1(b)條：

為免存疑並受限於「政府批地文件」及「本契約」之條文規定，「港鐵」作為「該土地」原「承批人」應執行「外界地方」的建造工程並負責有關的建造費用。

在切實可行範圍內盡量顯示「黃色範圍」位置的圖則已載於本節末頁。(見「圖則1」)

2. **「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」**

「批地文件」特別條件第(8)條訂明，「承批人」須：

— 進行和建造「綠色範圍」內日後道路交界處的改善工程及相關工程；

— 採用「署長」規定或批准的方式、裝置、結構和物料，按照「署長」規定或批准的標準、樓層、定線、寬度和設計鋪設、平整、提供及建造「綠色加黑點範圍」內的擬建公共道路部分；

— 按照「署長」批准的方式，採用「署長」批准的物料、標準、樓層、定線和設計鋪設、平整、提供及建造「綠色間黑斜線範圍」和「綠色間黑十字斜線範圍」內的擬建公共道路部分；

— 在「綠色間黑斜線加黑點範圍」鋪築表面、建造路緣和渠道，以及在該處設置「署長」規定及批准的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以及相關的工程和交通改道設施；及

— 在「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」鋪築表面、建造路緣和渠道，以及在該處提供「署長」指定的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記。

「批地文件」的相關條文：

特別條件第(8)(b)條：

「承批人」須自費以「署長」全面滿意的方式：

(i) 受限於本文特別條件第(89)條之規定：

(I) 在2022年9月30日或「署長」指定的其他一個或若干日期或之前，採用「署長」規定或批准的方式、裝置、結構及物料，按照「署長」規定或批准的標準、樓層、定線、寬度和設計鋪設、平整、提供及建造「圖則I」以綠色加黑點顯示的擬建公共道路部分（以下簡稱「**綠色加黑點範圍**」）（包括提供及建造橋樑、隧道、上跨路、下通道、下水道、行人隧道、高架道路、行車天橋、行人路或其他構築物），以便車輛行駛；及

(II) 在2016年6月30日或「署長」指定的其他一個或若干日期或之前，依照本文所夾附的「工程規格附表」，在「圖則II」以綠色顯示的地方之內（以下簡稱「**綠色範圍**」）進行和建造日後道路交界處的改善工程及相關工程；

(ii) 在2022年9月30日或「署長」指定的其他一個或若干日期或之前，在「圖則I」以綠色間黑斜線加黑點顯示的擬建公共道路（以下簡稱「**綠色間黑斜線加黑點範圍**」）鋪築表面、建造路緣和渠道，以及為此等設施提供「署長」規定和批准的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以及相關的工程和交通改道設施，以便車輛在其上行駛；

(iii) 在2012年6月30日或「署長」指定的其他日期或之前，採用「署長」批准的方式及物料，按照「署長」批准的標準、樓層、定線和設計鋪設、平整、提供及建造「圖則I」以綠色間黑斜線顯示的擬建公共道路部分（以下簡稱「**綠色間黑斜線範圍**」）（包括提供和建造上跨路、下通道、斜路、行人道、單車徑或「署長」全權酌情指定的其他隧道改良結構，以便在該處進行建造工程及供車輛和行人往來）。然而，「署長」將擁有絕對酌情權決定是否需要拓建「綠色間黑斜線範圍」，如無需要則「承批人」在接獲「署長」於2003年2月1日或之前發出相關的書面通知後便毋須履行本項責任。「承批人」概無權利或申索權向「政府」要求作出補償，包括關乎「署長」行使酌情權作出決定並根據本款規定發出通知書，以致「承批人」必須履行本項責任所招致的費用或開支；

(iv) 在2020年12月31日或「署長」指定的其他日期或之前，採用「署長」批准的方式及物料，按照「署長」批准的標準、樓層、定線和設計鋪設、平整、提供及建造「圖則I」以綠色間黑十字斜線顯示的擬建公共道路部分（以下簡稱「**綠色間黑十字斜線範圍**」）（包括提供和建造上跨路、下通道、行人道、單車徑或「署長」全權酌情指定的其他構築物，以便在該處進行建造工程及供車輛和行人往來）；

(v) 在本特別條件(b)(i)、(b)(ii)、(b)(iii)及(b)(iv)款分別訂明的期限內，於「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」鋪築表面、建造路緣及渠道，以及為此等設施提供「署長」指定的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記。

特別條件第(9)條：

(a) 現僅限於為執行本文特別條件第(8)條明的必要工程，「承批人」將在「署長」發給「承批人」的一份或多份函件所註明的一個或若干日期，獲批授「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」和「綠色間黑十字斜線範圍」的佔管權。「署長」向「承批人」發出一份或多份函件證明本文特別條件第(8)(b)(i)、(8)(b)(ii)、(8)(b)(iii)及(8)(b)(iv)條規定所須進行的工程已完成後，以及「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字斜線範圍」構成公共道路的一個或若干部分時，「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字斜線範圍」或其任何一個或若干部分將被視作已交還「政府」。「承批人」佔管「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字斜線範圍」期間，必須允許所有「政府」及公眾車輛和行人於所有合理時間自由通行及行經「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」和「綠色間黑十字斜線範圍」；

(c) (i) 倘於「承批人」根據本特別條件(a)款規定向「政府」交還「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」或其任何一個或若干部分之佔管權當日後365日內（以下簡稱「**公共道路保修責任期**」）出現本文特別條件第(8)(b)(i)、(8)(b)(ii)、(8)(b)(iii)及(8)(b)(iv)條所載的公共道路任何缺陷（不論關乎工藝、質料、設計等），以致引起任何索償、費用、收費或損害賠償，「承批人」將向「政府」彌償並保持令其獲得彌償及免責。就本款而言，「署長」對是否存在缺陷所作的決定將作終論，並對「承批人」約束；

(ii) 「承批人」須自費在「署長」向其發函指定的期限內執行所有修理、修改、再建造及糾正工程，以處理任何在「公共道路保修責任期」內出現的缺陷、缺點、收縮、沉降或「署長」以書面指明的其他故障。於施工期間，「承批人」時刻均不可導致公共道路的使用及運作受阻。

「公契」的相關條文：

「主公契」B節所載「外界地方」及「非車站發展項目公用地方」的定義：

「**外界地方**」指位於「該土地」邊界以外而根據「政府批地文件」的條件訂明「該土地」的「承批人」（定義以「政府批地文件」所訂為準）有責任進行園景綠化、保養、管理、維修、清潔或修理的任何地方（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外），其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(99)及(100)條以及不時生效的修訂本或更改本訂明之「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存廂室；污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室；建於「非車站發展項目」上各建築物的地基及結構（不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱）；「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物；管理處（如有）及「非車站發展項目」之上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方（但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍）。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明，又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則；

「主公契」E節第1(b)條：

為免存疑並受限於「政府批地文件」及「本契約」之條文規定，「港鐵」作為「該土地」原「承批人」應執行「外界地方」的建造工程並負責有關的建造費用。

於切實可行範圍內盡量顯示「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」和「綠色間黑十字斜線範圍」位置的圖則已載於本節末頁。（見「圖則1」）

3. **「政府樓宇」**

「批地文件」特別條件第(17)(a)條訂明，「承批人」須以良好工藝在該地段內興建、建造和提供「政府樓宇」，包括一個公共運輸交匯處、一個長者社區照顧及支援服務中心、一間弱智或肢體傷殘人士輔助宿舍、一座社區會堂連同5個停車位及1個巴士停車處、一間綜合兒童及青少年服務中心、一間早期教育及訓練中心、一間公廁、最少三間(或「署長」批准的其他數目)學校，包括3間小學和2間中學(或採用「署長」可能釐定的其他較少數目)，以及一個足球場。

「批地文件」的相關條文：

特別條件第(17)(a)條：

「承批人」須自費以「署長」全面滿意的方式，以良好工藝並依照此等「批地條件」、本文所夾附的《工程規格附表》(以下簡稱「**工程規格附表**」)及根據本文特別條件第(18)(a)條批准的圖則，在該地段內興建、建造和提供以下樓宇。此等擬建於「任何地盤」的樓宇應在其所在的「任何地盤」或「任何地盤」部分獲建築事務監督發出「佔用許可證」或「臨時佔用許可證」(不包括本文特別條件第(42)條所載的任何售樓處之任何「臨時佔用許可證」)當日後滿六(6)個曆月(以下簡稱「**竣工日**」)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運：

(i) 現已或將會建於「地盤M2」內毗鄰「港鐵車站」(如下以本文特別條件第(31)(a)(ii)條定義為準)地下層的一個公共運輸交匯處(以下簡稱「**永久公共運輸交匯處**」)，包括一個設有4個巴士停車處的巴士總站、8個巴士停泊處、2個小巴停車處、1個的士停車處、2個一般車輛客貨上落車位。「永久公共運輸交匯處」應設有出入通道連接公共道路，並於「地盤M2」內「港鐵車站」(如下以本文特別條件第(31)(a)(ii)條定義為準)開始營運當日或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。如「永久公共運輸交匯處」延遲竣工及營運，「承批人」須在「署長」指定的日期自費興建、建造、提供及維修「臨時公共運輸交匯處」(如下以本文特別條件第(30)條定義為準)以供使用，直至「永久公共運輸交匯處」落成並適宜佔用及營運為止，以令「署長」滿意；

(ii) (i) 一間長者社區照顧及支援服務中心(以下簡稱「**長者社區照顧及支援服務中心**」)，淨作業樓面面積不少於303平方米；

(ii) (A) 合共2個車位供根據《道路交通條例》、其任何附屬規例及修訂法例持牌的車輛停泊。車位應靠近「長者社區照顧及支援服務中心」，每個最少闊3.0米及長8.0米，最低淨空高度3.3米；及

(B) 1個供「長者社區照顧及支援服務中心」佔用者使用的上落貨車位，最少闊3.0米及長9.0米，最低淨空高度3.8米。車位應靠近「長者社區照顧及支援服務中心」。

(iii) 「長者社區照顧及支援服務中心」和在本特別條款(a)(ii)(ii)款所述的停車位及上落貨車位(以下統稱「**長者社區照顧及支援服務中心樓宇**」)須在2022年9月30日或其所在「任何地盤」之「竣工日」(二者取其較早)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。然而，「署長」可全權酌情決定是否需要建造和提供「長者社區照顧及支援服務中心樓宇」。如「署長」決定不需要建造或提供，「承批人」在接獲「署長」發出相關的書面通知後便毋須履行本項責任。上述的「署長」通知書須在下列日期或之前發出：

(I) 以下日期取其較早：

(A) 2018年3月31日；或

(B) 以下日期取其較遲：

(1) 「承批人」通知「署長」其已遵照本文特別條件第(3)(b)條確定「長者社區照顧及支援服務中心樓宇」所在「地盤」的邊界當日後三(3)個曆月內；或

(2) 「署長」根據本文特別條件第(3)(b)條批准更改「長者社區照顧及支援服務中心樓宇」所在「地盤」的邊界當日後三(3)個曆月內；或

(II) 「署長」指定的其他日期，而其決定將作終論並對「承批人」約束。

「承批人」無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知書，以致「承批人」須建造和提供「長者社區照顧及支援服務中心樓宇」或其任何部分所招致之任何費用或開支。

(iii) 一間弱智或肢體傷殘人士輔助宿舍(以下簡稱「**弱智或肢體傷殘人士輔助宿舍**」)，淨作業樓面面積不少於355平方米。「弱智或肢體傷殘人士輔助宿舍」須在2022年9月30日或其所在「任何地盤」之「竣工日」(二者取其較早)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。然而，「署長」可全權酌情決定是否需要建造和提供「弱智或肢體傷殘人士輔助宿舍」。如「署長」決定不需要建造或提供，「承批人」在接獲「署長」發出相關的書面通知後便毋須履行本項責任。上述的「署長」通知書須在下列日期或之前發出：

(I) 以下日期取其較早：

(A) 2017年3月31日；或

(B) 以下日期取其較遲：

(1) 「承批人」通知「署長」其已遵照本文特別條件第(3)(b)條確定「弱智或肢體傷殘人士輔助宿舍」所在「地盤」的邊界當日後三(3)個曆月內；或

(2) 「署長」根據本文特別條件第(3)(b)條批准更改「弱智或肢體傷殘人士輔助宿舍」所在「地盤」的邊界當日後三(3)個曆月內；或

(II) 「署長」指定的其他日期，而其決定將作終論並對「承批人」約束。

「承批人」無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知

書，以致「承批人」須建造和提供「弱智或肢體傷殘人士輔助宿舍」或其任何部分所招致之任何費用或開支；

(v) (I) 一間多用途會堂（以下簡稱「**社區會堂**」），淨作業樓面面積不少於593平方米；

(II) (A) 合共5個車位供根據《道路交通條例》持牌的車輛停泊。車位應靠近「社區會堂」，每個最少闊2.5米及長5.0米，最低淨空高度2.4米；及

(B) 1個巴士停車等候車位，最少闊3米及長12米，最低淨空高度3.8米。

(III) 本特別條件(a)(v)(II)款所載的「社區會堂」、車位及巴士停車處（以下統稱「**社區會堂樓宇**」）須在「地盤F」「竣工日」或「署長」全權酌情指定的其他日期（其決定將作終論並對「承批人」約束）建成並適宜佔用及營運；

(vi) 一間綜合兒童及青少年服務中心（以下簡稱「**綜合兒童及青少年服務中心**」），淨作業樓面面積不少於631平方米，須在「地盤F」的「竣工日」或「署長」全權酌情指定的其他日期（其決定將作終論並對「承批人」約束）建成並適宜佔用及營運。然而，「署長」可全權酌情決定是否需要建造和提供「綜合兒童及青少年服務中心」。如「署長」決定不需要建造或提供，「承批人」在接獲「署長」於2004年2月1日或之前發出相關的書面通知後便毋須履行本項責任。「承批人」無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知書，以致「承批人」須建造和提供「綜合兒童及青少年服務中心」或其任何部分所招致之費用或開支；

(vii) 一間早期教育及訓練中心（以下簡稱「**早期教育及訓練中心**」），淨作業樓面面積不少於212平方米，須在2022年9月30日或其所在「任何地盤」的「竣工日」（二者取其較早）或「署長」全權酌情指定的其他日期（其決定將作終論並對「承批人」約束）或之前建成並適宜佔用及營運。然而，「署長」可全權酌情決定是否需要建造和提供「早期教育及訓練中心」。如「署長」決定不需要建造或提供，「承批人」在接獲「署長」發出相關的書面通知後便毋須履行本項責任。上述的「署長」通知書須在下列日期或之前發出：

(I) 以下日期取其較早：

(A) 2017年3月31日；或

(B) 以下日期取其較遲：

(1) 「承批人」通知「署長」其已遵照本文特別條件第(3)(b)條確定「早期教育及訓練中心」所在「地盤」的邊界當日後三(3)個曆月內；或

(2) 「署長」根據本文特別條件第(3)(b)條批准更改「早期教育及訓練中心」所在「地盤」的邊界當日後三(3)個曆月內；或

(II) 「署長」指定的其他日期，而其決定將作終論並對「承批人」約束。

「承批人」無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知書，以致「承批人」須建造和提供「早期教育及訓練中心」或其任何部分所招致之任何費用或開支；

(ix) 一間公廁（以下簡稱「**公廁**」），位於現已或將會建於靠近「永久公共運輸交匯處」的一座或多座建築物的地下層，淨作業樓面面積不少於70平方米。「公廁」應在「永久公共運輸交匯處」開始運作當日或之前建成並適宜佔用及營運；

(x) 最少三間（或「署長」批准之其他數目）校舍，由三間小學和兩間中學組成或採用「署長」全權酌情釐定的較少數目，樓層及位置按「署長」指定。上述校舍應在2023年12月31日或「署長」全權酌情指定的其他一個或若干日期或之前建成並適宜佔用及營運。每間小學（以下統稱「**小學**」）的地盤面積須最少有6,200平方米，每間中學（以下統稱「**中學**」）的地盤面積須最少有6,950平方米，惟倘事前獲教育局局長和建築署署長書面批准，任何「小學」及「中學」的地盤面積均可縮減。每間「小學」及「中學」均須採用由「署長」全權酌情指定而不時適用於現行標準校舍設計，並由「承批人」按照「工程規格附表」所載標準與規格或經由教育局局長和建築署署長書面批准而不時適用於現行標準校舍設計的規格與設計提供和建造，此外並須遵從教育局局長和建築署署長以書面批准的條款與條件，以符合《教育條例》及此等「批地條件」之規定，同時須遵照「經批准的建築圖則」和根據本文特別條件第(18)(a)條批准的圖則。再者，「署長」可全權酌情決定是否需要建造和提供「小學」及「中學」或當中任何其一。如「署長」決定只需要建造或提供較少數目的「小學」及「中學」，「承批人」在接獲「署長」於2019年12月31日或「署長」全權酌情指定的其他一個或若干日期或之前發出相關的書面通知後便毋須履行本項責任。「承批人」無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知書，以致「承批人」須建造和提供「小學」及「中學」或其任何部分所招致之任何費用或開支；及

(xi) 一個足球場連附屬設施（以下簡稱「**足球場**」），標準和規格以「署長」全權酌情批准為準，地盤面積最少2,241平方米或「署長」批准的其他面積，並應在2023年12月31日或「署長」全權酌情批准的其他較遲日期建成並且適宜佔用及營運。「署長」可全權酌情決定是否需要建造和提供「足球場」。如「署長」決定不需要建造或提供，「承批人」在接獲「署長」於2019年12月31日或「署長」全權酌情指定的其他一個或若干日期或之前發出相關的書面通知後便毋須履行本項責任。「承批人」無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造和提供「足球場」或其任何部分所招致的任何費用或開支。

（本特別條件(a)(i)、(a)(ii)、(a)(iii)、(a)(v)、(a)(vi)、(a)(vii)、(a)(ix)、(a)(x)及(a)(xi)款所載的樓宇（包括固定照明裝置、通風器材、排氣管道及道路／地台表面，但不包括「署長」依照此等「批地條件」許可但並非該處專用的電梯、自動扶梯、樓梯、機器、設備及其他設施，以及牆、柱、樑、天花、天台樓板、行車道／地台樓板和任何其他結構件），連同「署長」全權酌情釐定為該處專用的任何其他地方、設施、服務設施及裝置（「署長」的決定將作終論並對「承批人」約束），以下統稱為「**政府樓宇**」）。

特別條件第(17)(d)條：

於本特別條件，「承批人」一詞的定義不包括其受讓人。

「公契」的相關條文

「主公契」B節所載「政府樓宇」及「雜項」的定義：

「**政府樓宇**」統指「政府批地文件」特別條件第(17)(a)(i)條、第(17)(a)(ii)條、第(17)(a)(iii)條、第(17)(a)(v)(III)條、第(17)(a)(vi)條、第(17)(a)(vii)條、第(17)(a)(viii)條、第(17)(a)(ix)條、第(17)(a)(x)條及第(17)(a)(xi)條別定義的「永久公共運輸交匯處」、「鄰里護老中心」、「長者活動中心」、「社區會堂設施」、「綜合兒童及青少年服務中心」、「綜合家庭服務中心」、「日間托兒所」、「公廁」、「小學」及「中學」和「足球場」，以及上述每個範圍的附屬樓宇，現已或將會根據「政府批地文件」特別條件第(17)條規定建於「該土地」作為「發展項目」的一部分；

「**雜項**」指(i)「政府樓宇」外部飾面(「政府批地文件」特別條件第(17)(a)(x)及17(a)(xi)條分別定義由「財政司司長法團」負責維修的「小學」、「中學」及「足球場」外部飾面除外)及位於「政府樓宇」之內、周圍、其內、其上及其下的所有牆、柱、樑、天花、天台樓板、行車道/地台樓板結構和任何其他結構件;(ii)所有供「政府樓宇」及「發展項目」其餘部分使用的電梯、樓梯及自動扶梯;(iii)所有供「政府樓宇」及「發展項目」其餘部分使用的大廈服務裝置、污水系統、排水渠、食水及鹹水供應系統、機器與設備(包括但不限於手提式及非手提式消防裝置與設備);(iv)「政府樓宇」下所有結構性樓板,連同該處排水系統和嵌裝或懸裝於行車道樓板或結構性樓板的汽油截流裝置;以及(v)「政府批地文件」特別條件第(28)條訂明供「政府樓宇」及「發展項目」其他部分使用的所有其他公用部分和設施;

於切實可行範圍內盡量顯示「政府樓宇」位置的圖則已載於本節末頁。(見「圖則1」)

4. **「臨時公共運輸交匯處」**

「批地文件」特別條件第(30)條訂明,「承批人」須在該地段內鋪設、平整、提供、建造、鋪築表面和維修臨時公共運輸交匯處,位置靠近「港鐵車站」,並設有出入通道接駁公共道路。

「批地文件」的相關條文:

特別條件第(30)條

(a) 受限於本文特別條件第(17)(a)(i)條之規定,「承批人」須自費以「署長」全面滿意的方式,鋪設、平整、提供、建造、鋪築表面和維修該地段內的臨時公共運輸交匯處(以下簡稱「**臨時公共運輸交匯處**」),位置須靠近「地盤M2」內的「港鐵車站」,並設有出入通道接駁公共道路。「臨時公共運輸交匯處」應按照「署長」批准的位置、方式、物料、設計和標準設置有蓋行人走道及行人路連通「地盤M2」內的「港鐵車站」,以及提供各附屬設施(包括但不限於排水、照明、通風、輔助交通設備、防護欄、乘客輪候圍欄、車站上蓋以及閉路電視系統的必要連接及服務裝置)。「臨時公共運輸交匯處」須在「地盤M2」內的「港鐵車站」(如下以本文特別條件第(31)(a)(ii)條定義為準)啟用當日或「署長」指定的其他日期建成並適宜佔用及營運;

(b) 「承批人」須設計和提供的「臨時公共運輸交匯處」淨作業樓面面積不可少於4,800平方米,包括一個設有4個巴士停車處的巴士總站、一個公共小巴停車處、一個的士停車處、一個一般車輛上落客貨車位、一個預留供巴士營運商放置附屬設施的地方和一個閉路電視控制室,並以「署長」滿意的方式建造;

(c) (ii) 「政府」可全權酌情隨時允許任何經「政府」授權的人士和公眾使用「臨時公共運輸交匯處」或其任何部分;及

(iii) 「承批人」須准許所有「政府」和公眾車輛及行人不受限制地自由通行往返「臨時公共運輸交匯處」,而「政府」擁有專有權行使《道路交通條例》及《公共巴士服務條例》和任何相關的規例與修訂法例賦予的權力。

(d) 「永久公共運輸交匯處」落成後,「承批人」須自費將「臨時公共運輸交匯處」搬遷至「永久公共運輸交匯處」(包括搬遷閉路電視系統至「永久公共運輸交匯處」),有關的搬遷費用概由「承批人」承擔。「承批人」必須在「永久公共運輸交匯處」落成當日後十二(12)個曆月內自費拆卸和清理「臨時公共運輸交匯處」,以全面令「署長」滿意。「署長」毋須就「承批人」因搬遷、終止運作和清理「臨時公共運輸交匯處」而招致或承受的任何損失、損害、滋擾或干擾承擔責任,亦不可就此向「政府」索償。「署長」發函表示「永久公共運輸交匯處」建成並適宜佔用及營運並令其全面滿意當日,「署長」須將「臨時公共運輸交匯處」移交「承批人」;

(f) 於本特別條件,「承批人」的定義指簽訂「本協議」的立約人。

「公契」的相關條文:

不適用。

於切實可行範圍內盡量顯示「臨時公共運輸交匯處」位置的圖則已載於本節末頁。(見「圖則1」)

5. **「公眾休憩用地」**

「批地文件」特別條件第(52)(a)(ii)條訂明,「承批人」須按照「署長」的規定,興建、建造、提供、園景綠化若干公眾休憩用地,總面積應不少於2.3公頃,以全面令「署長」滿意。

「批地文件」的相關條文:

特別條件第(52)(a)(ii)及(c)條:

(a) 「承批人」須自費按照「經批准的建築圖則」及「經批准的園景建議書」,以「署長」全面滿意的方式興建、建造、提供、園景綠化和嗣後維修以下設施,以保持其修繕妥當及狀況良好:

(ii) 現已或將會在該地段及「黃色範圍」內按照「署長」規定設置的若干公眾休憩用地,總面積應不少於2.3公頃(以下簡稱「**公眾休憩用地**」)。「承批人」須在「公眾休憩用地」進行園景綠化,包括在「署長」批准的樓層以其批准的標準和設計種植灌叢及樹木和建造單車徑,並於特別條件第(7)(l)條所載的「黃色範圍指定部分通行權」終止日起二十四(24)個曆月內或「署長」指定的其他一個或若干日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為2比3,須按「署長」規定定址、平整、保養、園景綠化、種植植披、處理並提供設備與設施,以全面令「署長」滿意。「署長」就何謂動態及靜態康樂用途所作的決定將作終論,並對「承批人」約束;

(c) 「公眾休憩用地」將免費開放供公眾自由作任何性質的合法用途(除非事前獲康樂及文化事務署署長書面批准)。

「公契」的相關條文:

「主公契」B節所載「非車站發展項目公用地方」及「公眾休憩用地」的定義:

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分,其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋;入口、大堂、樓梯、斜路、樓梯平台、走廊及通道;垃圾儲存廂室;污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室;建於「非車站發展項目」上各建築物的地基及結構(不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱);「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物;管理處(如有)及「非車站發展項目」之

上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方（但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍）。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明，又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則；

「**公眾休憩用地**」指根據「政府批地文件」特別條件第(52)(a)(ii)條規定建造的「發展項目」部分及任何毗連土地，包括不時在該處提供的公共康樂設施，亦即「經批准的圖則」不時標明的範圍。

「主公契」E節第8(c)(ii)條：

8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」，應按比例攤付以下地方與設施的保養、管理、修理、維修及保險費用：

(ii) 「公眾休憩用地」；

「主公契」E節第8(e)條：

「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應根據本節第8(c)及8(d)條按比例攤付的保養、管理、修理、維修和保險費用，將按照「車站綜合大樓」建築樓面總面積（即127,000平方米）以及「專用地方」（如有）建築樓面總面積（以下統稱「車站綜合大樓及專用地方建築樓面總面積」），佔「非車站發展項目」所有現已落成部分的建築樓面總面積（以下簡稱「已落成非車站發展項目建築樓面總面積」）加上「車站綜合大樓及專用地方建築樓面總面積」的建築樓面總面積的比例計算，但於任何情況下均不可少於5.1%。於本款，「專用地方（如有）建築樓面總面積」指「專用地方」（如有）的實際樓面總面積，不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然，而「已落成非車站發展項目建築樓面總面積」則指當時已落成「住宅樓宇」（定義以「政府批地文件」所訂為準）之實際樓面總面積與當時已落成「商業樓宇」（定義以「政府批地文件」所訂為準）之實際樓面總面積的總和，兩者均經由有關「期數」的「認可人士」核證，而且不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然。

「第XIII期」副公契及管理協議（「副公契」）擬稿B節所載「第XIII期內非車站發展項目公用地方」及「第XIII期」的定義：

「**第XIII期內非車站發展項目公用地方**」指位於「第XIII期」內擬供「非車站發展項目」「業主」使用或享用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目公用地方」（定義以「主公契」所訂為準）部分，其中包括但不限於位於地下層的緊急救援車輛通道、部分「公眾休憩用地」（於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間黑斜線顯示，僅供識別）、位於三樓和五樓的有蓋行人徑（包括相關的天台、平台、樓梯、斜坡及梯台和該處的相關構築物），以及位於地下層、一樓、二樓、三樓及五樓構成「政府批地文件」特別條件第（60）（a）條所定義的「內部運輸系統」一部分之有蓋樓梯，以及部分「公眾休憩用地」（於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間紅斜線顯示，僅供識別）、部分綠化區（構成「公眾休憩用地」一部分）（包括花槽）（於本文所夾附的DMC-001、DMC-004及DMC-005公用地方圖則以橙色加黑點顯示，僅供識別）、室外管道房、維修房、總喉維修管道、食水及沖廁水泵房、儀錶房、會議室、茶水間、儲物室、沐浴間、廁所、暢通易達男女廁、電梯、電梯井、電梯槽、業主委員會辦事處、看守人及管理員宿舍、水管槽。「第XIII期內非車站發展項目公用地方」現於本文所夾附的公用地方圖則以橙色、橙色間黑斜線、橙色間紅斜線及橙色加黑點顯示，僅供識別；

「**第XIII期**」指建於「政府批地文件」所夾附「圖則N」顯示及註明為「地盤KL」的「該土地」部分之「非車站發展項目」範圍，即「地盤KL」內的「第XIII期」，包括以下各部分：(i)「第XIII期公眾休憩用地」（於經建築事務監督批准的分期圖則顯示為「Phase XIII-DOS」並在本文所夾附的分期圖則以橙色十字斜線顯示及劃界，僅供識別），包括部分「公用地方」及「第XIII期內公用服務及設施」；(ii)「第XIIIA期」（於經建築事務監督批准的分期圖則顯示為「Phase XIIIA」並於本文所夾附的分期圖則以綠色十字斜線顯示及劃界，僅供識別），包括「第3座」（3A及3B座）及「第5座」（5A及5B座）內「第XIII期住宅單位」、「第XIII期康樂地方及設施」和部分「公用地方」及「第XIII期內公用服務及設施」；及(iii)「第XIIIB期」（於經建築事務監督批准的分期圖則顯示為「Phase XIIIB」並於本文所夾附的分期圖則以藍色十字斜線顯示及劃界，僅供識別），包括「第1座」（1A及1B座）及「第2座」（2A及2B座）內「第XIII期住宅單位」和部分「公用地方」及「第XIII期內公用服務及設施」；

「副公契」第二附錄第II部分第3條：

受限於「政府批地文件」的條款規定，所有公眾人士均有權使用構成「公眾休憩用地」一部分的「第XIII期內非車站發展項目公用地方」各部分（於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色加黑點、橙色間黑斜線及橙色間紅斜線顯示，僅供識別），以作所有合法用途，而毋須支付任何費用（除非事前獲康樂及文化事務署署長書面批准則屬例外）。

於切實可行範圍內盡量顯示「公眾休憩用地」位置的圖則已載於本節末頁。（見「圖則1」、「圖則16」、「圖則22」、「圖則28」及「圖則30」至「圖則34」）

6. 擬建行人天橋相關結構

「批地文件」特別條件第(53)條訂明，「承批人」（不包括其受讓人）須以「署長」全面滿意的方式，採用「署長」全權酌情規定或批准的物料、標準、樓層、定線、規劃和設計，於該地段內興建、提供及建造「擬建行人天橋相關結構」。

「批地文件」的相關條文：

特別條件第(53)條：

(a) (i) 「承批人」（不包括其受讓人）須自費在「署長」發函指定的一個或若干日期或之前，按照「經批准的建築圖則」，以「署長」全面滿意的方式，採用「署長」全權酌情規定或批准的物料、標準、樓層、定線、規劃和設計，於該地段內興建、提供、建造和嗣後維修「署長」指定的柱及其他結構性支承件和連接段，連同自動扶梯、電梯及樓梯（此等設施、結構性支承件及連接段以下統稱「**擬建行人天橋相關結構**」），以連接該地段至擬建行人天橋（以下簡稱「**擬建行人天橋**」），位置為「圖則I」顯示及標示為「FB2」、「FB3」和「FB4」或「署長」以書面批准的其他地點（以下簡稱「**地點**」）；

(iv) 如「署長」發出通知，「承批人」或該地段現任管理人或根據《建築物管理條例》（第344章）成立的該地段「業主立案法團」須自費以「署長」全面滿意的方式執行所有必要的工程，以按「署長」規定和批准，暫時封閉任何現已或將會建於該地段的一座或多座建築物內連接「擬建行人天橋」的通道口。暫時封閉通道口涉及的所有必要維修工程將由「承批人」負責（不包括「財政司司長法團」，僅此而已），此外並須令「署長」滿意；

(vi) 於本文協定的整個批地年期內，「承批人」須時刻遵從「署長」制訂的任何規定，准許公眾免費自由地步行通過該地段或其任何部分或該處任何建築物或建築物部分，

以出入通行或再通行、往返、行經及上落附屬於或從屬於該處的「擬建行人天橋」及「擬建行人天橋相關結構」，藉此往返該地段的公用地方和往返該地段及毗鄰一個或若干地段與「政府」土地外的地面層公共行人路，以作所有合法用途。

「公契」的相關條文：

「主公契」B節所載「行人天橋相關結構」及「非車站發展項目公用地方」的定義：

「**行人天橋相關結構**」指按照「政府批地文件」特別條件第（53）(a) 條建造的構築物；

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存廂室；污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室；建於「非車站發展項目」上各建築物的地基及結構（不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱）；「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物；管理處（如有）及「非車站發展項目」之上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方（但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍）。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明，又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則。

「主公契」第二附錄第II部分第2（b）條：

「管理人」有權單獨或聯同測量師、工人及其他人等執行「署長」規定的任何必要工程，以暫時關閉「該土地」上任何一座或多座建築物的入口，從而根據「政府批地文件」特別條件第（53）條規定，將行人走道、隧道或行人天橋連接至各建築物或「行人天橋相關結構」。「管理人」執行此等工程時須向「業主」發出書面指示，說明「業主」於施工期間不可使用的「該土地」及「發展項目」範圍或部分，而「業主」應遵守此等規定，惟工程不可妨礙任何人士出入「政府樓宇」，亦不可妨礙任何人士完善使用及享用「政府樓宇」。

於切實可行範圍內盡量顯示「擬建行人天橋相關結構」位置的圖則已載於本節末頁。（見「圖則1」）

7. 24小時行人道

「批地文件」特別條件第（53）(b) (iv) 條訂明，「承批人」須以「署長」全面滿意的方式提供24小時行人道，以連接「擬建行人天橋」及「有蓋行人天橋」。

「批地文件」的相關條文：

特別條件第（53）(b) (iv) 及 (v) 條

(iv) 「承批人」須自費以「署長」全面滿意的方式提供內部淨闊度不少於4.5米的有蓋行人道，以連接「擬建行人天橋」和「有蓋行人天橋」（如下以本文特別條件第（54）(a) 條定義為準）；

(v) 「承批人」須在本文協定的整個批地年期內保持本特別條件 (b) (iv) 款所載的行人道每日24小時開放供公眾使用，以便公眾免費及暢通無阻地通行；

「公契」的相關條文：

「主公契」B節所載「非車站發展項目公用地方」的定義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存廂室；污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室；建於「非車站發展項目」上各建築物的地基及結構（不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱）；「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物；管理處（如有）及「非車站發展項目」之上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方（但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍）。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明，又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則；

於切實可行範圍內盡量顯示「24小時行人道」位置的圖則已載於本節末頁。（見「圖則1」至「圖則27」和「圖則29」至「圖則34」）

8. 「有蓋行人天橋」

「批地文件」特別條件第（54）條訂明，「承批人」（不包括其受讓人）須以「署長」全面滿意的方式，採用「署長」全權酌情規定或釐定的物料、標準、樓層、定線、行人天橋覆蓋度、布局、位置和設計提供及建造「有蓋行人天橋」。

「批地文件」的相關條文：

特別條件第（54）條：

(a) 「承批人」（不包括其受讓人）須在「署長」通知時在「署長」指定的期限內，自費按照「經批准的建築圖則」，並以「署長」全面滿意的方式，在「圖則II」顯示及標示為「FB1」的位置或「署長」全權酌情批准的其他位置提供和建造一座有蓋行人天橋，內淨闊度為不少於10米，連同支承件、連接段、樓梯、斜路、輪椅使用者設施、外部及內部配件、照明燈飾和指示牌（以下簡稱「**有蓋行人天橋**」），嗣後則享有「有蓋行人天橋」的支撐地役權。「有蓋行人天橋」須以「署長」全權酌情規定或釐定的物料、標準、樓層、定線、行人天橋覆蓋度、位置和設計建造，其決定將作終論並對「承批人」約束；

(b) (iii) 儘管「有蓋行人天橋」已按照本特別條件 (h) 款之規定移交「政府」，在「有蓋行人天橋」存在期間，「承批人」不論日夜均應時刻允許公眾免費自由步行或乘坐輪椅通行及再通行、行經及往返該地段、「有蓋行人天橋」和現已或將會建於該處的一座或多座建築物，以作任何性質的合法用途；

「公契」的相關條文：

「主公契」B節所載「非車站發展項目公用地方」的定義：

「非車站發展項目公用地方」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存廂室；污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室；建於「非車站發展項目」上各建築物的地基及結構（不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱）；「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物；管理處（如有）及「非車站發展項目」之上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方（但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍）。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明，又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則。

「主公契」E節第8(c)(iii)條：

8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」，應按比例攤付以下地方及設施的保養、管理、修理、維修和保險費用：

(iii) 24小時有蓋行人道指定部分（「政府批地文件」特別條件第(53)(b)(iv)條所載）、「有蓋行人天橋」（定義以「政府批地文件」特別條件第(54)(a)條所訂為準）、「內部運輸系統」（定義以「政府批地文件」特別條件第(60)(a)條所訂為準）、緊急救援車輛通道（「政府批地文件」特別條件第(60)(f)條所載）及「照明系統」（定義以「政府批地文件」特別條件第(60)(g)條所訂為準），而根據「政府批地文件」特別條件第(53)(b)(iii)、(54)(f)、(60)(b)、(60)(f)及(60)(g)(i)條規定，此等範圍：

(1) 不位於任何「期數」邊界內；

(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務及設施」；及

(3) 不屬於「第一期期外公用地方」或「第一期期外公用服務及設施」。

「主公契」E節第8(e)條：

「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應根據本節第8(c)及8(d)條按比例攤付的保養、管理、修理、維修和保險費用，將按照「車站綜合大樓」建築樓面總面積（即127,000平方米）以及「專用地方」（如有）建築樓面總面積（以下統稱「車站綜合大樓及專用地方建築樓面總面積」），佔「非車站發展項目」所有現已落成部分的建築樓面總面積（以下簡稱「已落成非車站發展項目建築樓面總面積」）加上「車站綜合大樓及專用地方建築樓面總面積」的建築樓面總面積的比例計算，但於任何情況下均不可少於5.1%。於本款，「專用地方（如有）建築樓面總面積」指「專用地方」（如有）的實際樓面總面積，不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然，而「已落成非車站發展項目建築樓面總面積」則指當時已落成「住宅樓宇」（定義以「政府批地文件」所訂為準）之實際樓面總面積與當時已落成「商業樓宇」（定義以「政府批地文件」所訂為準）之實際樓面總面積的總和，兩者均經由有關「期數」的「認可人士」核證，而且不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然。

「主公契」I節第1(b)條：

1(b) 現毋損前文之一般規定為原則，「管理人」將具有以下各項權力及職責：

(xvi) 如「政府批地文件」的條件訂明「該土地」邊界之內或之外（包括「外界地方」）的所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木（視情況而定），其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋，應由「該土地」「承批人」（定義以「政府批地文件」所訂為準）負責（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外）保養、管理、維修、清潔、修理或進行園景綠化，又或「政府」另行同意或規定，「管理人」應檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化（包括但不限於種植、移植及再植灌木和樹木）（視情況而定），同時實施根據「政府批地文件」特別條件第(90)條提交的處理潛在堆填氣體及消減滲濾污水建議書所載的措施。

於切實可行範圍內盡量顯示「有蓋行人天橋」位置的圖則已載於本節末頁。（見「圖則1」）

9. 室內康樂中心地盤[1]

「批地文件」特別條件第(66)條訂明，「承批人」須按照「署長」事前書面批准的標準、樓層及位置平整將軍澳市地段第70號內一個地盤，面積不少於6,000平方米，以建造室內康樂中心。

「批地文件」的相關條文：

特別條件第(66)條：

(a) 「承批人」須自費在本「協議」生效日後九十六(96)個曆月內或「署長」全權酌情指定的其他較長期限內，按照「署長」事前書面批准的標準、樓層和位置平整該地段內的地盤，面積不少於6,000平方米，以建造室內康樂中心。「承批人」以「署長」滿意的方式完成平整工程後，應在「署長」通知時，自費在「署長」指定的期限內以不帶任何產權負擔的騰空形式將上述地盤免費及無償地交還「政府」，惟「政府」並無責任必須應「承批人」要求收回上述地盤或其任何部分，「政府」只須在其視為恰當時收回，而《土地歸還契約》須以「署長」批准的方式執行。「政府」有權在上述地盤建造室內康樂中心（以下簡稱「**室內康樂中心**」）並使用「室內康樂中心」或地盤作其視為恰當的任何用途。計算本文特別條件第(16)(e)條訂明的整體樓面總面積時，現已或將會建於上述地盤的「室內康樂中心」不會連計在內；

(b) 「承批人」須准許「政府」、其官員、承辦商和工人攜帶工具、設備、機器或駕車與否，自由及暢通無阻地進出及往返該地段「餘段」、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」或其任何部分，以便建造「室內康樂中心」或執行「政府」視為恰當的其他事項。倘「署長」、其人員、承辦商及工人因行使本特別條件賦予的進出和往返通行權而令「承批人」招致或連帶蒙受任何損失、損害、滋擾或干擾，「署長」、其人員、承辦商及工人概毋須就此承擔責任，「承批人」亦無權因提供通行權造成的任何損失、損害、滋擾或干擾索取賠償。「室內康樂中心」投入服務後，「承批人」須允許公眾自由及完全免費地進入、行經或往返該地段「餘段」，以便出入「室內康樂中心」；

「公契」的相關條文：

「主公契」E節第18條：

如「政府」要求，「業主」應免費授予「政府」所有必要的通行權、地役權或準地役權（其中包括但不限於使用任何道路、通道、行人路、行人徑、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統）及支撐權，以及按照「政府」賦予將軍澳市地段第70號A段擁有人和彼等之繼承人及受讓人、傭工、代理、受許可人、租客和合法佔用人（與擁有同等權利的所有其他人等共享）於「政府批地文件」整個年期內享有之權利，透過現時或日後設於「該土地」或該處任何建築物、結構物和搭建物或其任何一個或若干部分之內或在其下或經過或越過之任何溝渠、水管、電線、電纜、污水渠、排水渠、管線、排煙管、管道及水道和其他導體而完善享用將軍澳市地段第70號A段或其任何一個或若干部分來回接駁的氣體、電力、食水、污水排放、排水、空氣、煙霧及其他污水、電話線、冷卻水及其他服務，以作完善使用與享用將軍澳市地段第70號A段及現已或將會建於該處各建築物的所有用途。現為達致執行上述的通行權、地役權或準地役權、支撐權和享用各項服務與設施，「管理人」現獲例外保留「本契約」第二附錄第II部分第2(e)條所載的權利，而「港鐵」則獲例外保留「本契約」第二附錄第II部分第3(z)條所載的權利。然而，本條授予的通行權、地役權或準地役權、支撐權及各項服務與設施概不可妨礙任何人士使用與享用「政府樓宇」。

「主公契」第二附錄第II部分第2(e)條：

儘管「本契約」另有任何規定，如「政府」要求，「管理人」亦有權免費授予「政府」所有必要的通行權、地役權或準地役權（其中包括但不限於使用任何道路、通道、行人路、行人徑、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統）及支撐權，以及按照「政府」賦予將軍澳市地段第70號A段擁有人及彼等之繼承人和受讓人、傭工、代理、受許可人、租客及合法佔用人（與所有其他享有同等權利之人等共享）在「政府批地文件」整個年期享有之權利，透過現時或日後設於「該土地」或該處任何建築物、結構物及搭建物或其任何一個或若干部分之內或在其下或經過或越過之任何溝渠、水管、電線、電纜、污水渠、排水渠、管線、排煙管、管道及水道和其他導體而完善享用將軍澳市地段第70號A段或其任何一個或若干部分來回接駁的氣體、電力、食水、污水排放、排水、空氣、煙霧或其他污水、電話線、冷卻水及其他服務，以作完善使用與享用將軍澳市地段第70號A段和現已或將會建於該處各建築物的所有用途，而毋須諮詢任何「業主」或其他擁有「發展項目」或其任何部分權益的人士或徵取彼等的同意或批准，此外並有權就此以「管理人」的名義簽署或訂立任何相關文件，而毋須接受其他「業主」或擁有「發展項目」或其任何部分權益的其他人士為締約方。然而，倘「管理人」行使本款所訂權利直接影響「政府樓宇」（「政府樓宇」是否直接受影響須由「政府產業署署長」全權酌情決定），或「政府」認為有需要，「財政司司長法團」作為「政府樓宇」的「業主」可加入為締約方簽署或訂立任何必要的相關文件。再者，「管理人」授予此等通行權、地役權或準地役權、支撐權及暢通服務供應與設施，概不可妨礙任何人士使用與享用「政府樓宇」。

「主公契」第二附錄第II部分第3(z)條：

現毋損「政府批地文件」一般條件第5條的規定，每名「業主」現與「港鐵」協議，本文賦予「港鐵」的契諾、權利、自由權、特權、權益、保留原權益及保留新權益對每名「業主」及其各自之繼承人和受讓人約束，而只要「港鐵」仍為任何「份數」之實益擁有人，此等契諾、權利、自由權、特權、權益、保留原權益及保留新權益將與「該土地」及「發展項目」和相關權益共存（附加於「港鐵」與「買方」所訂「轉讓契約」保留的任何其他權利）。「港鐵」具專有權及不受限制的權利，隨時和不時按其全權酌情為恰當作出以下所有或任何行為或事項，及／或行使所有或任何以下權利、自由權、特權及權益，而毋須接受任何其他「業主」（除非「本契約」另行訂明）、「管理人」及擁有「該土地」和「發展項目」權益的其他人士為締約方或取得彼等的同意或批准，但仍需受限於「本契約」及「政府批地文件」賦予「財政司司長法團」的權利、地役權和特權，而概不可影響或妨礙「財政司司長法團」擁有之此等權利、地役權和特權，此外亦不可在「政府樓宇」外牆安裝或裝設任何煙囪、排煙管、水管或其他結構或設施：

(z) 如「政府」要求，「港鐵」應免費授予「政府」所有必要的通行權、地役權或準地役權（其中包括但不限於使用任何道路、通道、行人路、行人徑、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統）及支撐權，以及按照「政府」賦予將軍澳市地段第70號A段擁有人及彼等之繼承人和受讓人、傭工、代理、受許可人、租客及合法佔用人（與所有其他享有同等權利之人等共享）在「政府批地文件」整個年期享有的權利，透過現時或日後設於「該土地」或該處任何建築物、結構物及搭建物或其任何一個或若干部分之內或在其下或經過或越過之任何溝渠、水管、電線、電纜、污水渠、排水渠、管線、排煙管、管道及水道和其他導體而完善享用將軍澳市地段第70號A段或其任何一個或若干部分來回接駁的氣體、電力、食水、污水排放、排水、空氣、煙霧及其他污水、電話線、冷卻水及其他服務，以作完善使用與享用將軍澳市地段第70號A段及現已或將會建於該處各建築物的所有用途，而毋須諮詢任何「業主」或擁有「發展項目」或其任何部分權益的其他人士或徵取彼等的同意或批准，此外並可就此純粹以「港鐵」的名義簽署或訂立任何文件，而毋須接受其他「業主」或擁有「發展項目」或其任何部分權益的其他人士為締約方。然而，倘「政府樓宇」直接受影響（是否直接影響「政府樓宇」須由「政府產業署署長」全權酌情權決定）或「政府」認為有需要，則作為「政府樓宇」「業主」的「財政司司長法團」應加入為締約方簽署或訂立任何必要的文件，以便「港鐵」行使本款訂明的權利。

於切實可行範圍內盡量顯示「室內康樂中心地盤」位置的圖則已載於本節末頁。（見「圖則1」）

10. 「棕色範圍」

「批地文件」特別條件第(99)條訂明，「承批人」須以「署長」全面滿意的形式，按照「署長」全權酌情批准的方式及物料，就「署長」批准的標準、樓層、定線和設計，在「棕色範圍」鋪設、平整、提供及建造一條鋪築路面道路，並且以「署長」全面滿意的方式，在「棕色範圍」鋪設、平整、提供及建造一條高架道路。

「批地文件」的相關條文：

特別條件第(99)條

(a) 「承批人」須：

(i) (I) 在2017年3月31日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的形式，按照「署長」全權酌情批准的方式和物料，就「署長」批准的標準、樓層、定線及設計，在「圖則I」以棕色顯示的該地段以南「D9道路」範圍內鋪設、平整、提供及建造一條鋪築路面道路（包括提供及建造「署長」全權酌情指定的下水道、高架道路、污水管、排水渠、行人路或其他構築物）供行人和車輛通行，以便往來該地段；及

(II) 在2022年9月30日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的形式，按照「署長」酌情規定或批准的方式、裝置、結構及物料，就「署長」規定和批准的標準、樓層、定線、闊度及設計，在「圖則I」以棕色顯示的該地段以北標示為「建議興建L861道路之高架道路」範圍內鋪設、平整、提供和建造一條高架道路（包括提供及建造橋、隧道、上跨路、下跨路、下水道、高架道路、行車天橋、行人路或其他構築物）供車輛行駛，

（本特別條件(a)(i)(I)款及(a)(i)(II)款所載的棕色範圍以下統稱「**棕色範圍**」）。

[1] 擬建室內康樂中心的將軍澳市地段第70號內地盤已完成挖掘，並命名為將軍澳市地段第70號A段。

「公契」的相關條文：

「主公契」B節所載「外界地方」的定義：

「**外界地方**」指位於「該土地」邊界以外而根據「政府批地文件」的條件訂明「該土地」的「承批人」（定義以「政府批地文件」所訂為準）有責任進行園景綠化、保養、管理、維修、清潔或修理的任何地方（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外），其中包括但不限於「政府批地文件」特別條件第（7）、（8）、（99）及（100）條以及不時生效的修訂本或更改本訂明之「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第1（b）條：

為免存疑並受限於「政府批地文件」及「本契約」之條文規定，「港鐵」作為「該土地」原「承批人」應執行「外界地方」的建造工程並負責有關的建造費用。

於切實可行範圍內盡量顯示「棕色範圍」位置的圖則已載於本節末頁。（見「圖則1」）

11. 「黃色間黑斜線範圍」

「批地文件」特別條件第（100）條訂明，「承批人」須以「署長」全面滿意的方式在「黃色間黑斜線範圍」進行園景綠化。

「批地文件」的相關條文：

特別條件第（100）(a)(i)條：

「承批人」須在2021年12月31日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的方式在「圖則I」以黃色間黑斜線顯示之範圍（以下簡稱「**黃色間黑斜線範圍**」）進行園景綠化。

「公契」的相關條文：

「主公契」B節所載「外界地方」的定義：

「**外界地方**」指位於「該土地」邊界以外而根據「政府批地文件」的條件訂明「該土地」的「承批人」（定義以「政府批地文件」所訂為準）有責任進行園景綠化、保養、管理、維修、清潔或修理的任何地方（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外），其中包括但不限於「政府批地文件」特別條件第（7）、（8）、（99）及（100）條以及不時生效的修訂本或更改本訂明之「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第1(b)條：

為免存疑並受限於「政府批地文件」及「本契約」之條文規定，「港鐵」作為「該土地」原「承批人」應執行「外界地方」的建造工程並負責有關的建造費用。

於切實可行範圍內盡量顯示「黃色間黑斜線範圍」位置的圖則已載於本節末頁。（見「圖則1」）

12. 內部交通系統

「批地文件」特別條件第（60）條訂明，「承批人」須在該地段內建造一個「內部運輸系統」，以供行人及車輛流通，並且提供地政總署署長規定的街燈，同時負責運作、管理和維修「內部運輸系統」及作出交通管理安排，以及維持街道照明充足，令地政總署署長滿意。

「批地文件」的相關條文：

特別條件第（60）條：

(a) 「承批人」須以「署長」全面滿意的方式，自費在該地段內一個或多個地點的任何樓層建造一個道路系統，包括道路、行人天橋、行人道、樓梯、單車徑、載客電梯、自動扶梯、斜路、客貨上落停車處及其他交通設施，設計和規格以「署長」規定為準（以下統稱「**內部運輸系統**」），以供行人及車輛流通，包括但不限於運輸署署長指定之的士、專營巴士、公共小巴及旅遊巴士。計算本文特別條件第（16）(e)條訂明的整體樓面總面積時，「內部運輸系統」不會連計在內；

(b) 受限於運輸署署長及警務處處長不時作出的指示，以及「政府」與「承批人」現已或將會訂立的任何一份或若干營運、管理及維修協議，以及現行和未來法例以「附例」訂明的授權，「承批人」（不包括「財政司司長法團」，僅此而已）可按其視為必要而運作、管理及維修「內部運輸系統」和作出交通管理安排，包括架設交通標誌及交通燈號，以遵守此等「批地條件」，惟本條規定概不構成分授任何條例下任何法定權力或職責；

(c) 「承批人」（不包括「財政司司長法團」，僅此而已）須自費以「署長」全面滿意的方式，在「內部運輸系統」內提供「署長」規定的街燈，並在本文協定批授的整個年期內自費為「內部運輸系統」提供照明及維持照明充足，以令「署長」滿意。倘「承批人」不履行本條所訂的任何責任，「政府」可自行提供街燈和保持「內部運輸系統」照明充足，費用由「承批人」承擔。「承批人」必須在接獲通知時向「政府」支付「署長」釐定的費用；

(d) 「承批人」須允許該地段各「不分割份數」擁有人和彼等授權的其他人等或受讓人，於任何時間不論駕車與否，免費自由通行及進出本特別條件(a)款所訂各道路、後巷、行人路、行人天橋、行人道、樓梯和單車徑，以及往返「任何地盤」，以作所有合法用途；

(f) 「承批人」須自費在「署長」批准的地點或位置提供和維持緊急救援車輛通道，以供緊急救援車輛進出該地段；

「公契」的相關條文：

「主公契」B節所載「非車站發展項目公用地方」的定義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存廂室；污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室；建於「非車站發展項目」上各建築物的地基及結構（不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱）；「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物；管理處（如有）及「非車站發展項目」之上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用

天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方（但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍）。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明，又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則；

「主公契」E節第8(c)(iii)條：

8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」，應按比例攤付以下地方與設施的保養、管理、修理、維修及保險費用：

(iii) 24小時有蓋行人道指定部分（「政府批地文件」特別條件第(53)(b)(iv)條所載）、「有蓋行人天橋」（定義以「政府批地文件」特別條件第(54)(a)條所訂為準）、「內部運輸系統」（定義以「政府批地文件」特別條件第(60)(a)條所訂為準）、緊急救援車輛通道（「政府批地文件」特別條件第(60)(f)條所載）及「照明系統」（定義以「政府批地文件」特別條件第(60)(g)條所訂為準），而根據「政府批地文件」特別條件第(53)(b)(iii)、(54)(f)、(60)(b)、(60)(f)及(60)(g)(i)條規定，此等範圍：

(1) 不位於任何「期數」邊界內；

(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務及設施」；及

(3) 不屬於「第一期期外公用地方」或「第一期期外公用服務及設施」。

「主公契」E節第8(e)條

「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應根據本節第8(c)及8(d)條按比例攤付的保養、管理、修理、維修和保險費用，將按照「車站綜合大樓」建築樓面總面積（即127,000平方米）以及「專用地方」（如有）建築樓面總面積（以下統稱「車站綜合大樓及專用地方建築樓面總面積」），佔「非車站發展項目」所有現已落成部分的建築樓面總面積（以下簡稱「已落成非車站發展項目建築樓面總面積」）加上「車站綜合大樓及專用地方建築樓面總面積」的建築樓面總面積的比例計算，但於任何情況下均不可少於5.1%。於本款，「專用地方（如有）建築樓面總面積」指「專用地方」（如有）的實際樓面總面積，不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然，而「已落成非車站發展項目建築樓面總面積」則指當時已落成「住宅樓宇」（定義以「政府批地文件」所訂為準）之實際樓面總面積與當時已落成「商業樓宇」（定義以「政府批地文件」所訂為準）之實際樓面總面積的總和，兩者均經由有關「期數」的「認可人士」核證，而且不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然。

「主公契」H節第1(a)條：

香港鐵路有限公司現正式獲委任而該公司亦接受委任為「發展項目」的「管理人」，以按照「本契約」所載的條款與條件執行「非車站發展項目」和「外界地方」整體的管理事務並提供服務。

「主公契」I節第1(a)條：

受限於《建築物管理條例》之條文規定，「管理人」就已簽發「佔用許可證」的「非車站發展項目」任何部分和「外界地方」，有權代表所有「業主」，依照「本契約」規定作出所有必要或必需的行動及事項，藉以完善管理「該土地」相關部分、「非車站發展項目」和「外界地方」，以及執行任何合理連帶的事宜。

「主公契」I節第1(b)條：

1(b) 現毋損前文之一般規定為原則，「管理人」將具有以下各項權力及職責：

(vii) 如「本契約」或任何「副公契」或「分副公契」條款並無訂明任何「業主」需承擔相關責任，「管理人」應修理、維修、清潔、髹漆或按情況適當以其他方式處理或裝飾建於「非車站發展項目」內任何建築物和其他結構物的結構及外牆，以及該處的外立面、外牆（已轉讓予個別「業主」的任何外牆除外）及天台（已轉讓予個別「業主」的任何天台除外），並且更換該處任何門窗的破爛玻璃，惟不可影響任何架設於「政府樓宇」外牆的招牌或廣告。

(xvi) 如「政府批地文件」的條件訂明「該土地」邊界之內或之外（包括「外界地方」）的所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木（視情況而定），其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋，應由「該土地」「承批人」（定義以「政府批地文件」所訂為準）負責（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外）保養、管理、維修、清潔、修理或進行園景綠化，又或「政府」另行同意或規定，「管理人」應檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化（包括但不限於種植、移植及再植灌木和樹木）（視情況而定），同時實施根據「政府批地文件」特別條件第(90)條提交的處理潛在堆填氣體及消減滲濾污水建議書所載的措施。

「主公契」J節第1(d)及(z)條：

1. 管理「非車站發展項目」及／或「外界地方」以及「管理人」執行任何職責或行使任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項。「非車站發展項目」「業主」須按照本文所訂方式支付此等開支，而「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應依照「本契約」E節第8(c)、(d)及(e)條規定攤付此等開支：

(d) 修理、維修、清潔、髹漆及以其他方式裝潢和裝飾「非車站發展項目」、建於「非車站發展項目」之上或其內任何建築物和其他結構物或其任何一個或若干部分各結構及外立面的費用，以及更換該處任何破爛門窗玻璃的費用（如「本契約」或任何「副公契」並無指定個別或任何組別「業主」負責更換玻璃者）；

(z) 因「政府批地文件」的條件訂明「該土地」邊界之內或之外（包括「外界地方」）所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木（視情況而定），其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋，必須由「該土地」「承批人」（定義以「政府批地文件」所訂為準）負責（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外）保養、管理、維修、清潔、修理或進行園景綠化，又或「政府」另行同意或規定，以致需按規定檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化所招致的費用（包括但不限於種植、移植及再種植灌木和樹木）（視情況而定），惟「政府批地文件」特別條件第(9)(c)條所訂的責任須由「港鐵」承擔；

「副公契」B節所載「第XIII期內非車站發展項目公用地方」的定義：

「**第XIII期內非車站發展項目公用地方**」指位於「第XIII期」內擬供「非車站發展項目」「業主」使用或享用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目公用地方」（定義以「主公契」所訂為準）部分，其中包括但不限於位於地下層的緊急救援車輛通

道、部分「公眾休憩用地」（於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間黑斜線顯示，僅供識別）、位於三樓和五樓的有蓋行人徑（包括相關的天台、平台、樓梯、斜坡及梯台和該處的相關構築物），以及位於地下層、一樓、二樓、三樓及五樓構成「政府批地文件」特別條件第（60）（a）條所定義的「內部運輸系統」一部分之有蓋樓梯，以及部分「公眾休憩用地」（於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間紅斜線顯示，僅供識別）、部分綠化區（構成「公眾休憩用地」一部分）（包括花槽）（於本文所夾附的DMC-001、DMC-004及DMC-005公用地方圖則以橙色加黑點顯示，僅供識別）、室外管道房、維修房、總喉維修管道、食水及沖廁水泵房、儀錶房、會議室、茶水間、儲物室、沐浴間、廁所、暢通易達男女廁、電梯、電梯井、電梯槽、業主委員會辦事處、看守人及管理員宿舍、水管槽。「第XIII期內非車站發展項目公用地方」現於本文所夾附的公用地方圖則以橙色、橙色間黑斜線、橙色間紅斜線及橙色加黑點顯示，僅供識別；

「副公契」第二附錄第II部分第2條：

受限於「政府批地文件」的條款規定，「份數」「業主」及經其授權的其他人等或其受讓人有權隨時自由地通行和進出「第XIII期內非車站發展項目公用地方」（於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間紅斜線示，僅供識別）、位於五樓附屬於「政府批地文件」特別條件第（60）（a）條所定義的「內部運輸系統」而構成「第XIII期公用地方」一部分的有蓋行人走道（於本文所夾附的DMC-005公用地方圖則以黃色間紅斜線示，僅供識別）範圍，以作所有合法用途，而毋須支付任何費用，從而進出通行任何「地盤」（定義以「政府批地文件」特別條件第（1）（b）條所訂為準）。

於切實可行範圍內盡量顯示「內部運輸系統」位置的圖則已載於本節末頁。（見「圖則1」至「圖則27」和「圖則29」至「圖則34」）

B. 「批地文件」規定須由「期數」中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施

1. 「黃色範圍」

「批地文件」特別條件第(7)條訂明，「承批人」須保養維修「黃色範圍」的園景綠化設施，以保持其清潔、整齊、井然、功用良好及健康，令「署長」滿意，此外並須以「署長」全面滿意的方式保養、管理、維修和修理「黃色範圍」，以保持其修繕妥當及狀況良好，直至「黃色範圍」的佔管權連同在該處提供和裝設的所有構築物及服務設施交還「政府」為止。

「批地文件」的相關條文：

特別條件第(7)(d)條：

該地段發展或重建後，「承批人」須依照經批准的「概念規劃建議書」（定義以特別條件第(7)(a)條所訂為準）及「詳細規劃建議書」（定義以特別條件第(7)(a)條所訂為準），自費在該地段及「黃色範圍」進行園景綠化工程，如事前未獲「署長」書面同意，概不可作出修改、更改、改動、改變或取代。

特別條件第(7)(e)條：

「承批人」須自費建造及嗣後保養和維修園景設施，以保持其清潔、整齊、井然、功用良好及健康，全面令「署長」滿意。

特別條件第(7)(f)(ii)條：

「承批人」須自費以「署長」全面滿意的方式保養、管理、維修和修理「黃色範圍」，以保持其修繕妥當及狀況良好，直至「黃色範圍」的佔管權連同在該處提供及裝設的所有構築物和服務設施按照本特別條件(h)(ii)款規定交還「政府」為止。

特別條件第(7)(h)(ii)條：

「政府」保留權利在其視為恰當時收回「黃色範圍」或其任何一個或若干部分之佔管權作任何用途（「署長」就此作出的決定將作終論），而毋須向「承批人」支付任何款項或補償。「承批人」須在「署長」通知時將「黃色範圍」交還「政府」，惟「政府」毋須強迫性收回「黃色範圍」或其任何一個或若干部分之佔管權。直至「黃色範圍」的佔管權交還「政府」為止，「承批人」必須承擔責任保養、維修和修理「黃色範圍」連同本特別條件(f)(ii)款訂明在該處提供及裝設之所有構築物及服務設施。

特別條件第(52)(a)(ii)條：

「承批人」須自費按照「經批准的建築圖則」及「經批准的園景建議書」，以「署長」全面滿意的方式興建、建造、提供、園景綠化和嗣後維修以下設施，以保持其修繕妥當及狀況良好：

現已或將會在該地段及「黃色範圍」內按照「署長」規定設置的若干公眾休憩用地，總面積應不少於2.3公頃（「**公眾休憩用地**」）。「承批人」須在「公眾休憩用地」進行園景綠化，包括在「署長」批准的樓層以其批准的標準和設計種植灌叢及樹木和建造單車徑，並於特別條件第(7)(l)條所載的「黃色範圍指定部分通行權」終止日起二十四(24)個曆月內或「署長」指定的其他一個或若干日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為2比3，須按「署長」規定定址、平整、保養、園景綠化、種植植披、處理並提供設備與設施，以全面令「署長」滿意。

「公契」的相關條文：

「主公契」B節所載「外界地方」的定義：

「**外界地方**」指位於「該土地」邊界以外而根據「政府批地文件」的條件訂明「該土地」的「承批人」（定義以「政府批地文件」所訂為準）有責任進行園景綠化、保養、管理、維修、清潔或修理的任何地方（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外），其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(99)及(100)條以及不時生效的修訂本或更改本訂明之「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第8(c)(i)條：

8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」，應按比例攤付以下地方與設施的保養、管理、修理、維修及保險費用：

(i) 「政府批地文件」特別條件第(7)、(8)、(99)及(100)條分別根據「政府批地文件」特別條件第(7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii)及(100)(a)(ii)條訂明的「黃色範圍」、「粉紅色間綠斜線範圍」、「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」（包括其護土牆）、「綠色間黑十字斜線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第8(e)條：

「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」應根據本節第8(c)及8(d)條按比例攤付的保養、管理、修理、維修和保險費用,將按照「車站綜合大樓」建築樓面總面積(即127,000平方米)以及「專用地方」(如有)建築樓面總面積(以下統稱「車站綜合大樓及專用地方建築樓面總面積」),佔「非車站發展項目」所有現已落成部分的建築樓面總面積(以下簡稱「已落成非車站發展項目建築樓面總面積」)加上「車站綜合大樓及專用地方建築樓面總面積」的建築樓面總面積的比例計算,但於任何情況下均不可少於5.1%。於本款,「專用地方(如有)建築樓面總面積」指「專用地方」(如有)的實際樓面總面積,不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然,而「已落成非車站發展項目建築樓面總面積」則指當時已落成「住宅樓宇」(定義以「政府批地文件」所訂為準)之實際樓面總面積與當時已落成「商業樓宇」(定義以「政府批地文件」所訂為準)之實際樓面總面積的總和,兩者均經由有關「期數」的「認可人士」核證,而且不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然。

「主公契」H節第1(a)條:

香港鐵路有限公司現正式獲委任而該公司亦接受委任為「發展項目」的「管理人」,以按照「本契約」所載的條款與條件執行「非車站發展項目」和「外界地方」整體的管理事務並提供服務。

「主公契」I節第1(a)條:

受限於《建築物管理條例》之條文規定,「管理人」就已簽發「佔用許可證」的「非車站發展項目」任何部分和「外界地方」,有權代表所有「業主」,依照「本契約」規定作出所有必要或必需的行動及事項,藉以完善管理「該土地」相關部分、「非車站發展項目」和「外界地方」,以及執行任何合理連帶的事宜。

「主公契」I節第1(b)(xvi)條:

1(b) 現毋損前文之一般規定為原則,「管理人」將具有以下各項權力及職責:

(xvi) 如「政府批地文件」的條件訂明「該土地」邊界之內或之外(包括「外界地方」)的所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木(視情況而定),其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋,應由「該土地」「承批人」(定義以「政府批地文件」所訂為準)負責(如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者,則屬例外)保養、管理、維修、清潔、修理或進行園景綠化,又或「政府」另行同意或規定,「管理人」應檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化(包括但不限於種植、移植及再植灌木和樹木)(視情況而定),同時實施根據「政府批地文件」特別條件第(90)條提交的處理潛在堆填氣體及消減滲濾污水建議書所載的措施。

「主公契」I節第4(b)條:

「管理人」(或如無「管理人」則由「業主立案法團」或「發展項目業主委員會」主席代替)有權代表「該土地」全體「業主」接收「政府」根據「政府批地文件」就交還「外界地方」或其任何部分佔管權和交還「外界地方」或其任何部分所發出的通知及要求文件。

「主公契」J節第1(z)條:

1. 管理「非車站發展項目」及/或「外界地方」以及「管理人」執行任何職責或行使任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項。「非車站發展項目」「業主」須按照本文所訂方式支付此等開支,而「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」應依照「本契約」E節第8(c)、(d)及(e)條規定攤付此等開支:

(z) 因「政府批地文件」的條件訂明「該土地」邊界之內或之外(包括「外界地方」)所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木(視情況而定),其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋,必須由「該土地」「承批人」(定義以「政府批地文件」所訂為準)負責(如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者,則屬例外)保養、管理、維修、清潔、修理或進行園景綠化,又或「政府」另行同意或規定,以致需按規定檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化所招致的費用(包括但不限於種植、移植及再種植灌木和樹木)(視情況而定),惟「政府批地文件」特別條件第(9)(c)條所訂的責任須由「港鐵」承擔;

於切實可行範圍內盡量顯示「黃色範圍」位置的圖則已載於本節末頁。(見「圖則1」)

2. **「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」**

「批地文件」特別條件第(8)及(9)條訂明,「承批人」須維修「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」和「綠色間黑十字斜線範圍」,連同在該處建造、安裝和提供之所有構築物、服務設施、街燈、街道設施及機器。

「批地文件」的相關條文:

特別條件第(8)(b)條:

「承批人」須自費以「署長」全面滿意的方式:

(vi) 維修「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」和「綠色間黑十字斜線範圍」,連同在該處建造、安裝和提供之所有構築物、服務設施、街燈、街道設施及機器,直至「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」和「綠色間黑十字斜線範圍」的佔管權遵照本文特別條件第(9)(a)條交還「政府」為止。

特別條件第(9)條:

(c) (i) 倘於「承批人」根據本特別條件(a)款規定向「政府」交還「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」或其任何一個或若干部分之佔管權當日後365日內(以下簡稱「**公共道路保修責任期**」)出現本文特別條件第(8)(b)(i)、(8)(b)(ii)、(8)(b)(iii)及(8)(b)(iv)條所載的公共道路任何缺陷(不論關乎工藝、質料、設計等),以致引起任何索償、費用、收費或損害賠償,「承批人」將向「政府」彌償並保持令其獲得彌償及免責。就本款而言,「署長」對是否存在缺陷所作的決定將作終論,並對「承批人」約束;

(ii) 「承批人」須自費在「署長」向其發函指定的期限內執行所有修理、修改、再建造及糾正工程,以處理任何在「公共道路保修責任期」內出現的缺陷、缺點、收縮、沉降或「署長」以書面指明的其他故障。於施工期間,「承批人」時刻均不可導致公共道路的使用及運作受阻。

「公契」的相關條文:

「主公契」B節所載「外界地方」及「非車站發展項目公用地方」的定義：

「**外界地方**」指位於「該土地」邊界以外而根據「政府批地文件」的條件訂明「該土地」的「承批人」（定義以「政府批地文件」所訂為準）有責任進行園景綠化、保養、管理、維修、清潔或修理的任何地方（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外），其中包括但不限於「政府批地文件」特別條件第（7）、（8）、（99）及（100）條以及不時生效的修訂本或更改本訂明之「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存廂室；污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室；建於「非車站發展項目」上各建築物的地基及結構（不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱）；「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物；管理處（如有）及「非車站發展項目」之上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方（但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍）。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明，又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則；

「主公契」E節第8(c)(i)條：

1(b) 儘管本節第8（a）條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」，應按比例攤付以下地方與設施的保養、管理、修理、維修及保險費用：

(i) 「政府批地文件」特別條件第（7）、（8）、（99）及（100）條分別根據「政府批地文件」特別條件第（7）（f）（ii）、（8）（b）（vi）、（9）（b）、（99）（a）（ii）及（100）（a）（ii）條訂明的「黃色範圍」、「粉紅色間綠斜線範圍」、「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」（包括其護土牆）、「綠色間黑十字斜線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第8(e)條：

「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應根據本節第8（c）及8（d）條按比例攤付的保養、管理、修理、維修和保險費用，將按照「車站綜合大樓」建築樓面總面積（即127,000平方米）以及「專用地方」（如有）建築樓面總面積（以下統稱「車站綜合大樓及專用地方建築樓面總面積」），佔「非車站發展項目」所有現已落成部分的建築樓面總面積（以下簡稱「已落成非車站發展項目建築樓面總面積」）加上「車站綜合大樓及專用地方建築樓面總面積」的建築樓面總面積的比例計算，但於任何情況下均不可少於5.1%。於本款，「專用地方（如有）建築樓面總面積」指「專用地方」（如有）的實際樓面總面積，不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然，而「已落成非車站發展項目建築樓面總面積」則指當時已落成「住宅樓宇」（定義以「政府批地文件」所訂為準）之實際樓面總面積與當時已落成「商業樓宇」（定義以「政府批地文件」所訂為準）之實際樓面總面積的總和，兩者均經由有關「期數」的「認可人士」核證，而且不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然。

「主公契」H節第1(a)條：

香港鐵路有限公司現正式獲委任而該公司亦接受委任為「發展項目」的「管理人」，以按照「本契約」所載的條款與條件執行「非車站發展項目」和「外界地方」整體的管理事務並提供服務。

「主公契」I節第1(a)條：

受限於《建築物管理條例》之條文規定，「管理人」就已簽發「佔用許可證」的「非車站發展項目」任何部分和「外界地方」，有權代表所有「業主」，依照「本契約」規定作出所有必要或必需的行動及事項，藉以完善管理「該土地」相關部分、「非車站發展項目」和「外界地方」，以及執行任何合理連帶的事宜。

「主公契」I節第1(b)(xvi)條：

1(b) 現毋損前文之一般規定為原則，「管理人」將具有以下各項權力及職責：

(xvi) 如「政府批地文件」的條件訂明「該土地」邊界之內或之外（包括「外界地方」）的所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木（視情況而定），其中包括但不限於「政府批地文件」特別條件第（7）、（8）、（9）（a）及（b）、（54）、（99）及（100）條列明的顏色範圍及有蓋行人天橋，應由「該土地」「承批人」（定義以「政府批地文件」所訂為準）負責（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外）保養、管理、維修、清潔、修理或進行園景綠化，又或「政府」另行同意或規定，「管理人」應檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化（包括但不限於種植、移植及再植灌木和樹木）（視情況而定），同時實施根據「政府批地文件」特別條件第（90）條提交的處理潛在堆填氣體及消減滲濾污水建議書所載的措施。

「主公契」I節第4(b)條：

「管理人」（或如無「管理人」則由「業主立案法團」或「發展項目業主委員會」主席代替）有權代表「該土地」全體「業主」接收「政府」根據「政府批地文件」就交還「外界地方」或其任何部分佔管權和交還「外界地方」或其任何部分所發出的通知及要求文件。

「主公契」J節第1(z)條：

1. 管理「非車站發展項目」及／或「外界地方」以及「管理人」執行任何職責或行使任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項。「非車站發展項目」「業主」須按照本文所訂方式支付此等開支，而「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應依照「本契約」E節第8（c）、（d）及（e）條規定攤付此等開支：

(z) 因「政府批地文件」的條件訂明「該土地」邊界之內或之外（包括「外界地方」）所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木（視情況而定），其中包括但不限於「政府批地文件」特別條件第（7）、（8）、（9）（a）及（b）、（54）、（99）及（100）條列明的顏色範圍及有蓋行人天橋，必須由「該土地」「承批人」（定義以「政府批地文件」所訂為準）負責（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外）保養、管理、維修、清潔、修理或進行園景綠化，又或「政府」另行同意或規定，以致需按規定檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化所招致的費用（包括但不限於種植、移植及再種植灌木和樹木）（視情況而定），惟「政府批地文件」特別條件第（9）（c）條所訂的責任須由「港鐵」承擔；

於切實可行範圍內盡量顯示「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」位置的圖則已載於本節末頁。(見「圖則1」)。

3. 「政府樓宇」內「雜項」

「批地文件」特別條件第(28)條訂明,「承批人」須以「署長」全面滿意的方式維修「政府樓宇」之「雜項」。

「批地文件」的相關條文:

特別條件第(28)條:

(a) 「承批人」須在本文協定的整個批地年期內,自費(惟「財政司司長法團」可依照本文特別條件第(58)(a)(ii)(I)條所訂作任何分擔)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(由「財政司司長法團」負責維修的「小學」、「中學」及「足球場」外飾面除外)和「政府樓宇」之內、周圍、內部、其上及其下所有牆、柱、樑、天花、天台樓板、行車道/地台樓板的結構和任何其他結構件;

(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、污水設施、排水系統、食水及沖廁供水系統、機器和設備(包括但不限於手提及非手提式消防裝置設備);

(iv) 「政府樓宇」之下所有結構樓板,連同該處內部和其下的排水系統及嵌裝或懸掛於行車道樓板或結構樓板的截油器;及

(v) 所有其他供「政府樓宇」和該地段發展項目其餘部分使用的公共部分及設施。

(b) 儘管有本特別條件(a)(i)及(a)(iv)款之規定,「政府」須負責維修「小學」、「中學」及「足球場」,惟不包括並非供「小學」、「中學」或「足球場」專用的屋宇裝備裝置,亦不包括現已或將會建於「車廠屋頂」之上或其上的「小學」、「中學」及「足球場」部分(以下簡稱「**車廠屋頂上學校**」)之地基及/或結構樓板。此等地基及/或結構樓板乃「車廠屋頂上學校」及「車廠」共用的結構件。上述屋宇裝備裝置、地基和結構樓板將由「承批人」自費維修(惟「財政司司長法團」可支付本文特別條件第(58)(a)(ii)(I)條所載的任何分擔費用)。

(c) 倘因「承批人」對「雜項」維修不善而招致或引起任何責任、損害賠償、開支、索償、費用、申索、收費、訴訟及法律程序,「承批人」須向「政府」及「財政司司長法團」作出彌償並保持令其獲得彌償及免責。

(d) 於本特別條件,「承批人」的定義不包括「財政司司長法團」。

「公契」的相關條文:

「主公契」B節所載「政府樓宇」及「雜項」的定義:

「**政府樓宇**」統指「政府批地文件」特別條件第(17)(a)(i)條、第(17)(a)(ii)條、第(17)(a)(iii)條、第(17)(a)(v)(III)條、第(17)(a)(vi)條、第(17)(a)(vii)條、第(17)(a)(viii)條、第(17)(a)(ix)條、第(17)(a)(x)條及第(17)(a)(xi)條分別定義的「永久公共運輸交匯處」、「鄰里護老中心」、「長者活動中心」、「社區會堂設施」、「綜合兒童及青少年服務中心」、「綜合家庭服務中心」、「日間托兒所」、「公廁」、「小學」及「中學」和「足球場」,以及上述每個範圍的附屬樓宇,現已或將會根據「政府批地文件」特別條件第(17)條規定建於「該土地」作為「發展項目」的一部分;

「**雜項**」指(i)「政府樓宇」外部飾面(「政府批地文件」特別條件第(17)(a)(x)及17(a)(xi)條分別定義由「財政司司長法團」負責維修的「小學」、「中學」及「足球場」外部飾面除外)及位於「政府樓宇」之內、周圍、其內、其上及其下的所有牆、柱、樑、天花、天台樓板、行車道/地台樓板結構和任何其他結構件;(ii)所有供「政府樓宇」及「發展項目」其餘部分使用的電梯、樓梯及自動扶梯;(iii)所有供「政府樓宇」及「發展項目」其餘部分使用的大廈服務裝置、污水系統、排水渠、食水及鹹水供應系統、機器與設備(包括但不限於手提式及非手提式消防裝置與設備);(iv)「政府樓宇」下所有結構性樓板,連同該處排水系統和嵌裝或懸裝於行車道樓板或結構性樓板的汽油截流裝置;以及(v)「政府批地文件」特別條件第(28)條訂明供「政府樓宇」及「發展項目」其他部分使用的所有其他公用部分和設施;

「主公契」E節第9條:

(c) 每個「期數」的「單位」「業主」(「政府樓宇」「業主」除外)應透過「管理人」履行責任,負責維修、管理及修理設於該「期數」的「雜項」,惟「財政司司長法團」可根據「政府批地文件」特別條件第(58)(a)(ii)(I)條規定分擔費用。如因不完善維修、管理及修理「雜項」導致任何人身或財物損失或損害,以致引起任何訴訟、法律程序、索償及需索,「業主」並須向「財政司司長法團」及「政府」作出彌償。

「主公契」I節第1(b)(xii)、(xxxiv)及(xxxv)條:

1(b) 現毋損前文之一般規定為原則,「管理人」將具有以下各項權力及職責:

(xii) 受限於「本契約」E節第9(c)條之規定,維修、管理和保持「雜項」修繕妥當及狀況良好。

(xxxiv) 受限於「本契約」E節第9(b)條之規定,與「政府樓宇」「業主」洽商和協議應根據「政府批地文件」特別條件第(58)(a)(ii)(I)(C)條分擔「管理費」的「政府樓宇」部分之付費金額,所有由此取收的攤付款項,一律撥入「管理人」依照「本契約」J節第11條維持的管理賬戶。

(xxxv) 「管理人」應按「政府樓宇」「業主」要求維修專為「政府樓宇」而設的各項服務、設施及裝置,而「政府樓宇」「業主」將向「管理人」償付上述維修工程的費用,惟「管理人」施工前必須向「政府樓宇」「業主」提交工程費用估算及支持文件和「政府樓宇」「業主」認為必要的任何相關資料,並獲得「政府樓宇」「業主」以書面批准有關的估算費用,維修工程方可動工。

「主公契」J節第1(n)條:

1. 管理「非車站發展項目」及/或「外界地方」以及「管理人」執行任何職責或行使任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項。「非車站發展項目」「業主」應按本文所訂方式支付此等開支，而「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應依照「本契約」E節第8(c)、(d)及(e)條規定攤付此等開支：

(n) 維修、修理及營運「雜項」的費用；

於切實可行範圍內盡量顯示「政府樓宇」位置的圖則已載於本節末頁。（見「圖則1」）

4. **進出通行「港鐵車站」的地方**

「批地文件」特別條件第(40)條訂明，「承批人」須允許公眾隨時自由及免費地進入和行經該地段任何一個或多個部分，以作所有合法用途，以及進出、行經和跨越該處由「承批人」指定為出入「港鐵車站」通道的任何建築物、構築物及搭建物，以便往返「港鐵車站」。

「批地文件」的相關條文：

特別條件第(40)條：

於本文協定的整個批地年期內，「承批人」應允許公眾隨時自由及免費地進入和行經該地段一個或若干部分以作所有合法用途，以及進出、行經或經過該處由「承批人」指定為「港鐵車站」通道的任何建築物、構築物及搭建物，以便往返「港鐵車站」。

「公契」的相關條文：

「主公契」B節所載「非車站發展項目公用地方」的定義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存廂室；污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室；建於「非車站發展項目」上各建築物的地基及結構（不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱）；「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物；管理處（如有）及「非車站發展項目」之上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方（但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍）。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明，又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則；

「主公契」I節第1(b)(vii)條:

1(b) 現毋損前文之一般規定為原則，「管理人」將具有以下各項權力及職責：

(vii) 如「本契約」或任何「副公契」或「分副公契」條款並無訂明任何「業主」需承擔相關責任，「管理人」應修理、維修、清潔、髹漆或按情況適當以其他方式處理或裝飾建於「非車站發展項目」內任何建築物和其他結構物的結構及外牆，以及該處的外立面、外牆（已轉讓予個別「業主」的任何外牆除外）及天台（已轉讓予個別「業主」的任何天台除外），並且更換該處任何門窗的破爛玻璃，惟不可影響任何架設於「政府樓宇」外牆的招牌或廣告。

「主公契」J節第1(d)條：

1. 管理「非車站發展項目」及/或「外界地方」以及「管理人」執行任何職責或行使任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項。「非車站發展項目」「業主」須按照本文所訂方式支付此等開支，而「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應依照「本契約」E節第8(c)、(d)及(e)條規定攤付此等開支：

(d) 修理、維修、清潔、髹漆及以其他方式裝潢和裝飾「非車站發展項目」、建於「非車站發展項目」之上或其內任何建築物和其他結構物或其任何一個或若干部分各結構及外立面的費用，以及更換該處任何破爛門窗玻璃的費用（如「本契約」或任何「副公契」並無指定個別或任何組別「業主」負責更換玻璃者）；

於切實可行範圍內盡量顯示「承批人」指定為「港鐵車站」通道地方位置的圖則已載於本節末頁。（見「圖則1」至「圖則27」和「圖則29」至「圖則34」）

5. **「公眾休憩用地」**

「批地文件」特別條件第(52)條訂明，「承批人」須維修「公眾休憩用地」，以保持其修繕妥當及狀況良好，全面令「署長」滿意。

「批地文件」的相關條文：

特別條件第(52)(b)及(c)條：

(b) 受限於本文特別條件第(7)(h)(ii)條之規定，於本文協定批授的整個年期內，「承批人」須自費維修「公眾休憩用地」及「鄰舍休憩用地」，以保持其修繕妥當及狀況良好，全面令「署長」滿意；及

(c) 「公眾休憩用地」將免費開放供公眾自由作任何性質的合法用途（除非事前獲康樂及文化事務署署長書面批准）。

「公契」的相關條文：

「主公契」B節所載「非車站發展項目公用地方」及「公眾休憩用地」的定義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存廂室；污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室；建於「非車站發展項目」上各建築物的地基及結構（不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱）；「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物；管理處（如有）及「非車站發展項目」之上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作

「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方（但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍）。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明，又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則；

「**公眾休憩用地**」指根據「政府批地文件」特別條件第(52)(a)(ii)條規定建造的「發展項目」部分及任何毗連土地，包括不時在該處提供的公共康樂設施，亦即「經批准的圖則」不時標明的範圍。

「主公契」E節第8(c)(ii)條：

8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」，應按比例攤付以下地方與設施的保養、管理、修理、維修及保險費用：

(ii) 「公眾休憩用地」；

「主公契」E節第8(e)條：

「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」應根據本節第8(c)及8(d)條按比例攤付的保養、管理、修理、維修和保險費用，將按照「車站綜合大樓」建築樓面總面積(即127,000平方米)以及「專用地方」(如有)建築樓面總面積(以下統稱「車站綜合大樓及專用地方建築樓面總面積」)，佔「非車站發展項目」所有現已落成部分的建築樓面總面積(以下簡稱「已落成非車站發展項目建築樓面總面積」)加上「車站綜合大樓及專用地方建築樓面總面積」的建築樓面總面積的比例計算，但於任何情況下均不可少於5.1%。於本款，「專用地方(如有)建築樓面總面積」指「專用地方」(如有)的實際樓面總面積，不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然，而「已落成非車站發展項目建築樓面總面積」則指當時已落成「住宅樓宇」(定義以「政府批地文件」所訂為準)之實際樓面總面積與當時已落成「商業樓宇」(定義以「政府批地文件」所訂為準)之實際樓面總面積的總和，兩者均經由有關「期數」的「認可人士」核證，而且不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然。

「主公契」I節第1(b)(xvi)條：

1(b) 現毋損前文之一般規定為原則，「管理人」將具有以下各項權力及職責：

(xvi) 如「政府批地文件」的條件訂明「該土地」邊界之內或之外(包括「外界地方」)的所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木(視情況而定)，其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋，應由「該土地」「承批人」(定義以「政府批地文件」所訂為準)負責(如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外)保養、管理、維修、清潔、修理或進行園景綠化，又或「政府」另行同意或規定，「管理人」應檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化(包括但不限於種植、移植及再植灌木和樹木)(視情況而定)，同時實施根據「政府批地文件」特別條件第(90)條提交的處理潛在堆填氣體及消減滲濾污水建議書所載的措施。

「主公契」J節第1(z)條：

1. 管理「非車站發展項目」及／或「外界地方」以及「管理人」執行任何職責或行使任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項。「非車站發展項目」「業主」須按照本文所訂方式支付此等開支，而「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」應依照「本契約」E節第8(c)、(d)及(e)條規定攤付此等開支：

(z) 因「政府批地文件」的條件訂明「該土地」邊界之內或之外(包括「外界地方」)所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木(視情況而定)，其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋，必須由「該土地」「承批人」(定義以「政府批地文件」所訂為準)負責(如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外)保養、管理、維修、清潔、修理或進行園景綠化，又或「政府」另行同意或規定，以致需按規定檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化所招致的費用(包括但不限於種植、移植及再種植灌木和樹木)(視情況而定)，惟「政府批地文件」特別條件第(9)(c)條所訂的責任須由「港鐵」承擔；

「副公契」B節所載「第XIII期內非車站發展項目公用地方」及「第XIII期」的定義：

「第XIII期內非車站發展項目公用地方」指位於「第XIII期」內擬供「非車站發展項目」「業主」使用或享用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目公用地方」(定義以「主公契」所訂為準)部分，其中包括但不限於位於地下層的緊急救援車輛通道、部分「公眾休憩用地」(於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間黑斜線顯示，僅供識別)、位於三樓和五樓的有蓋行人徑(包括相關的天台、平台、樓梯、斜坡及梯台和該處的相關構築物)，以及位於地下層、一樓、二樓、三樓及五樓構成「政府批地文件」特別條件第(60)(a)條所定義的「內部運輸系統」一部分之有蓋樓梯，以及部分「公眾休憩用地」(於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間紅斜線顯示，僅供識別)、部分綠化區(構成「公眾休憩用地」一部分)(包括花槽)(於本文所夾附的DMC-001、DMC-004及DMC-005公用地方圖則以橙色加黑點顯示，僅供識別)、室外管道房、維修房、總喉維修管道、食水及沖廁水泵房、儀錶房、會議室、茶水間、儲物室、沐浴間、廁所、暢通易達男女廁、電梯、電梯井、電梯槽、業主委員會辦事處、看守人及管理員宿舍、水管槽。「第XIII期內非車站發展項目公用地方」現於本文所夾附的公用地方圖則以橙色、橙色間黑斜線、橙色間紅斜線及橙色加黑點顯示，僅供識別；

「**第XIII期**」指建於「政府批地文件」所夾附「圖則N」顯示及註明為「地盤KL」的「該土地」部分之「非車站發展項目」範圍，即「地盤KL」內的「第XIII期」，包括以下各部分：(i)「第XIII期公眾休憩用地」(於經建築事務監督批准的分期圖則顯示為「Phase XIII-DOS」並於本文所夾附的分期圖則以橙色十字斜線顯示及劃界，僅供識別)，包括部分「公用地方」及「第XIII期內公用服務及設施」；(ii)「第XIIIA期」(於經建築事務監督批准的分期圖則顯示為「Phase XIIIA」並於本文所夾附的分期圖則以綠色十字斜線顯示及劃界，僅供識別)，包括「第3座」(3A及3B座)及「第5座」(5A及5B座)內「第XIII期住宅單位」、「第XIII期停車場」、「第XIII期康樂地方及設施」和部分「公用地方」及「第XIII期內公用服務及設施」；及(iii)「第XIIIB期」(於經建築事務監督批准的分期圖則顯示為「Phase XIIIB」並於本文所夾附的分期圖則以藍色十字斜線顯示及劃界，僅供識別)，包括「第1座」(1A及1B座)及「第2座」(2A及2B座)內「第XIII期住宅單位」和部分「公用地方」及「第XIII期內公用服務及設施」；

「副公契」第二附錄第II部分第3條：

受限於「政府批地文件」的條款規定，所有公眾人士均有權使用構成「公眾休憩用地」一部分的「第XIII期內非車站發展項目公用地方」各部分(於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色加黑點、橙色間黑斜線及橙色間紅斜線顯示，僅供識

別），以作所有合法用途，而毋須支付任何費用（除非事前獲康樂及文化事務署署長書面批准則屬例外）。

於切實可行範圍內盡量顯示「公眾休憩用地」位置的圖則已載於本節末頁。（見「圖則1」、「圖則16」、「圖則22」、「圖則28」和「圖則30」至「圖則34」）

6. **擬建行人天橋相關結構**

「批地文件」特別條件第（53）條訂明，「承批人」興建、提供及建造「擬建行人天橋相關結構」後須負責維修「擬建行人天橋相關結構」。

「批地文件」的相關條文：

特別條件第（53）條

(a) (i) 「承批人」（不包括其受讓人）須自費在「署長」發函指定的一個或若干日期或之前，按照「經批准的建築圖則」，以「署長」全面滿意的方式，採用「署長」全權酌情規定或批准的物料、標準、樓層、定線、規劃和設計，於該地段內興建、提供、建造和嗣後維修「署長」指定的柱及其他結構性支承件和連接段，連同自動扶梯、電梯及樓梯（此等設施、結構性支承件及連接段以下統稱「**擬建行人天橋相關結構**」），以連接該地段至擬建行人天橋（以下簡稱「**擬建行人天橋**」），位置為「圖則I」顯示及標示為「FB2」、「FB3」和「FB4」或「署長」以書面批准的其他地點（以下簡稱「**地點**」）；

(iv) 如「署長」發出通知，「承批人」或該地段現任管理人或根據《建築物管理條例》（第344章）成立的該地段「業主立案法團」須自費以「署長」全面滿意的方式執行所有必要的工程，以按「署長」規定和批准，暫時封閉任何現已或將會建於該地段的一座或多座建築物內連接「擬建行人天橋」的通道口。暫時封閉通道口涉及的所有必要維修工程將由「承批人」負責（不包括「財政司司長法團」，僅此而已），此外並須令「署長」滿意；

(vi) 於本文協定的整個批地年期內，「承批人」須時刻遵從「署長」制訂的任何規定，准許公眾免費自由地步行通過該地段或其任何部分或該處任何建築物或建築物部分，以出入通行或再通行、往返、行經及上落附屬於或從屬於該處的「擬建行人天橋」及「擬建行人天橋相關結構」，藉此往返該地段的公用地方和往返該地段及毗鄰一個或若干地段與「政府」土地外的地面層公共行人路，以作所有合法用途。

「公契」的相關條文：

「主公契」 B節所載「行人天橋相關結構」及「非車站發展項目公用地方」的定義：

「**行人天橋相關結構**」指按照「政府批地文件」特別條件第（53）(a)條建造的構築物；

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存廂室；污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室；建於「非車站發展項目」上各建築物的地基及結構（不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱）；「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物；管理處（如有）及「非車站發展項目」之上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方（但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍）。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明，又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則；

「主公契」第二附錄第II部分第2（b）條：

「管理人」有權單獨或聯同測量師、工人及其他人等執行「署長」規定的任何必要工程，以暫時關閉「該土地」上任何一座或多座建築物的入口，從而根據「政府批地文件」特別條件第（53）條規定，將行人走道、隧道或行人天橋連接至各建築物或「行人天橋相關結構」。「管理人」執行此等工程時須向「業主」發出書面指示，說明「業主」於施工期間不可使用的「該土地」及「發展項目」範圍或部分，而「業主」應遵守此等規定，惟工程不可妨礙任何人士出入「政府樓宇」，亦不可妨礙任何人士完善使用及享用「政府樓宇」。

「主公契」I節第1（b）(vii)條：

1(b) 現毋損前文之一般規定為原則，「管理人」將具有以下各項權力及職責：

(vii) 如「本契約」或任何「副公契」或「分副公契」條款並無訂明任何「業主」需承擔相關責任，「管理人」應修理、維修、清潔、髹漆或按情況適當以其他方式處理或裝飾建於「非車站發展項目」內任何建築物和其他結構物的結構及外牆，以及該處的外立面、外牆（已轉讓予個別「業主」的任何外牆除外）及天台（已轉讓予個別「業主」的任何天台除外），並且更換該處任何門窗的破爛玻璃，惟不可影響任何架設於「政府樓宇」外牆的招牌或廣告。

「主公契」J節第1（d）條：

1. 管理「非車站發展項目」及/ 或「外界地方」以及「管理人」執行任何職責或行使任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項。「非車站發展項目」「業主」須按照本文所訂方式支付此等開支，而「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應依照「本契約」E節第8（c）、（d）及（e）條規定攤付此等開支：

(d) 修理、維修、清潔、髹漆及以其他方式裝潢和裝飾「非車站發展項目」、建於「非車站發展項目」之上或其內任何建築物和其他結構物或其任何一個或若干部分各結構及外立面的費用，以及更換該處任何破爛門窗玻璃的費用（如「本契約」或任何「副公契」並無指定個別或任何組別「業主」負責更換玻璃者）；

於切實可行範圍內盡量顯示「擬建行人天橋相關結構」位置的圖則已載於本節末頁。（見「圖則1」）

7. **24小時行人道**

「政府批地文件」特別條件第（53）(b)條訂明，「承批人」須以「署長」滿意的方式維修「24小時行人道」，以保持其功用及狀況良好。

「批地文件」的相關條文：

特別條件第(53)(b)(iii)、(iv)及(v)條

(iii) 「承批人」(不包括「財政司司長法團」，僅此而已)須在本文協定的整個批地年期內，自費維修本特別條件訂明提供的分段行人路或行人徑(連同該處的樓梯、斜路、照明裝置及自動扶梯)，以保持其狀況良好及修繕妥當，令「署長」滿意；

(iv) 「承批人」須自費以「署長」全面滿意的方式提供內部淨闊度不少於4.5米的有蓋行人道，以連接「擬建行人天橋」和「有蓋行人天橋」(如下以本文特別條件第(54)(a)條定義為準)；

(v) 「承批人」須在本文協定的整個批地年期內保持本特別條件(b)(iv)款所載的行人道每日24小時開放供公眾使用，以便公眾免費及暢通無阻地通行；

「公契」的相關條文：

「主公契」B節所載「非車站發展項目公用地方」的定義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存廂室；污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室；建於「非車站發展項目」上各建築物的地基及結構(不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱)；「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物；管理處(如有)及「非車站發展項目」之上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方(但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍)。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明，又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則；

「主公契」E節第8(c)(iii)條：

8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」，應按比例攤付以下地方及設施的保養、管理、修理、維修和保險費用：

(iii) 24小時有蓋行人道指定部分(「政府批地文件」特別條件第(53)(b)(iv)條所載)、「有蓋行人天橋」(定義以「政府批地文件」特別條件第(54)(a)條所訂為準)、「內部運輸系統」(定義以「政府批地文件」特別條件第(60)(a)條所訂為準)、緊急救援車輛通道(「政府批地文件」特別條件第(60)(f)條所載)及「照明系統」(定義以「政府批地文件」特別條件第(60)(g)條所訂為準)，而根據「政府批地文件」特別條件第(53)(b)(iii)、(54)(f)、(60)(b)、(60)(f)及(60)(g)(i)條規定，此等範圍：

(1) 不位於任何「期數」邊界內；；

(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務及設施」；及

(3) 不屬於「第一期期外公用地方」或「第一期期外公用服務及設施」。

「主公契」E節第8(e)條：

「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」應根據本節第8(c)及8(d)條按比例攤付的保養、管理、修理、維修和保險費用，將按照「車站綜合大樓」建築樓面總面積(即127,000平方米)以及「專用地方」(如有)建築樓面總面積(以下統稱「車站綜合大樓及專用地方建築樓面總面積」)，佔「非車站發展項目」所有現已落成部分的建築樓面總面積(以下簡稱「已落成非車站發展項目建築樓面總面積」)加上「車站綜合大樓及專用地方建築樓面總面積」的建築樓面總面積的比例計算，但於任何情況下均不可少於5.1%。於本款，「專用地方(如有)建築樓面總面積」指「專用地方」(如有)的實際樓面總面積，不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然，而「已落成非車站發展項目建築樓面總面積」則指當時已落成「住宅樓宇」(定義以「政府批地文件」所訂為準)之實際樓面總面積與當時已落成「商業樓宇」(定義以「政府批地文件」所訂為準)之實際樓面總面積的總和，兩者均經由有關「期數」的「認可人士」核證，而且不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然。

「主公契」I節第1(b)條：

1(b) 現毋損前文之一般規定為原則，「管理人」將具有以下各項權力及職責：

(vii) 如「本契約」或任何「副公契」或「分副公契」條款並無訂明任何「業主」需承擔相關責任，「管理人」應修理、維修、清潔、髹漆或按情況適當以其他方式處理或裝飾建於「非車站發展項目」內任何建築物和其他結構物的結構及外牆，以及該處的外立面、外牆(已轉讓予個別「業主」的任何外牆除外)及天台(已轉讓予個別「業主」的任何天台除外)，並且更換該處任何門窗的破爛玻璃，惟不可影響任何架設於「政府樓宇」外牆的招牌或廣告。

(xvi) 如「政府批地文件」的條件訂明「該土地」邊界之內或之外(包括「外界地方」)的所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木(視情況而定)，其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋，應由「該土地」「承批人」(定義以「政府批地文件」所訂為準)負責(如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外)保養、管理、維修、清潔、修理或進行園景綠化，又或「政府」另行同意或規定，「管理人」應檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化(包括但不限於種植、移植及再植灌木和樹木)(視情況而定)，同時實施根據「政府批地文件」特別條件第(90)條提交的處理潛在堆填氣體及消減滲濾污水建議書所載的措施。

「主公契」J節第1(d)及(z)條：

1. 管理「非車站發展項目」及/或「外界地方」以及「管理人」執行任何職責或行使任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項。「非車站發展項目」「業主」須按照本文所訂方式支付此等開支，而「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」應依照「本契約」E節第8(c)、(d)及(e)條規定攤付此等開支：

(d) 修理、維修、清潔、髹漆及以其他方式裝潢和裝飾「非車站發展項目」、建於「非車站發展項目」之上或其內任何建築物和其他結構物或其任何一個或若干部分各結構及外立面的費用，以及更換該處任何破爛門窗玻璃的費用(如「本契約」或任何「副公契」並無指定個別或任何組別「業主」負責更換玻璃者)；

(z) 因「政府批地文件」的條件訂明「該土地」邊界之內或之外(包括「外界地方」)所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木(視情況而定),其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋,必須由「該土地」「承批人」(定義以「政府批地文件」所訂為準)負責(如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者,則屬例外)保養、管理、維修、清潔、修理或進行園景綠化,又或「政府」另行同意或規定,以致需按規定檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化所招致的費用(包括但不限於種植、移植及再種植灌木和樹木)(視情況而定),惟「政府批地文件」特別條件第(9)(c)條所訂的責任須由「港鐵」承擔;

於切實可行範圍內盡量顯示「24小時行人道」位置的圖則已載於本節末頁。(見「圖則1」至「圖則27」和「圖則29」至「圖則34」)

8. 「有蓋行人天橋」

「批地文件」特別條件第(54)條訂明,「承批人」(不包括「財政司司長法團」,僅此而已)須管理及維修「有蓋行人天橋」,以保持其修繕妥當及狀況良好,並且時刻維持街道照明充足,令「署長」全面滿意,直至「有蓋行人天橋」根據特別條件第(54)(h)條交還「政府」為止。

「批地文件」的相關條文:

特別條件第(54)條:

(f) 「承批人」(不包括「財政司司長法團」,僅此而已)須自費管理及維修「有蓋行人天橋」,以時刻保持其修繕妥當及狀況良好和照明充足,全面令「署長」滿意,直至「有蓋行人天橋」根據本特別條件(h)款移交「政府」為止;

(h) 「承批人」(不包括「財政司司長法團」,僅此而已)須在「署長」通知時免費或無償地將「有蓋行人天橋」或其任何部分移交「政府」,惟「政府」並無責任必須應「承批人」的要求佔管「有蓋行人天橋」或其任何部分,「政府」只須在其視為恰當的時候佔管「有蓋行人天橋」。

「公契」的相關條文:

「主公契」B節所載「非車站發展項目公用地方」的定義:

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分,其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋;入口、大堂、樓梯、斜路、樓梯平台、走廊及通道;垃圾儲存廂室;污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室;建於「非車站發展項目」上各建築物的地基及結構(不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱);「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物;管理處(如有)及「非車站發展項目」之上或其內任何其他用作寫字樓的空間,或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍;「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方,以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方(但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍)。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明,又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則;

「主公契」E節第8(c)(iii)條:

8(c) 儘管本節第8(a)條另有任何規定,「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」,應按比例攤付以下地方及設施的保養、管理、修理、維修和保險費用:

(iii) 24小時有蓋行人道指定部分(「政府批地文件」特別條件第(53)(b)(iv)條所載)、「有蓋行人天橋」(定義以「政府批地文件」特別條件第(54)(a)條所訂為準)、「內部運輸系統」(定義以「政府批地文件」特別條件第(60)(a)條所訂為準)、緊急救援車輛通道(「政府批地文件」特別條件第(60)(f)條所載)及「照明系統」(定義以「政府批地文件」特別條件第(60)(g)條所訂為準),而根據「政府批地文件」特別條件第(53)(b)(iii)、(54)(f)、(60)(b)、(60)(f)及(60)(g)(i)條規定,此等範圍:

(1) 不位於任何「期數」邊界內;

(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務及設施」;及

(3) 不屬於「第一期期外公用地方」或「第一期期外公用服務及設施」。

「主公契」E節第8(e)條:

「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」應根據本節第8(c)及8(d)條按比例攤付的保養、管理、修理、維修和保險費用,將按照「車站綜合大樓」建築樓面總面積(即127,000平方米)以及「專用地方」(如有)建築樓面總面積(以下統稱「車站綜合大樓及專用地方建築樓面總面積」),佔「非車站發展項目」所有現已落成部分的建築樓面總面積(以下簡稱「已落成非車站發展項目建築樓面總面積」)加上「車站綜合大樓及專用地方建築樓面總面積」的建築樓面總面積的比例計算,但於任何情況下均不可少於5.1%。於本款,「專用地方(如有)建築樓面總面積」指「專用地方」(如有)的實際樓面總面積,不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然,而「已落成非車站發展項目建築樓面總面積」則指當時已落成「住宅樓宇」(定義以「政府批地文件」所訂為準)之實際樓面總面積與當時已落成「商業樓宇」(定義以「政府批地文件」所訂為準)之實際樓面總面積的總和,兩者均經由有關「期數」的「認可人士」核證,而且不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然。

「主公契」I節第(b)(xvi)條:

1(b) 現毋損前文之一般規定為原則,「管理人」將具有以下各項權力及職責:

(xvi) 如「政府批地文件」的條件訂明「該土地」邊界之內或之外(包括「外界地方」)的所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木(視情況而定),其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋,應由「該土地」「承批人」(定義以「政府批地文件」所訂為準)負責(如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者,則屬例外)保養、管理、維修、清潔、修理或進行園景綠化,又或「政府」另

行同意或規定，「管理人」應檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化（包括但不限於種植、移植及再植灌木和樹木）（視情況而定），同時實施根據「政府批地文件」特別條件第（90）條提交的處理潛在堆填氣體及消減滲濾污水建議書所載的措施。

「主公契」J節第1(z)條：

1. 管理「非車站發展項目」及／或「外界地方」以及「管理人」執行任何職責或行使任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項。「非車站發展項目」「業主」須按照本文所訂方式支付此等開支，而「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應依照「本契約」E節第8（c）、（d）及（e）條規定攤付此等開支：

(z) 因「政府批地文件」的條件訂明「該土地」邊界之內或之外（包括「外界地方」）所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木（視情況而定），其中包括但不限於「政府批地文件」特別條件第（7）、（8）、（9）（a）及（b）、（54）、（99）及（100）條列明的顏色範圍及有蓋行人天橋，必須由「該土地」「承批人」（定義以「政府批地文件」所訂為準）負責（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外）保養、管理、維修、清潔、修理或進行園景綠化，又或「政府」另行同意或規定，以致需按規定檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化所招致的費用（包括但不限於種植、移植及再種植灌木和樹木）（視情況而定），惟「政府批地文件」特別條件第（9）（c）條所訂的責任須由「港鐵」承擔；

於切實可行範圍內盡量顯示「有蓋行人天橋」位置的圖則已載於本節末頁。（見「圖則1」）

9. **「室內康樂中心」進出通道**

「批地文件」特別條件第（66）條訂明，位於將軍澳市地段第70號A段的「室內康樂中心」投入服務後，「承批人」須允許公眾自由及完全免費地進入、行經或往返位於將軍澳市地段第70號餘段，以便出入「室內康樂中心」。

「批地文件」的相關條文：

特別條件第（66）條：

(b) 「室內康樂中心」投入服務後，「承批人」須允許公眾自由及完全免費地進入、行經或往返該地段「餘段」，以便出入「室內康樂中心」；

「公契」的相關條文：

「主公契」B節所載「非車站發展項目公用地方」的定義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存廂室；污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室；建於「非車站發展項目」上各建築物的地基及結構（不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱）；「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物；管理處（如有）及「非車站發展項目」之上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方（但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍）。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明，又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則；

「主公契」E節第18條：

如「政府」要求，「業主」應免費授予「政府」所有必要的通行權、地役權或準地役權（其中包括但不限於使用任何道路、通道、行人路、行人徑、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統）及支撐權，以及按照「政府」賦予將軍澳市地段第70號A段擁有人和彼等之繼承人及受讓人、傭工、代理、受許可人、租客和合法佔用人（與擁有同等權利的所有其他人等共享）於「政府批地文件」整個年期內享有之權利，透過現時或日後設於「該土地」或該處任何建築物、結構物和搭建物或其任何一個或若干部分之內或在其下或經過或越過之任何溝渠、水管、電線、電纜、污水渠、排水渠、管線、排煙管、管道及水道和其他導體而完善享用將軍澳市地段第70號A段或其任何一個或若干部分來回接駁的氣體、電力、食水、污水排放、排水、空氣、煙霧及其他污水、電話線、冷卻水及其他服務，以作完善使用與享用將軍澳市地段第70號A段及現已或將會建於該處各建築物的所有用途。現為達致執行上述的通行權、地役權或準地役權、支撐權和享用各項服務與設施，「管理人」現獲例外保留「本契約」第二附錄第II部分第2（e）條所載的權利，而「港鐵」則獲例外保留「本契約」第二附錄第II部分第3（z）條所載的權利。然而，本條授予的通行權、地役權或準地役權、支撐權及各項服務與設施概不可妨礙任何人士使用與享用「政府樓宇」。

「主公契」第二附錄第II部分第2(e)條：

儘管「本契約」另有任何規定，如「政府」要求，「管理人」亦有權免費授予「政府」所有必要的通行權、地役權或準地役權（其中包括但不限於使用任何道路、通道、行人路、行人徑、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統）及支撐權，以及按照「政府」賦予將軍澳市地段第70號A段擁有人及彼等之繼承人和受讓人、傭工、代理、受許可人、租客及合法佔用人（與所有其他享有同等權利之人等共享）在「政府批地文件」整個年期享有之權利，透過現時或日後設於「該土地」或該處任何建築物、結構物及搭建物或其任何一個或若干部分之內或在其下或經過或越過之任何溝渠、水管、電線、電纜、污水渠、排水渠、管線、排煙管、管道及水道和其他導體而完善享用將軍澳市地段第70號A段或其任何一個或若干部分來回接駁的氣體、電力、食水、污水排放、排水、空氣、煙霧或其他污水、電話線、冷卻水及其他服務，以作完善使用與享用將軍澳市地段第70號A段和現已或將會建於該處各建築物的所有用途，而毋須諮詢任何「業主」或其他擁有「發展項目」或其任何部分權益的人士或徵取彼等的同意或批准，此外並有權就此以「管理人」的名義簽署或訂立任何相關文件，而毋須接受其他「業主」或擁有「發展項目」或其任何部分權益的其他人士為締約方。然而，倘「管理人」行使本款所訂權利直接影響「政府樓宇」（「政府樓宇」是否直接受影響須由「政府產業署署長」全權酌情決定），或「政府」認為有需要，「財政司司長法團」作為「政府樓宇」的「業主」可加入為締約方簽署或訂立任何必要的相關文件。再者，「管理人」授予此等通行權、地役權或準地役權、支撐權及暢通服務供應與設施，概不可妨礙任何人士使用與享用「政府樓宇」。

「主公契」第二附錄第II部分第3(z)條：

現毋損「政府批地文件」一般條件第5條的規定，每名「業主」現與「港鐵」協議，本文賦予「港鐵」的契諾、權利、自由權、特權、權益、保留原權益及保留新權益對每名「業主」及其各自之繼承人和受讓人約束，而只要「港鐵」仍為任何「份數」之實益擁有人，此等契諾、權利、自由權、特權、

權益、保留原權益及保留新權益將與「該土地」及「發展項目」和相關權益共存（附加於「港鐵」與「買方」所訂「轉讓契約」保留的任何其他權利）。「港鐵」具專有權及不受限制的權利，隨時和不時按其全權酌情為恰當作出以下所有或任何行為或事項，及／或行使所有或任何以下權利、自由權、特權及權益，而毋須接受任何其他「業主」（除非「本契約」另行訂明）、「管理人」及擁有「該土地」和「發展項目」權益的其他人士為締約方或取得彼等的同意或批准，但仍需受限於「本契約」及「政府批地文件」賦予「財政司司長法團」的權利、地役權和特權，而概不可影響或妨礙「財政司司長法團」擁有之此等權利、地役權和特權，此外亦不可在「政府樓宇」外牆安裝或裝設任何煙囪、排煙管、水管或其他結構或設施：

(z) 如「政府」要求，「港鐵」應免費授予「政府」所有必要的通行權、地役權或準地役權（其中包括但不限於使用任何道路、通道、行人路、行人徑、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統）及支撐權，以及按照「政府」賦予將軍澳市地段第70號A段擁有人及彼等之繼承人和受讓人、傭工、代理、受許可人、租客及合法佔用人（與所有其他享有同等權利之人等共享）在「政府批地文件」整個年期享有的權利，透過現時或日後設於「該土地」或該處任何建築物、結構物及搭建物或其任何一個或若干部分之內或在其下或經過或越過之任何溝渠、水管、電線、電纜、污水渠、排水渠、管線、排煙管、管道及水道和其他導體而完善享用將軍澳市地段第70號A段或其任何一個或若干部分來回接駁的氣體、電力、食水、污水排放、排水、空氣、煙霧及其他污水、電話線、冷卻水及其他服務，以作完善使用與享用將軍澳市地段第70號A段及現已或將會建於該處各建築物的所有用途，而毋須諮詢任何「業主」或擁有「發展項目」或其任何部分權益的其他人士或徵取彼等的同意或批准，此外並可就此純粹以「港鐵」的名義簽署或訂立任何文件，而毋須接受其他「業主」或擁有「發展項目」或其任何部分權益的其他人士為締約方。然而，倘「政府樓宇」直接受影響（是否直接影響「政府樓宇」須由「政府產業署署長」全權酌情權決定）或「政府」認為有需要，則作為「政府樓宇」「業主」的「財政司司長法團」應加入為締約方簽署或訂立任何必要的文件，以便「港鐵」行使本款訂明的權利。

於切實可行範圍內盡量顯示「室內康樂中心」進出通道位置的圖則已載於本節末頁。（見「圖則1」至「圖則27」和「圖則29」至「圖則34」）

10. **「棕色範圍」**

「批地文件」特別條件第(99)條訂明，「承批人」須保養、管理、維修及修理「棕色範圍」，以保持其修繕妥當及狀況良好，全面令「署長」滿意，直至「棕色範圍」或其任何一個或若干部分的佔管權連同在該處提供和安裝的所有結構及服務設施根據特別條件第(99)(c)條規定交還「政府」為止。

「批地文件」的相關條文：

特別條件第(99)條：

(a) 「承批人」須：

(ii) 自費以「署長」全面滿意的方式保養、管理、維修和修理「棕色範圍」，以保持其修繕妥當及狀況良好，直至「棕色範圍」或其任何一個或若干部分的佔管權連同該處提供和安裝的所有結構及服務設施根據本特別條件(c)款交還「政府」為止。

「公契」的相關條文：

「主公契」B節所載「外界地方」的定義：

「**外界地方**」指位於「該土地」邊界以外而根據「政府批地文件」的條件訂明「該土地」的「承批人」（定義以「政府批地文件」所訂為準）有責任進行園景綠化、保養、管理、維修、清潔或修理的任何地方（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外），其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(99)及(100)條以及不時生效的修訂本或更改本訂明之「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第8(c)(i)條：

8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」，應按比例攤付以下地方與設施的保養、管理、修理、維修及保險費用：

(i) 「政府批地文件」特別條件第(7)、(8)、(99)及(100)條分別根據「政府批地文件」特別條件第(7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii)及(100)(a)(ii)條訂明的「黃色範圍」、「粉紅色間綠斜線範圍」、「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」（包括其護土牆）、「綠色間黑十字斜線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第8(e)條：

「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應根據本節第8(c)及8(d)條按比例攤付的保養、管理、修理、維修和保險費用，將按照「車站綜合大樓」建築樓面總面積（即127,000平方米）以及「專用地方」（如有）建築樓面總面積（以下統稱「車站綜合大樓及專用地方建築樓面總面積」），佔「非車站發展項目」所有現已落成部分的建築樓面總面積（以下簡稱「已落成非車站發展項目建築樓面總面積」）加上「車站綜合大樓及專用地方建築樓面總面積」的建築樓面總面積的比例計算，但於任何情況下均不可少於5.1%。於本款，「專用地方（如有）建築樓面總面積」指「專用地方」（如有）的實際樓面總面積，不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然，而「已落成非車站發展項目建築樓面總面積」則指當時已落成「住宅樓宇」（定義以「政府批地文件」所訂為準）之實際樓面總面積與當時已落成「商業樓宇」（定義以「政府批地文件」所訂為準）之實際樓面總面積的總和，兩者均經由有關「期數」的「認可人士」核證，而且不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然。

「主公契」H節第1(a)條：

香港鐵路有限公司現正式獲委任而該公司亦接受委任為「發展項目」的「管理人」，以按照「本契約」所載的條款與條件執行「非車站發展項目」和「外界地方」整體的管理事務並提供服務。

「主公契」I節第1(a)條：

受限於《建築物管理條例》之條文規定，「管理人」就已簽發「佔用許可證」的「非車站發展項目」任何部分和「外界地方」，有權代表所有「業主」，依照「本契約」規定作出所有必要或必需的行動及事項，藉以完善管理「該土地」相關部分、「非車站發展項目」和「外界地方」，以及執行任何合理連帶的事宜。

「主公契」I節第1(b)(xvi)條：

1(b) 現毋損前文之一般規定為原則，「管理人」將具有以下各項權力及職責：

(xvi) 如「政府批地文件」的條件訂明「該土地」邊界之內或之外(包括「外界地方」)的所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木(視情況而定),其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋,應由「該土地」「承批人」(定義以「政府批地文件」所訂為準)負責(如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者,則屬例外)保養、管理、維修、清潔、修理或進行園景綠化,又或「政府」另行同意或規定,「管理人」應檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化(包括但不限於種植、移植及再植灌木和樹木)(視情況而定),同時實施根據「政府批地文件」特別條件第(90)條提交的處理潛在堆填氣體及消減滲濾污水建議書所載的措施。

「主公契」I節第4(b)條:

「管理人」(或如無「管理人」則由「業主立案法團」或「發展項目業主委員會」主席代替)有權代表「該土地」全體「業主」接收「政府」根據「政府批地文件」就交還「外界地方」或其任何部分佔管權和交還「外界地方」或其任何部分所發出的通知及要求文件。

「主公契」J節第1(z)條:

1. 管理「非車站發展項目」及/或「外界地方」以及「管理人」執行任何職責或行使任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項。「非車站發展項目」「業主」須按照本文所訂方式支付此等開支,而「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」應依照「本契約」E節第8(c)、(d)及(e)條規定攤付此等開支:

(z) 因「政府批地文件」的條件訂明「該土地」邊界之內或之外(包括「外界地方」)所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木(視情況而定),其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋,必須由「該土地」「承批人」(定義以「政府批地文件」所訂為準)負責(如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者,則屬例外)保養、管理、維修、清潔、修理或進行園景綠化,又或「政府」另行同意或規定,以致需按規定檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化所招致的費用(包括但不限於種植、移植及再種植灌木和樹木)(視情況而定),惟「政府批地文件」特別條件第(9)(c)條所訂的責任須由「港鐵」承擔;

於切實可行範圍內盡量顯示「棕色範圍」位置的圖則已載於本節末頁。(見「圖則1」)

11. **「黃色間黑斜線範圍」**

「批地文件」特別條件第(100)條訂明,「承批人」須以「署長」全面滿意的方式保養、管理、維修和修理「黃色間黑斜線範圍」,以保持其修繕妥當及狀況良好,直至「黃色間黑斜線範圍」或其任何一個或若干部分的佔管權連同該處提供和安裝的所有結構及服務設施根據特別條件第(100)(c)條交還「政府」為止。

「批地文件」的相關條文:

特別條件第(100)條

(a) 「承批人」須:

(ii) 自費保養、管理、維修和修理「黃色間黑斜線範圍」,以保持其修繕妥當及狀況良好,全面令「署長」滿意,直至「黃色間黑斜線範圍」或其任何一個或若干部分的佔管權連同在該處提供或安裝的所有構築物及服務設施根據本特別條件(c)款交還「政府」為止。

「公契」的相關條文:

「主公契」B節所載「外界地方」的定義:

「外界地方」指位於「該土地」邊界以外而根據「政府批地文件」的條件訂明「該土地」的「承批人」(定義以「政府批地文件」所訂為準)有責任進行園景綠化、保養、管理、維修、清潔或修理的任何地方(如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者,則屬例外),其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(99)及(100)條以及不時生效的修訂本或更改本訂明之「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字斜線範圍」、「棕色範圍」及「黃色間黑斜線範圍」;

「主公契」E節第8(c)(i)條:

8(c) 儘管本節第8(a)條另有任何規定,「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」,應按比例攤付以下地方與設施的保養、管理、修理、維修及保險費用:

(i) 「政府批地文件」特別條件第(7)、(8)、(99)及(100)條分別根據「政府批地文件」特別條件第(7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii)及(100)(a)(ii)條訂明的「黃色範圍」、「粉紅色間綠斜線範圍」、「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」(包括其護土牆)、「綠色間黑十字斜線範圍」、「棕色範圍」及「黃色間黑斜線範圍」;

「主公契」E節第8(e)條:

「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」應根據本節第8(c)及8(d)條按比例攤付的保養、管理、修理、維修和保險費用,將按照「車站綜合大樓」建築樓面總面積(即127,000平方米)以及「專用地方」(如有)建築樓面總面積(以下統稱「車站綜合大樓及專用地方建築樓面總面積」),佔「非車站發展項目」所有現已落成部分的建築樓面總面積(以下簡稱「已落成非車站發展項目建築樓面總面積」)加上「車站綜合大樓及專用地方建築樓面總面積」的建築樓面總面積的比例計算,但於任何情況下均不可少於5.1%。於本款,「專用地方(如有)建築樓面總面積」指「專用地方」(如有)的實際樓面總面積,不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然,而「已落成非車站發展項目建築樓面總面積」則指當時已落成「住宅樓宇」(定義以「政府批地文件」所訂為準)之實際樓面總面積與當時已落成「商業樓宇」(定義以「政府批地文件」所訂為準)之實際樓面總面積的總和,兩者均經由有關「期數」的「認可人士」核證,而且不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然。

「主公契」H節第1(a)條:

香港鐵路有限公司現正式獲委任而該公司亦接受委任為「發展項目」的「管理人」,以按照「本契約」所載的條款與條件執行「非車站發展項目」和「外界地方」整體的管理事務並提供服務。

「主公契」I節第1(a)條：

受限於《建築物管理條例》之條文規定，「管理人」就已簽發「佔用許可證」的「非車站發展項目」任何部分和「外界地方」，有權代表所有「業主」，依照「本契約」規定作出所有必要或必需的行動及事項，藉以完善管理「該土地」相關部分、「非車站發展項目」和「外界地方」，以及執行任何合理連帶的事宜。

「主公契」I節第1(b)(xvi)條：

1(b) 現毋損前文之一般規定為原則，「管理人」將具有以下各項權力及職責：

(xvi) 如「政府批地文件」的條件訂明「該土地」邊界之內或之外（包括「外界地方」）的所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木（視情況而定），其中包括但不限於「政府批地文件」特別條件第（7）、（8）、（9）（a）及（b）、（54）、（99）及（100）條列明的顏色範圍及有蓋行人天橋，應由「該土地」「承批人」（定義以「政府批地文件」所訂為準）負責（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外）保養、管理、維修、清潔、修理或進行園景綠化，又或「政府」另行同意或規定，「管理人」應檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化（包括但不限於種植、移植及再植灌木和樹木）（視情況而定），同時實施根據「政府批地文件」特別條件第（90）條提交的處理潛在堆填氣體及消減滲濾污水建議書所載的措施。

「主公契」I節第4(b)條：

「管理人」（或如無「管理人」則由「業主立案法團」或「發展項目業主委員會」主席代替）有權代表「該土地」全體「業主」接收「政府」根據「政府批地文件」就交還「外界地方」或其任何部分佔管權和交還「外界地方」或其任何部分所發出的通知及要求文件。

「主公契」J節第1(z)條：

1. 管理「非車站發展項目」及／或「外界地方」以及「管理人」執行任何職責或行使任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項。「非車站發展項目」「業主」須按照本文所訂方式支付此等開支，而「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應依照「本契約」E節第8（c）、（d）及（e）條規定攤付此等開支：

(z) 因「政府批地文件」的條件訂明「該土地」邊界之內或之外（包括「外界地方」）所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木（視情況而定），其中包括但不限於「政府批地文件」特別條件第（7）、（8）、（9）（a）及（b）、（54）、（99）及（100）條列明的顏色範圍及有蓋行人天橋，必須由「該土地」「承批人」（定義以「政府批地文件」所訂為準）負責（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外）保養、管理、維修、清潔、修理或進行園景綠化，又或「政府」另行同意或規定，以致需按規定檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化所招致的費用（包括但不限於種植、移植及再種植灌木和樹木）（視情況而定），惟「政府批地文件」特別條件第（9）（c）條所訂的責任須由「港鐵」承擔；

於切實可行範圍內盡量顯示「黃色間黑斜線範圍」位置的圖則已載於本節末頁。（見「圖則1」）

12. **「內部運輸系統」**

「批地文件」特別條件第（60）條訂明，「承批人」須在該地段建造一個「內部運輸系統」，以供行人及車輛流通，並且提供地政總署署長規定的街燈，同時負責運作、管理和維修「內部運輸系統」及作出交通管理安排，以及維持街道照明充足，令地政總署署長滿意。

「批地文件」的相關條文：

特別條件第（60）條

(a) 「承批人」須以「署長」全面滿意的方式，自費在該地段內一個或多個地點的任何樓層建造一個道路系統，包括道路、行人天橋、行人道、樓梯、單車徑、載客電梯、自動扶梯、斜路、客貨上落停車處及其他交通設施，設計和規格以「署長」規定為準（以下統稱「**內部運輸系統**」），以供行人及車輛流通，包括但不限於運輸署署長指定之的士、專營巴士、公共小巴及旅遊巴士。計算本文特別條件第（16）（e）條訂明的整體樓面總面積時，「內部運輸系統」不會連計在內；

(b) 受限於運輸署署長及警務處處長不時作出的指示，以及「政府」與「承批人」現已或將會訂立的任何一份或若干營運、管理及維修協議，以及現行和未來法例以「附例」訂明的授權，「承批人」（不包括「財政司司長法團」，僅此而已）可按其視為必要而運作、管理及維修「內部運輸系統」和作出交通管理安排，包括架設交通標誌及交通燈號，以遵守此等「批地條件」，惟本條規定概不構成分授任何條例下任何法定權力或職責；

(c) 「承批人」（不包括「財政司司長法團」，僅此而已）須自費以「署長」全面滿意的方式，在「內部運輸系統」內提供「署長」規定的街燈，並在本文協定批授的整個年期內自費為「內部運輸系統」提供照明及維持照明充足，以令「署長」滿意。倘「承批人」不履行本條所訂的任何責任，「政府」可自行提供街燈和保持「內部運輸系統」照明充足，費用由「承批人」承擔。「承批人」必須在接獲通知時向「政府」支付「署長」釐定的費用；

(d) 「承批人」須允許該地段各「不分割份數」擁有人和彼等授權的其他人等或受讓人，於任何時間不論駕車與否，免費自由通行及進出本特別條件（a）款所訂各道路、後巷、行人路、行人天橋、行人道、樓梯和單車徑，以及往返「任何地盤」，以作所有合法用途；

(f) 「承批人」須自費在「署長」批准的地點或位置提供和維持緊急救援車輛通道，以供緊急救援車輛進出該地段；

「公契」的相關條文：

「主公契」B節所載「非車站發展項目公用地方」的定義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存廂室；污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室；建於「非車站發展項目」上各建築物的地基及結構（不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱）；「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物；管理處（如有）及「非車站發展項目」之上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方（但不包括相關「期數」的「副公契」、「分副公

契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍)。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明,又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則;

「主公契」E節第8(c)(iii)條:

8(c) 儘管本節第8(a)條另有任何規定,「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」,應按比例攤付以下地方與設施的保養、管理、修理、維修及保險費用:

(iii) 24小時有蓋行人道指定部分(「政府批地文件」特別條件第(53)(b)(iv)條所載)、「有蓋行人天橋」(定義以「政府批地文件」特別條件第(54)(a)條所訂為準)、「內部運輸系統」(定義以「政府批地文件」特別條件第(60)(a)條所訂為準)、緊急救援車輛通道(「政府批地文件」特別條件第(60)(f)條所載)及「照明系統」(定義以「政府批地文件」特別條件第(60)(g)條所訂為準),而根據「政府批地文件」特別條件第(53)(b)(iii)、(54)(f)、(60)(b)、(60)(f)及(60)(g)(i)條規定,此等範圍:

(1) 不位於任何「期數」邊界內;

(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務及設施」;及

(3) 不屬於「第一期期外公用地方」或「第一期期外公用服務及設施」。

「主公契」E節第8(e)條:

「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」應根據本節第8(c)及8(d)條按比例攤付的保養、管理、修理、維修和保險費用,將按照「車站綜合大樓」建築樓面總面積(即127,000平方米)以及「專用地方」(如有)建築樓面總面積(以下統稱「車站綜合大樓及專用地方建築樓面總面積」),佔「非車站發展項目」所有現已落成部分的建築樓面總面積(以下簡稱「已落成非車站發展項目建築樓面總面積」)加上「車站綜合大樓及專用地方建築樓面總面積」的建築樓面總面積的比例計算,但於任何情況下均不可少於5.1%。於本款,「專用地方(如有)建築樓面總面積」指「專用地方」(如有)的實際樓面總面積,不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然,而「已落成非車站發展項目建築樓面總面積」則指當時已落成「住宅樓宇」(定義以「政府批地文件」所訂為準)之實際樓面總面積與當時已落成「商業樓宇」(定義以「政府批地文件」所訂為準)之實際樓面總面積的總和,兩者均經由有關「期數」的「認可人士」核證,而且不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然。

「主公契」H節第1(a)條:

香港鐵路有限公司現正式獲委任而該公司亦接受委任為「發展項目」的「管理人」,以按照「本契約」所載的條款與條件執行「非車站發展項目」和「外界地方」整體的管理事務並提供服務。

「主公契」I節第1(a)條:

受限於《建築物管理條例》之條文規定,「管理人」就已簽發「佔用許可證」的「非車站發展項目」任何部分和「外界地方」,有權代表所有「業主」,依照「本契約」規定作出所有必要或必需的行動及事項,藉以完善管理「該土地」相關部分、「非車站發展項目」和「外界地方」,以及執行任何合理連帶的事宜。

「主公契」I節第1(b)條:

1(b) 現毋損前文之一般規定為原則,「管理人」將具有以下各項權力及職責:

(vii) 如「本契約」或任何「副公契」或「分副公契」條款並無訂明任何「業主」需承擔相關責任,「管理人」應修理、維修、清潔、髹漆或按情況適當以其他方式處理或裝飾建於「非車站發展項目」內任何建築物和其他結構物的結構及外牆,以及該處的外立面、外牆(已轉讓予個別「業主」的任何外牆除外)及天台(已轉讓予個別「業主」的任何天台除外),並且更換該處任何門窗的破爛玻璃,惟不可影響任何架設於「政府樓宇」外牆的招牌或廣告。

(xvi) 如「政府批地文件」的條件訂明「該土地」邊界之內或之外(包括「外界地方」)的所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木(視情況而定),其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋,應由「該土地」「承批人」(定義以「政府批地文件」所訂為準)負責(如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者,則屬例外)保養、管理、維修、清潔、修理或進行園景綠化,又或「政府」另行同意或規定,「管理人」應檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化(包括但不限於種植、移植及再植灌木和樹木)(視情況而定),同時實施根據「政府批地文件」特別條件第(90)條提交的處理潛在堆填氣體及消減滲濾污水建議書所載的措施。

「主公契」J節第1(d)及(z)條:

1. 管理「非車站發展項目」及/或「外界地方」以及「管理人」執行任何職責或行使任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項。「非車站發展項目」「業主」須按照本文所訂方式支付此等開支,而「港鐵」作為「車站綜合大樓」及「專用地方」(如有)「業主」應依照「本契約」E節第8(c)、(d)及(e)條規定攤付此等開支:

(d) 修理、維修、清潔、髹漆及以其他方式裝潢和裝飾「非車站發展項目」、建於「非車站發展項目」之上或其內任何建築物和其他結構物或其任何一個或若干部分各結構及外立面的費用,以及更換該處任何破爛門窗玻璃的費用(如「本契約」或任何「副公契」並無指定個別或任何組別「業主」負責更換玻璃者);

(z) 因「政府批地文件」的條件訂明「該土地」邊界之內或之外(包括「外界地方」)所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木(視情況而定),其中包括但不限於「政府批地文件」特別條件第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條列明的顏色範圍及有蓋行人天橋,必須由「該土地」「承批人」(定義以「政府批地文件」所訂為準)負責(如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者,則屬例外)保養、管理、維修、清潔、修理或進行園景綠化,又或「政府」另行同意或規定,以致需按規定檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化所招致的費用(包括但不限於種植、移植及再種植灌木和樹木)(視情況而定),惟「政府批地文件」特別條件第(9)(c)條所訂的責任須由「港鐵」承擔;

「副公契」B節所載「第XIII期內非車站發展項目公用地方」的定義:

「第XIII期內非車站發展項目公用地方」指位於「第XIII期」內擬供「非車站發展項目」「業主」使用或享用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目公用地

方」（定義以「主公契」所訂為準）部分，其中包括但不限於位於地下層的緊急救援車輛通道、部分「公眾休憩用地」（於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間黑斜線顯示，僅供識別）、位於三樓和五樓的有蓋行人走道（包括相關的天台、平台、樓梯、斜坡及梯台和該處的相關構築物），以及位於地下層、一樓、二樓、三樓及五樓構成「政府批地文件」特別條件第（60）（a）條所定義的「內部運輸系統」一部分之有蓋樓梯，以及部分「公眾休憩用地」（於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間紅斜線顯示，僅供識別）、部分綠化區（構成「公眾休憩用地」一部分）（包括花槽）（於本文所夾附的DMC-001、DMC-004及DMC-005公用地方圖則以橙色加黑點顯示，僅供識別）、室外管道房、維修房、總喉維修管道、食水及沖廁水泵房、儀錶房、會議室、茶水間、儲物室、沐浴間、廁所、暢通易達男女廁、電梯、電梯井、電梯槽、業主委員會辦事處、看守人及管理員宿舍、水管槽。「第XIII期內非車站發展項目公用地方」現於本文所夾附的公用地方圖則以橙色、橙色間黑斜線、橙色間紅斜線及橙色加黑點顯示，僅供識別；

「副公契」第二附錄第II部分第2條：

受限於「政府批地文件」的條款規定，「份數」「業主」及經其授權的其他人等或其受讓人有權隨時自由地通行和進出「第XIII期內非車站發展項目公用地方」（於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間紅斜線示，僅供識別）、位於五樓附屬於「政府批地文件」特別條件第（60）（a）條所定義的「內部運輸系統」而構成「第XIII期公用地方」一部分的有蓋行人走道（於本文所夾附的DMC-005公用地方圖則以黃色間紅斜線示，僅供識別）各範圍，以作所有合法用途，而毋須支付任何費用，從而進出通行任何「地盤」（定義以「政府批地文件」特別條件第（1）（b）條所訂為準）。

於切實可行範圍內盡量顯示「內部運輸系統」位置的圖則已載於本節末頁。（見「圖則1」至「圖則27」和「圖則29」至「圖則34」）

關於以上B段所載的任何設施及休憩用地，須由「期數」中住宅物業的擁有人出資管理、運作或維修，擁有人須按照相關住宅物業攤付管理開支的比例，分擔管理、運作或維修該等設施或休憩用地的開支。

C. 根據「批地文件」規定須由「期數」中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

「批地文件」規定由「期數」中的住宅物業的擁有人出資管理、運作或維修供公眾使用的休憩用地面積為不少於2.3公頃。

「批地文件」的相關條文：

特別條件第（52）（a）（ii）、（b）及（c）條：

(a) 「承批人」須自費按照「經批准的建築圖則」及「經批准的園景建議書」，以「署長」全面滿意的方式興建、建造、提供、園景綠化和嗣後維修以下設施，以保持其修繕妥當及狀況良好：

(ii) 現已或將會在該地段及「黃色範圍」內按照「署長」規定設置的若干公眾休憩用地，總面積應不少於2.3公頃（以下簡稱「**公眾休憩用地**」）。「承批人」須在「公眾休憩用地」進行園景綠化，包括在「署長」批准的樓層以其批准的標準和設計種植灌叢及樹木和建造單車徑，並於特別條件第（7）（l）條所載的「黃色範圍指定部分通行權」終止日起二十四（24）個曆月內或「署長」指定的其他一個或若干日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為2比3，須按「署長」規定定址、平整、保養、園景綠化、種植植披、處理並提供設備與設施，以全面令「署長」滿意。「署長」就何謂動態及靜態康樂用途所作的決定將作終論，並對「承批人」約束；及

(b) 受限於本文特別條件第（7）（h）（ii）條之規定，於本文協定批授的整個年期內，「承批人」須自費維修「公眾休憩用地」及「鄰舍休憩用地」，以保持其修繕妥當及狀況良好，全面令「署長」滿意；及

(c) 「公眾休憩用地」將免費開放供公眾自由作任何性質的合法用途（除非事前獲康樂及文化事務署署長書面批准）。

「公契」的相關條文：

「主公契」B節所載「非車站發展項目公用地方」及「公眾休憩用地」的定義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」使用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目」部分，其中包括但不限於引道、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存廂室；污水處理室、機房、泵房、變壓器房及電掣房、機器及設備室與儲物室；建於「非車站發展項目」上各建築物的地基及結構（不包括從屬於個別「單位」的任何結構柱和「單位」內部任何結構柱）；「公眾休憩用地」、經批准的園景設計總圖所示的標誌性建築物；管理處（如有）及「非車站發展項目」之上或其內任何其他用作寫字樓的空間，或「發展項目業主委員會」或「業主立案法團」或僱用作「非車站發展項目」的看守人、管理員或其他職員使用的辦公地方或宿舍；「非車站發展項目」內用於安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」內並非個別「期數」任何一名或若干「業主」專享的所有其他公眾地方（但不包括相關「期數」的「副公契」、「分副公契」或「分割契約」現時或將會指定的「住宅發展項目公用地方」及屬於個別「期數」「公用地方」的範圍）。「非車站發展項目公用地方」已於相關「期數」的任何「副公契」、「分副公契」或「分割契約」所夾附的圖則註明，又或顯示於根據「本契約」L節第7條規定備存於「非車站發展項目」管理處的記錄圖則；

「**公眾休憩用地**」指根據「政府批地文件」特別條件第（52）（a）（ii）條規定建造的「發展項目」部分及任何毗連土地，包括不時在該處提供的公共康樂設施，亦即「經批准的圖則」不時標明的範圍。

「主公契」E節第8(c)(ii)條：

8(c) 儘管本節第8（a）條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」，應按比例攤付以下地方與設施的保養、管理、修理、維修及保險費用：

(ii) 「公眾休憩用地」；

「主公契」E節第8(e)條：

「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應根據本節第8（c）及8（d）條按比例攤付的保養、管理、修理、維修和保險費用，將按照「車站綜合大樓」建築樓面總面積（即127,000平方米）以及「專用地方」（如有）建築樓面總面積（以下統稱「車站綜合大樓及專用地方建築樓面總面積」），佔「非車站發展項目」所有現已落成部分的建築樓面總面積（以下簡稱「已落成非車站發展項目建築樓面總面積」）加上「車站綜合大樓及專用地方建築樓面總面積」的建築樓

面總面積的比例計算，但於任何情況下均不可少於5.1%。於本款，「專用地方（如有）建築樓面總面積」指「專用地方」（如有）的實際樓面總面積，不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然，而「已落成非車站發展項目建築樓面總面積」則指當時已落成「住宅樓宇」（定義以「政府批地文件」所訂為準）之實際樓面總面積與當時已落成「商業樓宇」（定義以「政府批地文件」所訂為準）之實際樓面總面積的總和，兩者均經由有關「期數」的「認可人士」核證，而且不論根據《建築物條例》或「政府批地文件」規定該樓面總面積是否可以計算在內亦然。

「主公契」I節第1(b)(xvi)條：

1(b) 現毋損前文之一般規定為原則，「管理人」將具有以下各項權力及職責：

(xvi) 如「政府批地文件」的條件訂明「該土地」邊界之內或之外（包括「外界地方」）的所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木（視情況而定），其中包括但不限於「政府批地文件」特別條件第（7）、（8）、（9）（a）及（b）、（54）、（99）及（100）條列明的顏色範圍及有蓋行人天橋，應由「該土地」「承批人」（定義以「政府批地文件」所訂為準）負責（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外）保養、管理、維修、清潔、修理或進行園景綠化，又或「政府」另行同意或規定，「管理人」應檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化（包括但不限於種植、移植及再植灌木和樹木）（視情況而定），同時實施根據「政府批地文件」特別條件第（90）條提交的處理潛在堆填氣體及消減滲濾污水建議書所載的措施。

「主公契」 J節第1(z) 條：

1. 管理「非車站發展項目」及/ 或「外界地方」以及「管理人」執行任何職責或行使任何權力所招致的必要及合理費用、收費與開支包括但不限於下列各項。「非車站發展項目」「業主」須按照本文所訂方式支付此等開支，而「港鐵」作為「車站綜合大樓」及「專用地方」（如有）「業主」應依照「本契約」E節第8（c）、（d）及（e）條規定攤付此等開支：

(z) 因「政府批地文件」的條件訂明「該土地」邊界之內或之外（包括「外界地方」）所有地方及在該處安裝和提供的結構與服務設施以及在該處栽種的灌木及樹木（視情況而定），其中包括但不限於「政府批地文件」特別條件第（7）、（8）、（9）（a）及（b）、（54）、（99）及（100）條列明的顏色範圍及有蓋行人天橋，必須由「該土地」「承批人」（定義以「政府批地文件」所訂為準）負責（如「政府批地文件」訂明只需由作為「該土地」原承批人的「港鐵」履行和遵行責任而其繼承人及受讓人毋須承擔責任者，則屬例外）保養、管理、維修、清潔、修理或進行園景綠化，又或「政府」另行同意或規定，以致需按規定檢查、保養、管理、維修、清潔、修理此等範圍及進行園景綠化所招致的費用（包括但不限於種植、移植及再種植灌木和樹木）（視情況而定），惟「政府批地文件」特別條件第（9）（c）條所訂的責任須由「港鐵」承擔；

「副公契」B節所載「第XIII期內非車站發展項目公用地方」及「第XIII期」的定義：

「**第XIII期內非車站發展項目公用地方**」指位於「第XIII期」內擬供「非車站發展項目」「業主」使用或享用而非個別「期數」任何一名或若干「業主」專享的「非車站發展項目公用地方」（定義以「主公契」所訂為準）部分，其中包括但不限於位於地下層的緊急救援車輛通道、部分「公眾休憩用地」（於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間黑斜線顯示，僅供識別）、位於三樓和五樓的有蓋行人走道（包括相關的天台、平台、樓梯、斜坡及梯台和該處的相關構築物），以及位於地下層、一樓、二樓、三樓及五樓構成「政府批地文件」特別條件第（60）（a）條所定義「內部運輸系統」一部分的有蓋樓梯，以及部分「公眾休憩用地」（於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色間紅斜線顯示，僅供識別）、部分綠化區（構成「公眾休憩用地」一部分）（包括花槽）（於本文所夾附的DMC-001、DMC-004及DMC-005公用地方圖則以橙色加黑點顯示，僅供識別）、室外管道房、維修房、總喉維修管道、食水及沖廁水泵房、儀錶房、會議室、茶水間、儲物室、沐浴間、廁所、暢通易達男女廁、電梯、電梯井、電梯槽、業主委員會辦事處、看守人及管理員宿舍、水管槽。「第XIII期內非車站發展項目公用地方」現於本文所夾附的公用地方圖則以橙色、橙色間黑斜線、橙色間紅斜線及橙色加黑點顯示，僅供識別；

「**第XIII期**」指建於「政府批地文件」所夾附「圖則N」顯示及註明為「地盤KL」的「該土地」部分之「非車站發展項目」範圍，即「地盤KL」內的「第XIII期」，包括以下各部分：（i）「第XIII期公眾休憩用地」（於經建築事務監督批准的分期圖則顯示為「Phase XIII-DOS」並於本文所夾附的分期圖則以橙色十字斜線顯示及劃界，僅供識別），包括部分「公用地方」及「第XIII期內公用服務及設施」；（ii）「第XIIIA期」（於經建築事務監督批准的分期圖則顯示為「Phase XIIIA」並於本文所夾附的分期圖則以綠色十字斜線顯示及劃界，僅供識別），包括「第3座」（3A及3B座）及「第5座」（5A及5B座）內「第XIII期住宅單位」、「第XIII期停車場」、「第XIII期康樂地方及設施」和部分「公用地方」及「第XIII期內公用服務及設施」；及（iii）「第XIIIB期」（於經建築事務監督批准的分期圖則顯示為「Phase XIIIB」並於本文所夾附的分期圖則以藍色十字斜線顯示及劃界，僅供識別），包括「第1座」（1A及1B座）及「第2座」（2A及2B座）內「第XIII期住宅單位」和部分「公用地方」及「第XIII期內公用服務及設施」；

「副公契」第二附錄第II部分第3條：

受限於「政府批地文件」的條款規定，所有公眾人士均有權使用構成「公眾休憩用地」一部分的「第XIII期內非車站發展項目公用地方」各部分（於本文所夾附的DMC-001、DMC-002、DMC-003、DMC-004及DMC-005公用地方圖則以橙色加黑點、橙色間黑斜線及橙色間紅斜線顯示，僅供識別），以作所有合法用途，而毋須支付任何費用（除非事前獲康樂及文化事務署署長書面批准則屬例外）。

於切實可行範圍內盡量顯示「公眾休憩用地」位置的圖則已載於本節末頁。（見「圖則1」、「圖則16」、「圖則22」、「圖則28」和「圖則30」至「圖則34」）

關於以上C段所載的休憩用地，須由「期數」中住宅物業的擁有人出資管理、運作或維修，擁有人須按照相關住宅物業攤付管理開支的比例，分擔管理、運作或維修休憩用地的開支。

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

不適用。

關於以上A、B、C及D段所載作公眾用途的的任何設施及休憩用地以及該土地部分，公眾有權依照「批地文件」規定使用該等設施或休憩用地或該土地部分。

備註：

1. 根據一封由地政總署鐵路發展組於 2020 年 10 月 14 日發出的信件 (「**該信件**」)，在香港鐵路有限公司 (即擁有人) 接納該信件之條款為前提下，批地文件內規定有關以下顏色範圍及政府樓宇完成平整 / 園景美化或建造 (視屬何種情況而定) 之日期將被更改如下：

顏色範圍	**於以下日期或之前完成**
「綠色加黑點範圍」	2023 年 3 月 31 日
「綠色間黑斜線加黑點範圍」(見下方備註 4)	2023 年 3 月 31 日
「綠色間黑十字線範圍」	2021 年 6 月 30 日
在該地段以北及於圖則 I 標示為“Elevated Road on Proposed Road L861”的「棕色範圍」	2023 年 3 月 31 日
「黃色間黑斜線範圍」(見下方備註 2 及 5)	2022 年 6 月 30 日

政府樓宇	**於以下日期或之前完成**
「永久公共運輸交匯處」	2020 年 10 月 15 日
「長者社區照顧及支援服務中心樓宇」(見下方備註4)	2023 年 3 月 31 日
「弱智人士或肢體傷殘人士輔助宿舍」(見下方備註 4)	2023 年 3 月 31 日
「早期教育及訓練中心」(見下方備註 4)	2023 年 3 月 31 日
「公共廁所」	2020 年 10 月 15 日
「小學」及「中學」(見下方備註 6)	2024 年 6 月 30 日
「足球場」(見下方備註 6)	2024 年 6 月 30 日

香港鐵路有限公司已於2020年11月2日接納該信件之條款，而經香港鐵路有限公司簽署確認之該信件已在土地註冊處以文件摘要編號 20110401260017註冊。

2. 根據一封由地政總署鐵路發展組於2021年2月4日向香港鐵路有限公司發出的信件，批地文件內規定完成平整/園景美化「黃色間黑斜線範圍」之時限已進一步延至2023年12月31日或地政總署署長可能批准的其他日期。

3. 根據一封由地政總署鐵路發展組於2021年3月23日向香港鐵路有限公司發出的信件：

(a) 根據第(17)(a)(x)條批地特別條款，「承批人」在接獲「署長」於2021年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行有關提供「小學」及「中學」的責任。

(b) 根據第(17)(a)(xi)條批地特別條款，「承批人」在接獲「署長」於2021年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須建造或提供「足球場」連附屬設施。

4. 根據一封由地政總署鐵路發展組於 2023 年 1 月 5 日發出的信件 (「**該封信件**」)，在香港鐵路有限公司 (即擁有人) 接納該封信件之條款為前提下，批地文件內規定有關以下顏色範圍及政府樓宇完成平整 / 園景美化或建造 (視屬何種情況而定) 之日期將被進一步更改如下：

顏色範圍	**於以下日期或之前完成**
「綠色間黑斜線加黑點範圍」	2023 年 9 月 30 日

政府樓宇	**於以下日期或之前完成**
「長者社區照顧及支援服務中心樓宇」	2023 年 9 月 30 日
「弱智人士或肢體傷殘人士輔助宿舍」	2023 年 9 月 30 日
「早期教育及訓練中心」	2023 年 9 月 30 日

香港鐵路有限公司已於2023年1月16日接納該封信件之條款，而經香港鐵路有限公司簽署確認之該封信件將在土地註冊處註冊。

5. 根據一封由地政總署鐵路發展組於2023年10月11日向香港鐵路有限公司發出的信件，批地文件內規定完成平整/園景美化「黃色間黑斜線範圍」之時限已進一步延至2024年6月30日或地政總署署長可能批准的其他日期。

6. 根據一封由地政總署鐵路發展組於2023年12月6日發出的信件 (「**前述信件**」)，在香港鐵路有限公司 (即擁有人) 接納前述信件之條款為前提下，批地文件內規定有關以下政府樓宇完成建造之日期將被進一步更改如下：

政府樓宇	**於以下日期或之前完成**
「小學」	2027 年 6 月 30 日
「中學」	2027 年 6 月 30 日
「足球場」	2027 年 6 月 30 日

香港鐵路有限公司已於2024年1月2日接納前述信件之條款，而經香港鐵路有限公司簽署確認之前述信件將在土地註冊處註冊。

7. 根據一封由地政總署鐵路發展組於2023年12月7日向香港鐵路有限公司發出的信件：

(a) 根據第 (17)(a)(x) 條批地特別條款，「承批人」在接獲「署長」於2024年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行有關提供「小學」及「中學」的責任。

(b) 根據第 (17)(a)(xi) 條批地特別條款，「承批人」在接獲「署長」於2024年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須建造或提供「足球場」連附屬設施。

8. 根據一封由地政總署鐵路發展組於2024年12月31日向香港鐵路有限公司發出的信件：

(a) 根據第(17)(a)(x)條批地特別條款，「承批人」在接獲「署長」於2025年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行有關提供「小學」及「中學」的責任。

(b) 根據第(17)(a)(xi)條批地特別條款，「承批人」在接獲「署長」於2025年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行建造及/或提供第(17)(a)(xi)條批地特別條款訂明的「足球場」的責任。

9. 根據一封由地政總署鐵路發展組於2025年12月31日向香港鐵路有限公司發出的信件：

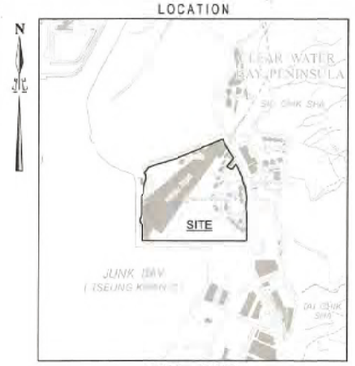
(a) 根據第(17)(a)(x)條批地特別條款，「承批人」在接獲「署長」於2027年6月30日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行有關提供「小學」及「中學」的責任。

(b) 根據第(17)(a)(xi)條批地特別條款，「承批人」在接獲「署長」於2027年6月30日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行建造及/或提供第 (17)(a)(xi)條批地特別條款訂明的「足球場」的責任。

圖 一 Plan 1

PLAN I

LOCATION



SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING ° ' "	PI.	CORNER MARKED BY
AA AB	63.779	71 13 55	AA	
AB AC	90.689	72 55 46	AB	
AC AD	140.481	68 05 48	AC	
AD AE	52.326	63 42 45	AD	
AE AF	131.677	68 12 20	AE	
AF AG	64.840	151 05 34	AF	
AG AH	13.421	151 41 57	AG	
AH AJ	52.309	149 41 29	AH	
AJ AK	3.779	160 15 05	AJ	
AK AL	61.916	215 46 00	AK	
AL AM	33.000	125 46 15	AL	
AM AN	44.913	35 45 59	AM	
AN AP	8.160	149 09 15	AN	
AP AQ	16.031	142 34 26	AP	
AQ AR	72.317	156 15 48	AQ	
AR AS	5.524	206 28 17	AR	
AS AT	37.643	164 11 57	AS	
AT AU	5.305	134 14 11	AT	
Chord AU AV	91.478	172 40 55	AU	
AV AW	28.225	188 33 01	AV	
AW AX	36.000	180 00 00	AW	
AX AY	29.262	170 46 12	AX	
AY AZ	169.203	180 00 00	AY	
AZ BA	9.021	228 21 59	AZ	
BA BB	454.824	270 00 00	BA	
BB BC	159.676	270 08 43	BB	
BC BD	32.053	269 08 37	BC	
BD BE	101.044	00 00 00	BD	
BE BF	9.465	311 02 45	BE	
Chord BF BG	13.272	335 33 05	BF	
BG BH	16.247	00 03 10	BG	
BH BJ	22.983	20 00 03	BH	
BJ BK	120.704	00 00 00	BJ	
BK BL	16.679	50 21 55	BK	
Chord BL BM	88.261	11 02 32	BL	
BM BN	31.694	00 00 20	BM	
BN BP	12.335	303 18 18	BN	
BP AA	46.417	38 04 03	BP	

CURVE DATA

Arc AUAV = 91.916m Radius =478.300m Δ= 10° 58' 54"
Arc BFBG = 13.585m Radius = 16.000m Δ= 49° 00' 27"
Arc BLBM = 88.889m Radius =215.554m Δ= 23° 37' 01"

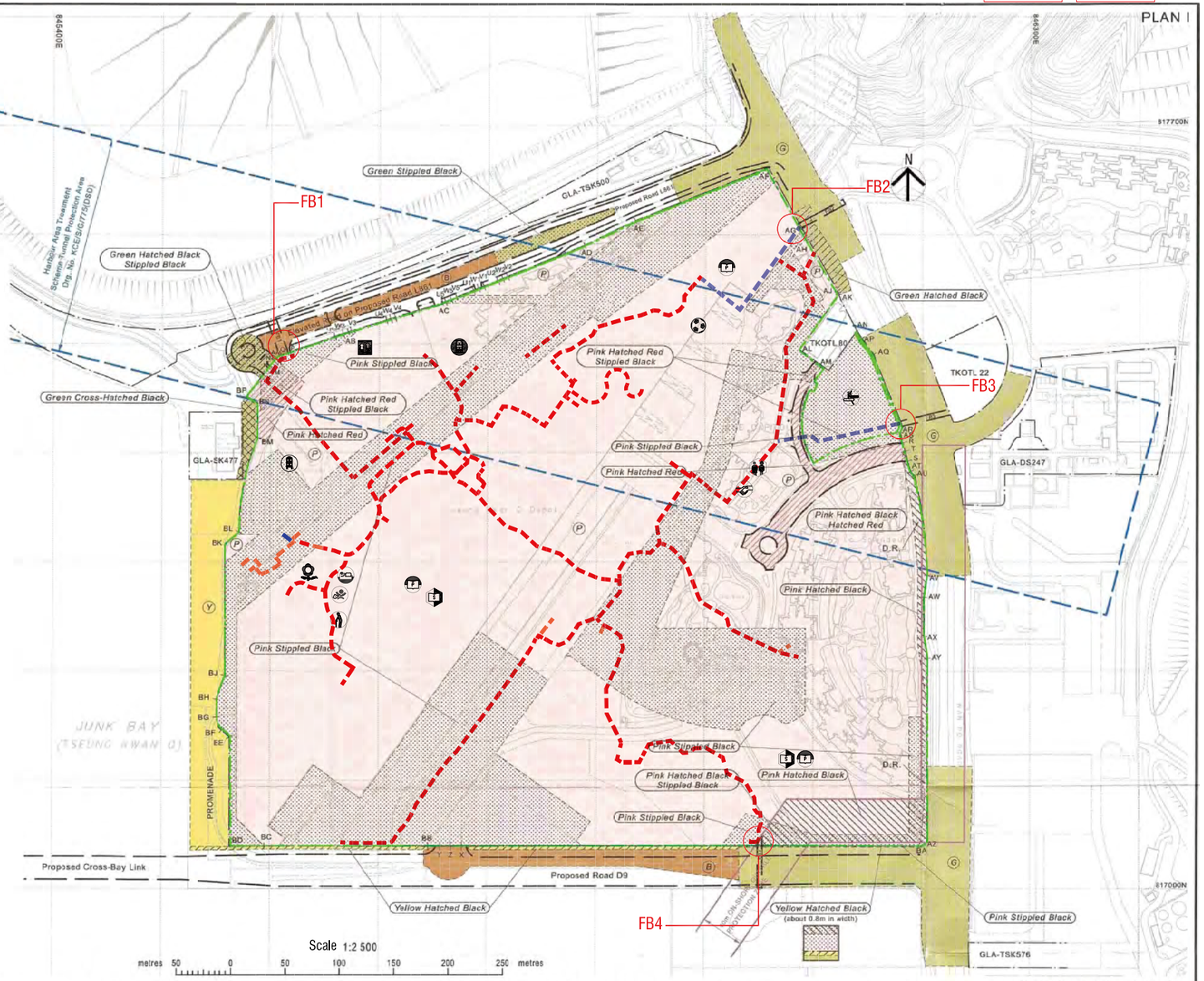
LEGEND

PROPOSED LAYOUT
B BROWN
G GREEN
P PINK
Y YELLOW
D.R. DRAINAGE RESERVE
FB FOOTBRIDGE

SPECIAL CONDITIONS REFER

Pink Hatched Red Area
Pink Hatched Red Stippled Black Area
Pink Hatched Black Hatched Red Area
Pink Hatched Black Area
Pink Hatched Black Stippled Black Area
Pink Stippled Black Area
Yellow Area
Yellow Hatched Black Area
Brown Area
Green Area
Green Stippled Black Area
Green Hatched Black Area
Green Cross-hatched Black Area
Green Hatched Black Stippled Black Area

POINTS K M L N Q P R T S X Z Y U1 W1 V1 U2 W2 V2 U3 W3 V3 U4 W4 V4 U5 W5 V5



COLOURED PINK, PINK HATCHED BLACK, PINK HATCHED RED, PINK HATCHED BLACK HATCHED RED, PINK STIPPLED BLACK, PINK HATCHED RED STIPPLED BLACK AND PINK HATCHED BLACK STIPPLED BLACK AREA 326 751 SQUARE METRES (ABOUT)

Height information shown on this plan should be verified before use

FOR IDENTIFICATION PURPOSES ONLY

Railway Development Section
Lands Department

Plan Prepared by Railway Development Survey Unit

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TSEUNG KWAN O TOWN LOT No. 70

File No. RDU/PJT/9/4/1 V
Survey Sheet No. 12-SW-1A, 1B 1C & 1D
Layout Plan No. --------
Reference Plan. No. SK6376-D(MP)(PLAN I)
PLAN No. RD1223-D

17 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

Yellow Area
黃色範圍

Yellow Hatched Black Area
黃色間黑斜線範圍

Brown Area
棕色範圍

Green Area
綠色範圍

Green Stippled Black Area
綠色加黑點範圍

Green Hatched Black Area
綠色間黑斜線範圍

Green Cross-hatched Black Area
綠色間黑十字線範圍

Green Hatched Black Stippled Area
綠色間黑斜線加黑影範圍

FB1 Covered Footbridge
有蓋行人天橋

Future Footbridge Associated Structures
擬建行人天橋相關結構

Community Hall
社區會堂

Permanent PTI
永久公共運輸交匯處

Temporary PTI
臨時公共運輸交匯處

Centre for Community
Care and Support Services for the Elderly
長者社區照顧及支援服務中心

Supported Hostel for
Mentally or Physically Handicapped Persons
弱智人士或肢體傷殘人士輔助宿舍

Integrated Children and Youth Services Centre
綜合青少年服務中心

Early Education and Training Centre
早期教育及訓練中心

Public Toilet
公共廁所

Primary Schools
小學

Secondary Schools
中學

Soccer Pitch
足球場

Indoor Recreation Centre
室內康樂中心

Public Open Space (including Yellow Area) with a total area of
not less than 2.3 hectares
公眾休憩用地(包括黃色範圍)，總面積不少於2.3公頃

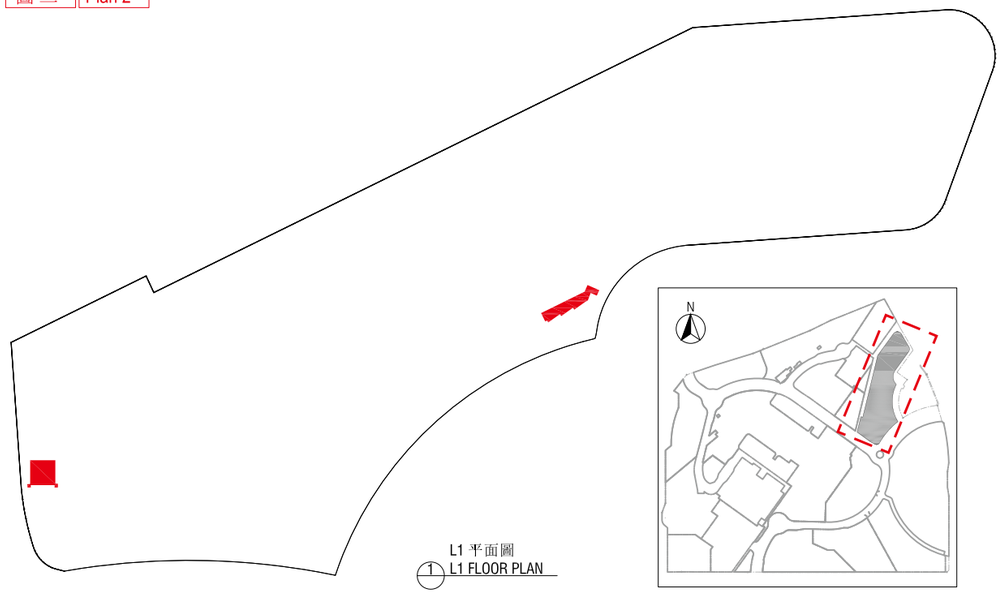
Boundary of the Development
本發展項目邊界

As-Built 24-hours Pedestrian Walkway or Internal Transport System and
Area for Access to and from the Mass Transit Railway Station and
Area for Access to and from the Indoor Recreation Centre
已建之24小時行人走道或內部交通系統及往返「港鐵車站」
之地方及往返「室內康樂中心」之地方

Proposed 24-hours Pedestrian Walkway or Internal Transport System and
Area for Access to and from the Mass Transit Railway Station and
Area for Access to and from the Indoor Recreation Centre
擬建之24小時行人走道或內部交通系統及往返「港鐵車站」
之地方及往返「室內康樂中心」之地方

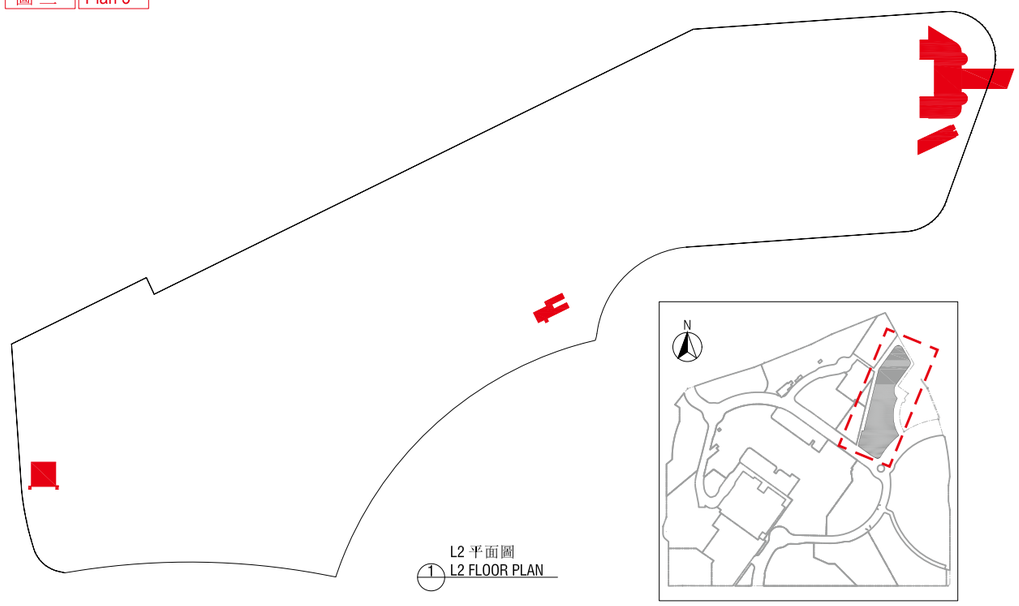
17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

圖 二 Plan 2



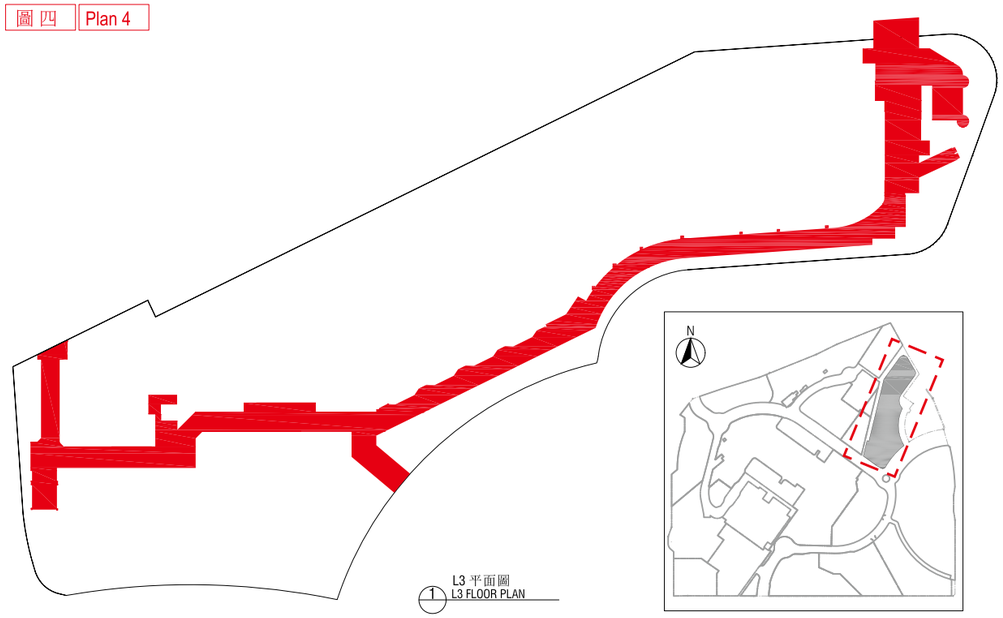
1 L1 平面圖
L1 FLOOR PLAN

圖 三 Plan 3



1 L2 平面圖
L2 FLOOR PLAN

圖 四 Plan 4



1 L3 平面圖
L3 FLOOR PLAN

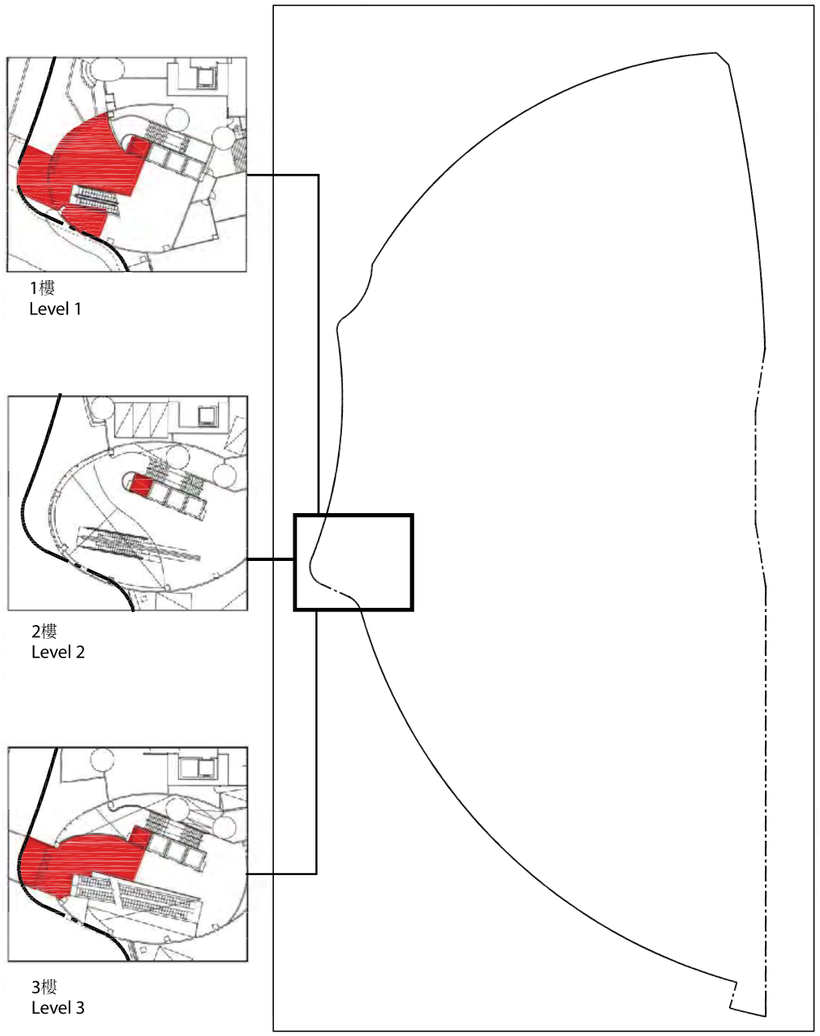
Legend : 圖例

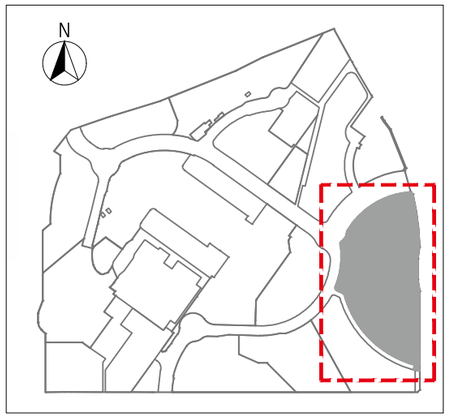
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Scale : 比例 0 20 40 60 METERS 米

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

圖 五 Plan 5

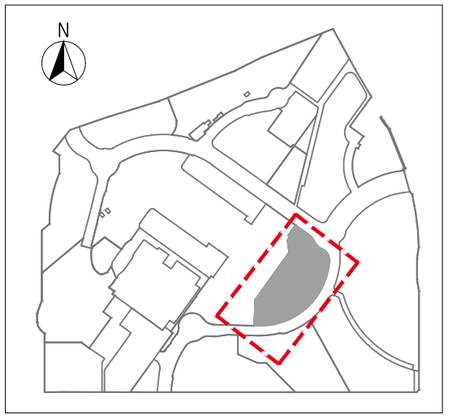




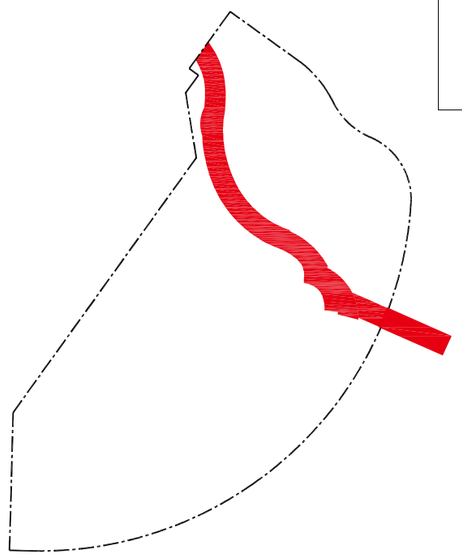
KEY PLAN
索引圖

Scale : 比例 0 5 10 15 20 METERS 米

圖 六 Plan 6



KEY PLAN
索引圖

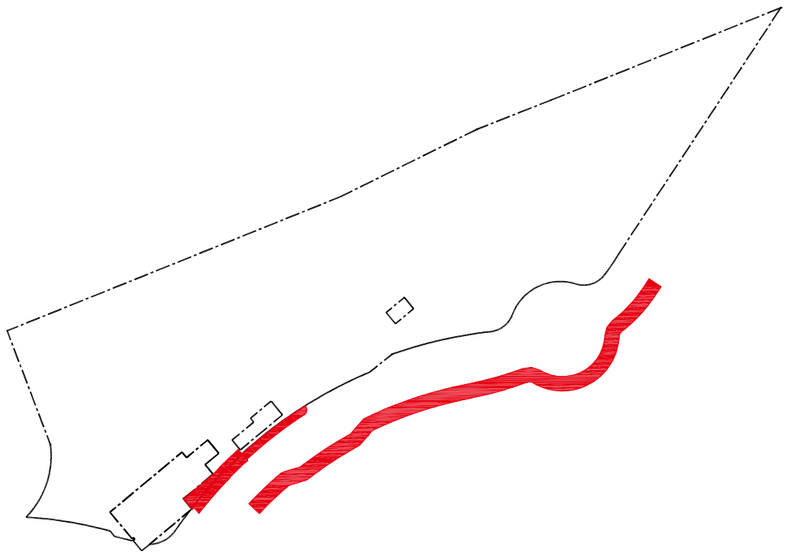


Legend : 圖例

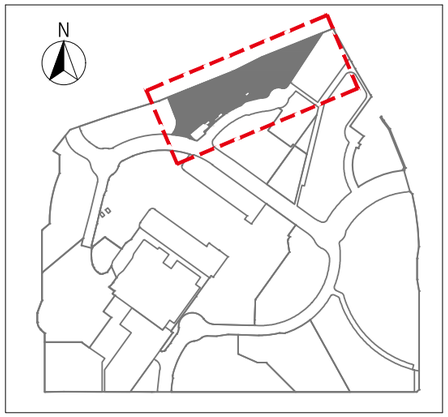
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Scale : 比例 0 5 10 15 20 METERS 米

圖七 Plan 7



Scale : 0 20 40 60
比例 METERS 米



KEY PLAN
索引圖

Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

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

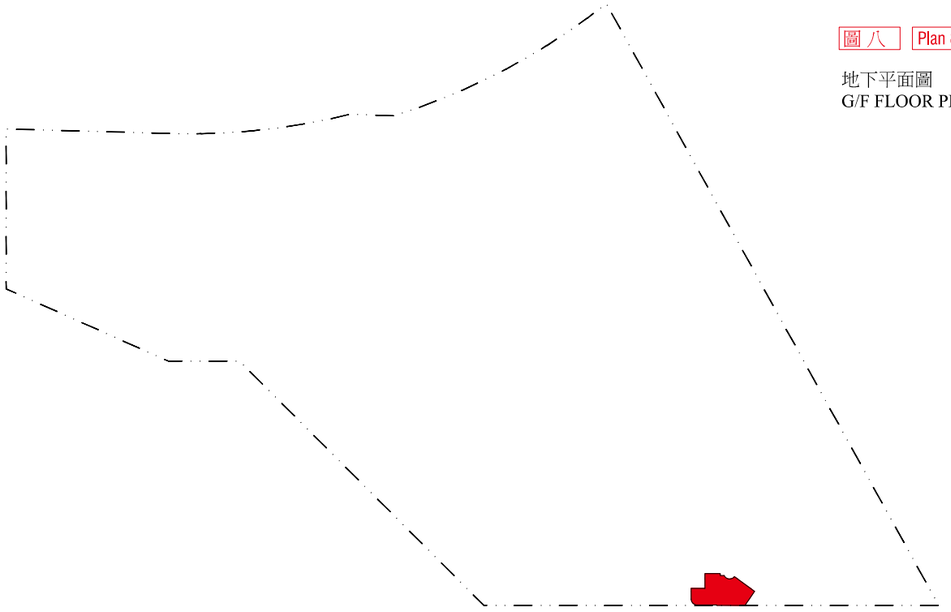
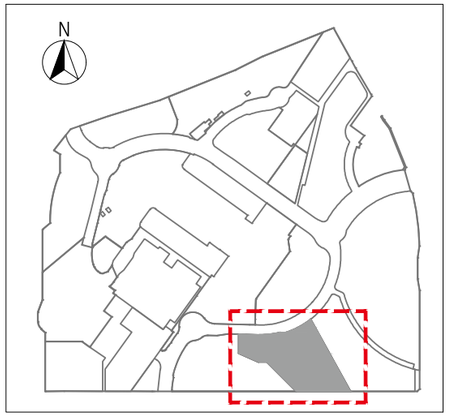


圖 八 Plan 8

地下平面圖
G/F FLOOR PLAN



KEY PLAN
索引圖

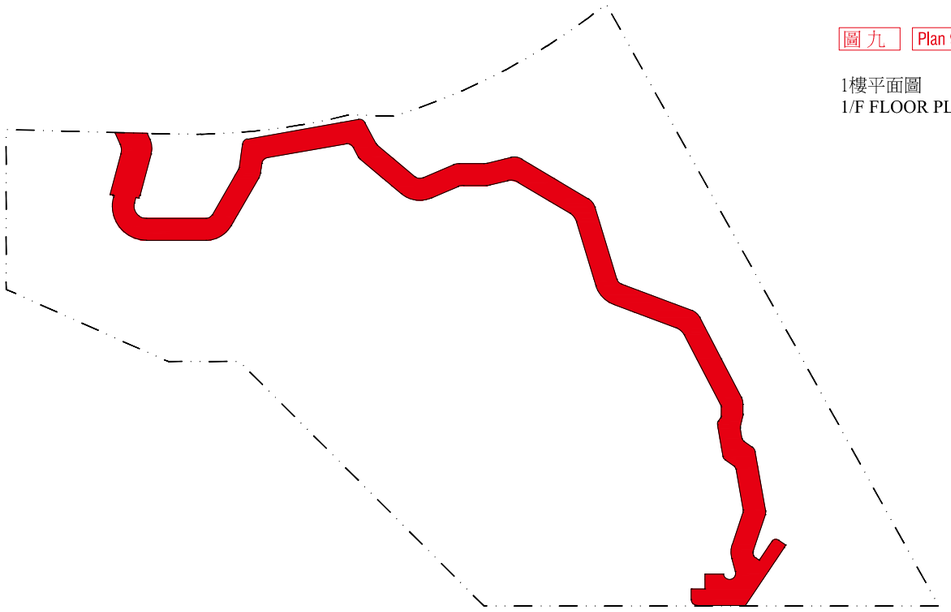


圖 九 Plan 9

1樓平面圖
1/F FLOOR PLAN

Scale :
比例

0 20 40 80 METERS/米

Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

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

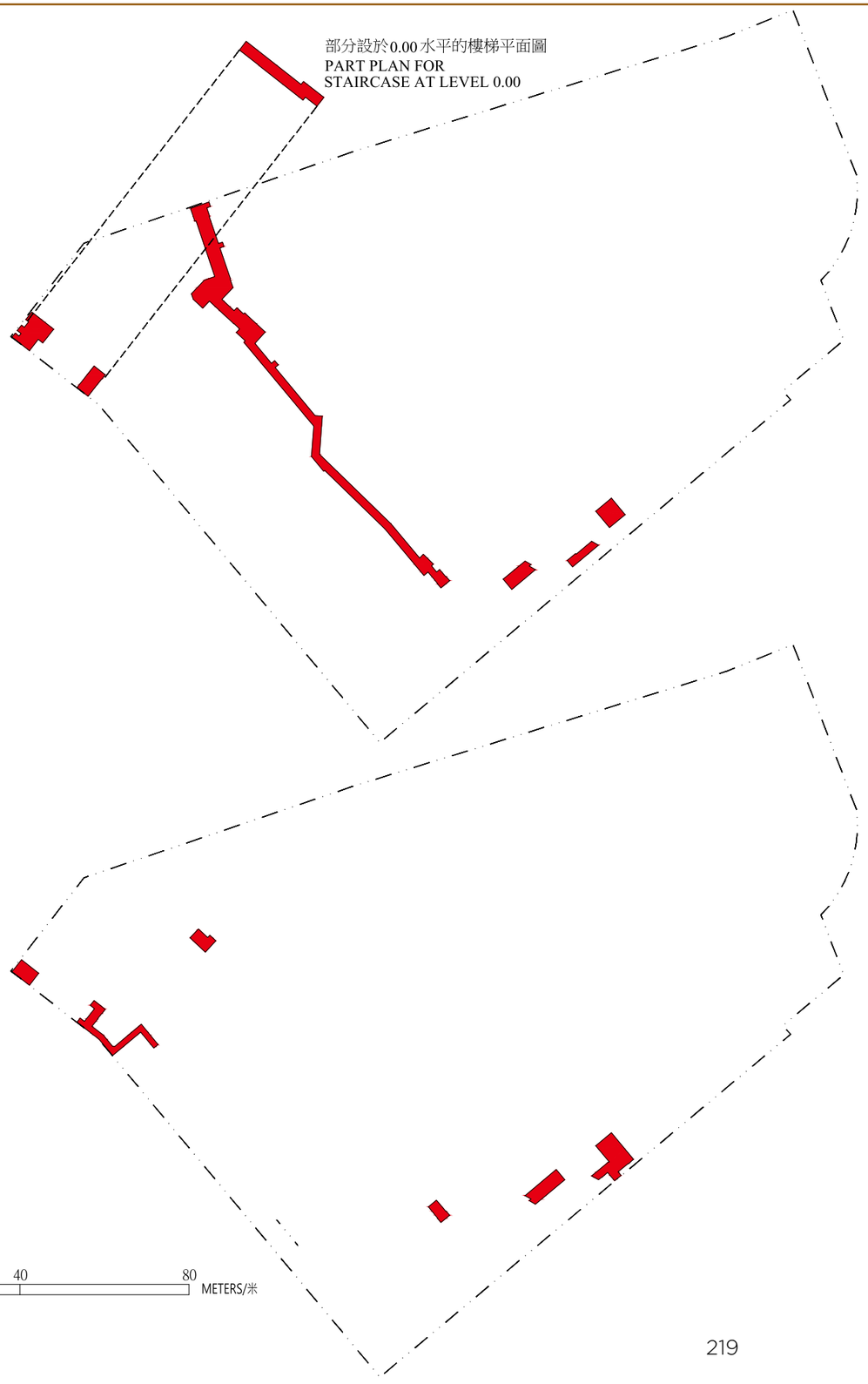
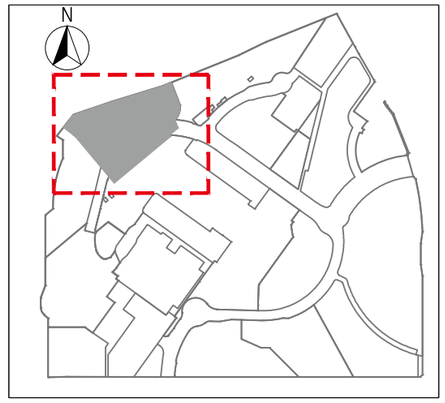


圖 十 Plan 10

地下平面圖
G/F FLOOR PLAN



KEY PLAN
索引圖

圖 十一 Plan 11

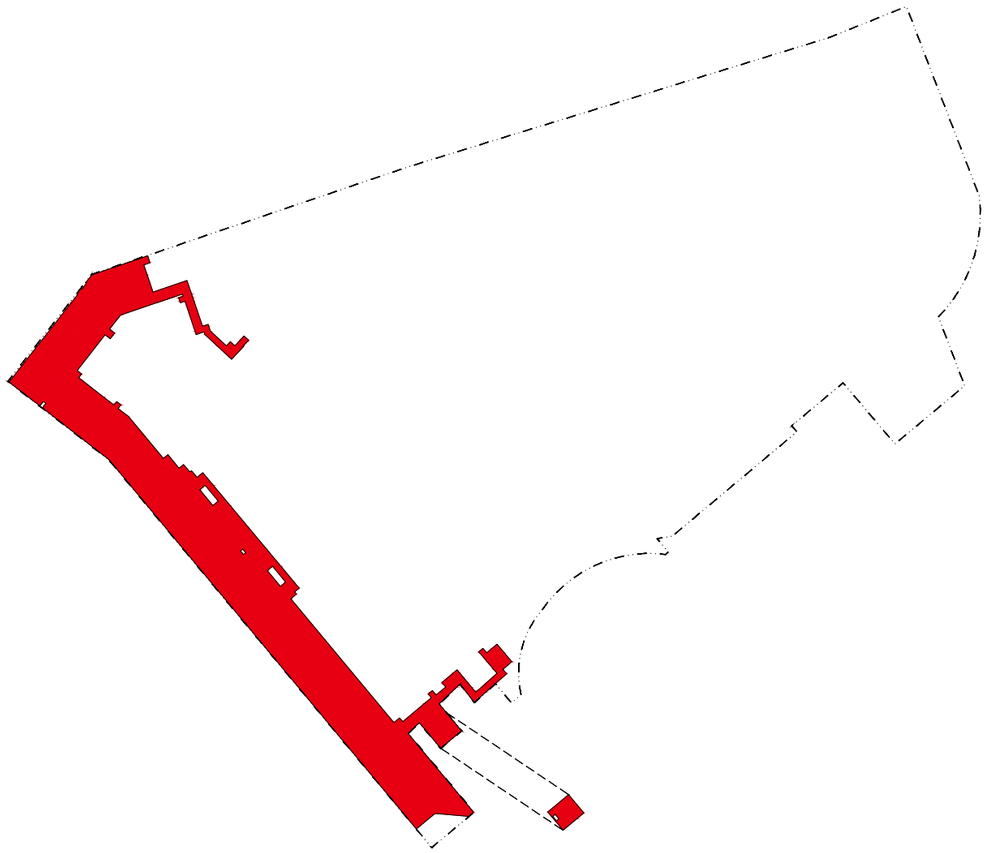
一樓平面圖
1/F FLOOR PLAN

Legend : 圖例

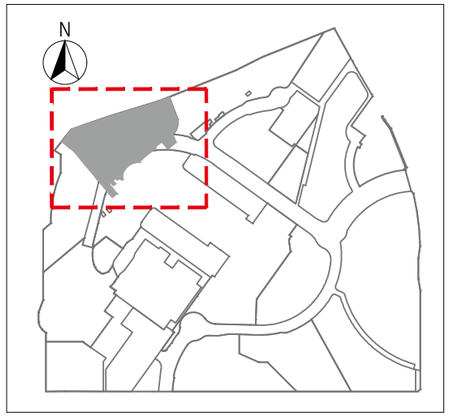
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖十二 Plan 12

二樓平面圖
2/F FLOOR PLAN



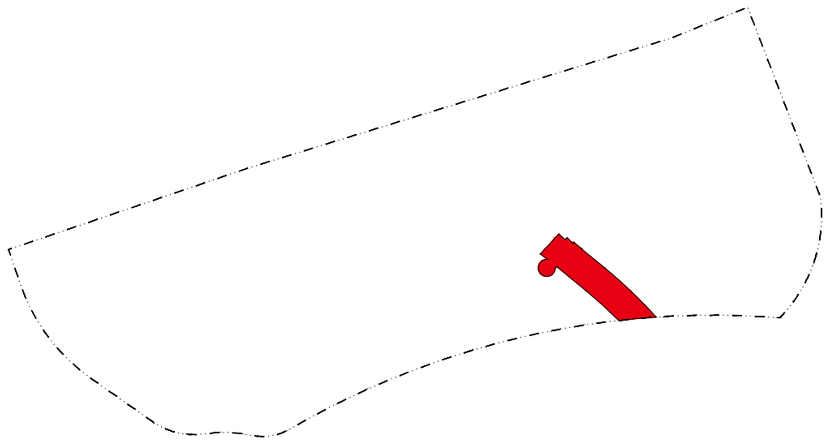
Scale : 比例
0 20 40 80 METERS/米



KEY PLAN
索引圖

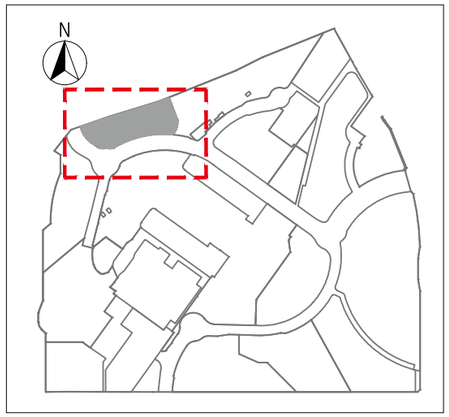
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。



圖十三 Plan 13

五樓平面圖
5/F FLOOR PLAN



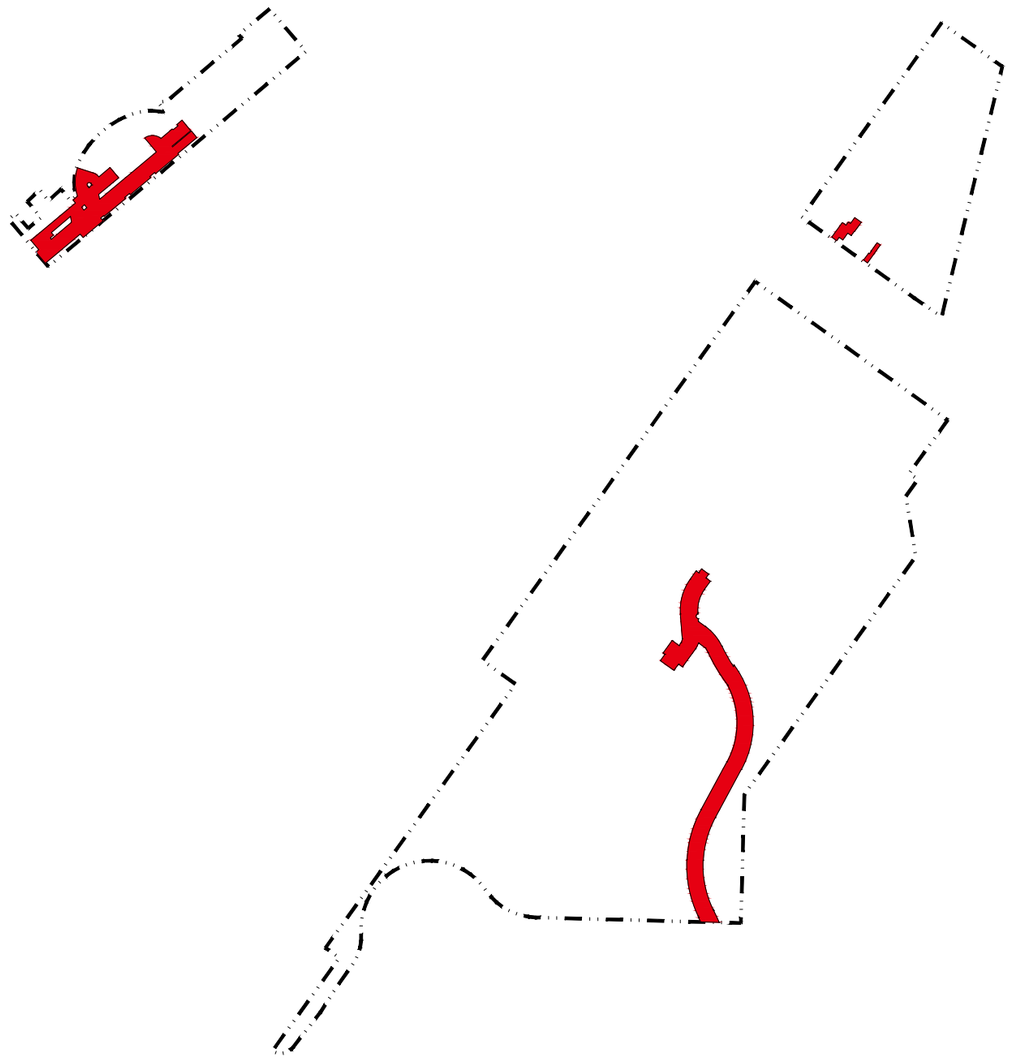
KEY PLAN
索引圖

Scale : 比例
0 20 40 80 METERS/米

Legend : 圖例

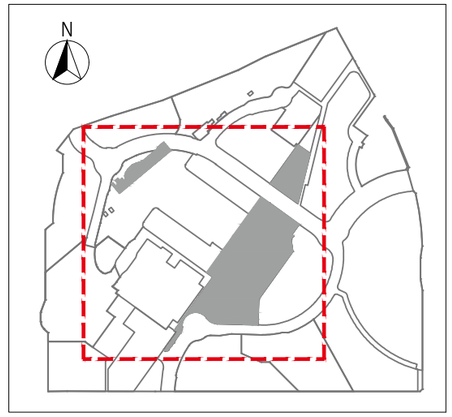
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

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



圖十四 Plan 14

二樓平面圖
2/F FLOOR PLAN

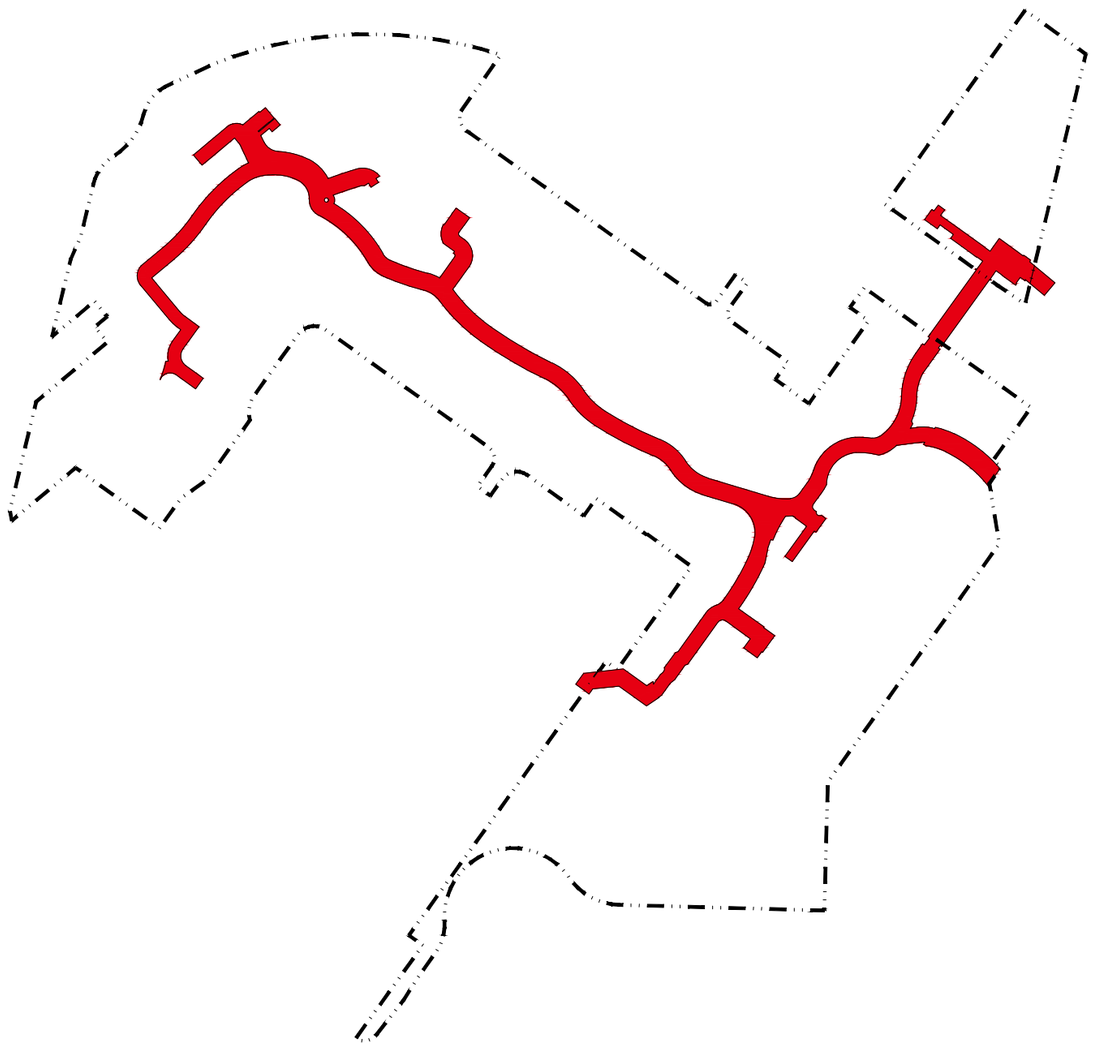


KEY PLAN
索引圖

Scale : 比例
0 25 50 100 METERS/米

Legend : 圖例

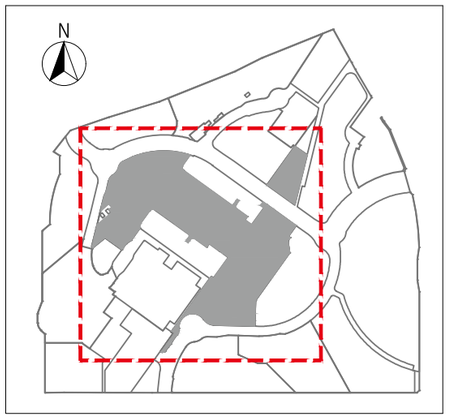
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。



Scale : 比例 0 25 50 100 METERS/米

圖十五 Plan 15

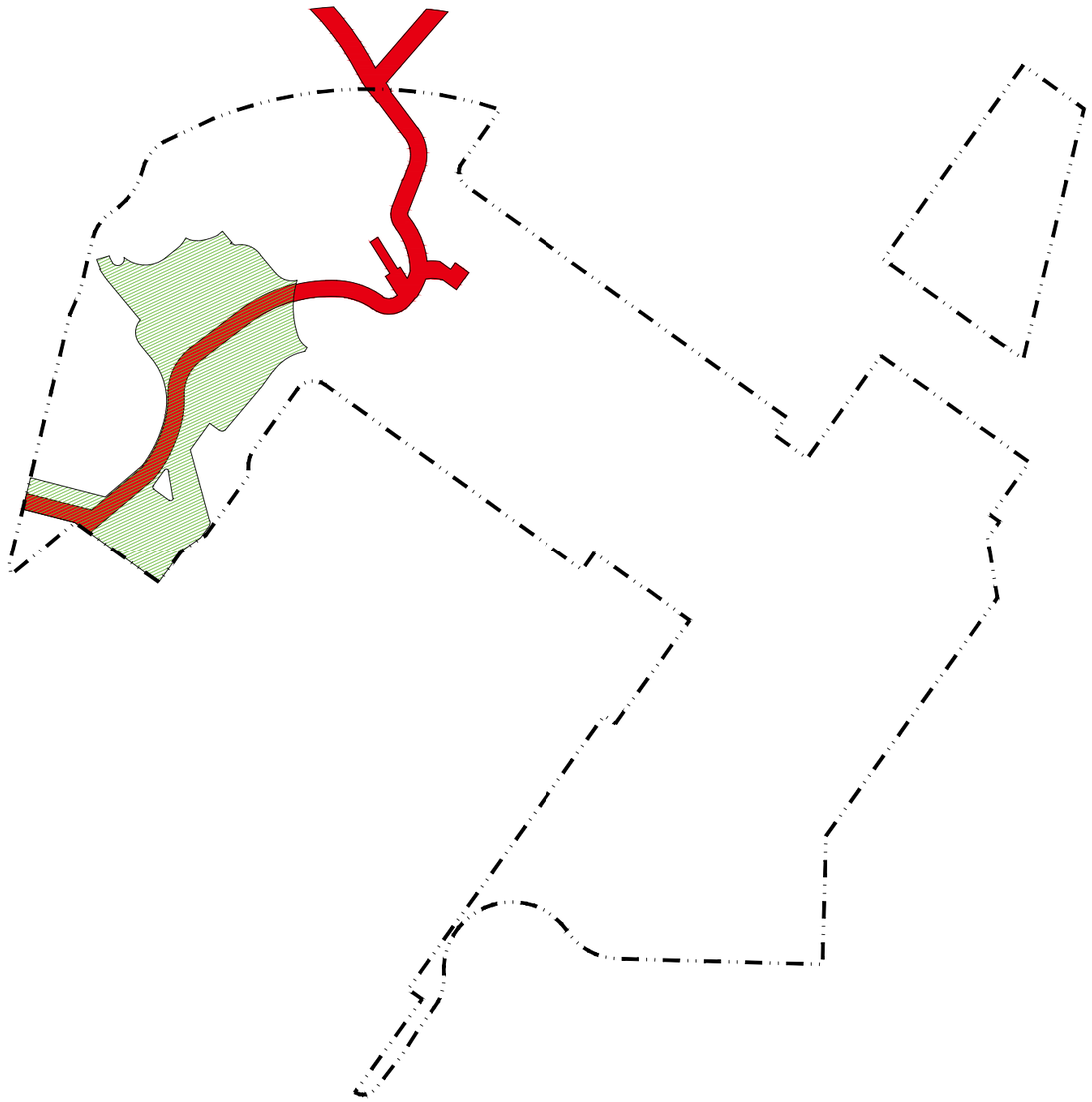
三樓平面圖
3/F FLOOR PLAN



KEY PLAN
索引圖

Legend : 圖例

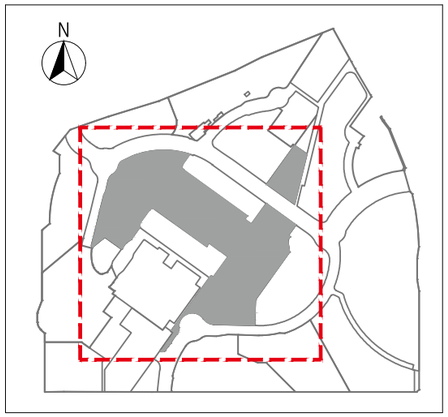
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。



Scale : 比例 0 25 50 100 METERS/米

圖十六 Plan 16

四樓平面圖
4/F FLOOR PLAN



KEY PLAN
索引圖

Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

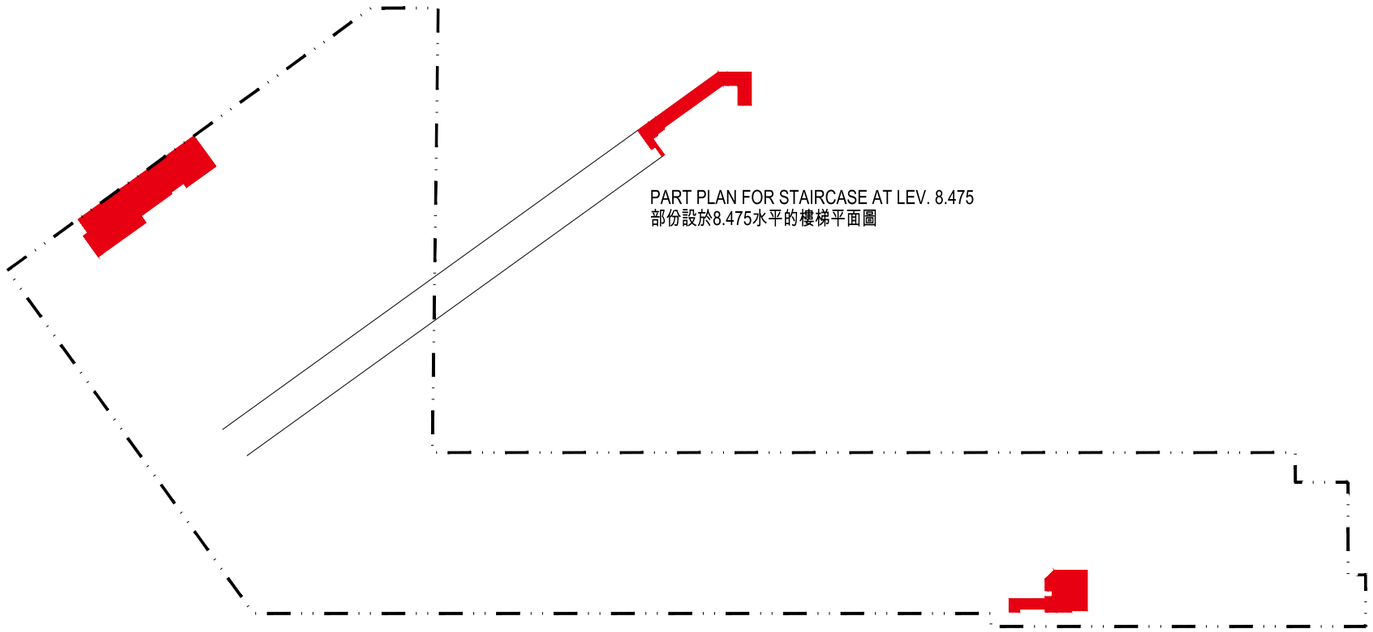
Public Open Space
公眾休憩用地

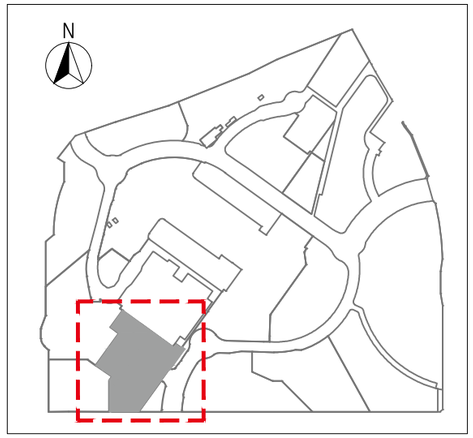
Public Open Space and As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
公眾休憩用地及已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

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

G/F Floor Plan
地下平面圖

圖十七 Plan 17





KEY PLAN
索引圖

Scale : 比例
0 10 20 30 40 50 METERS/米

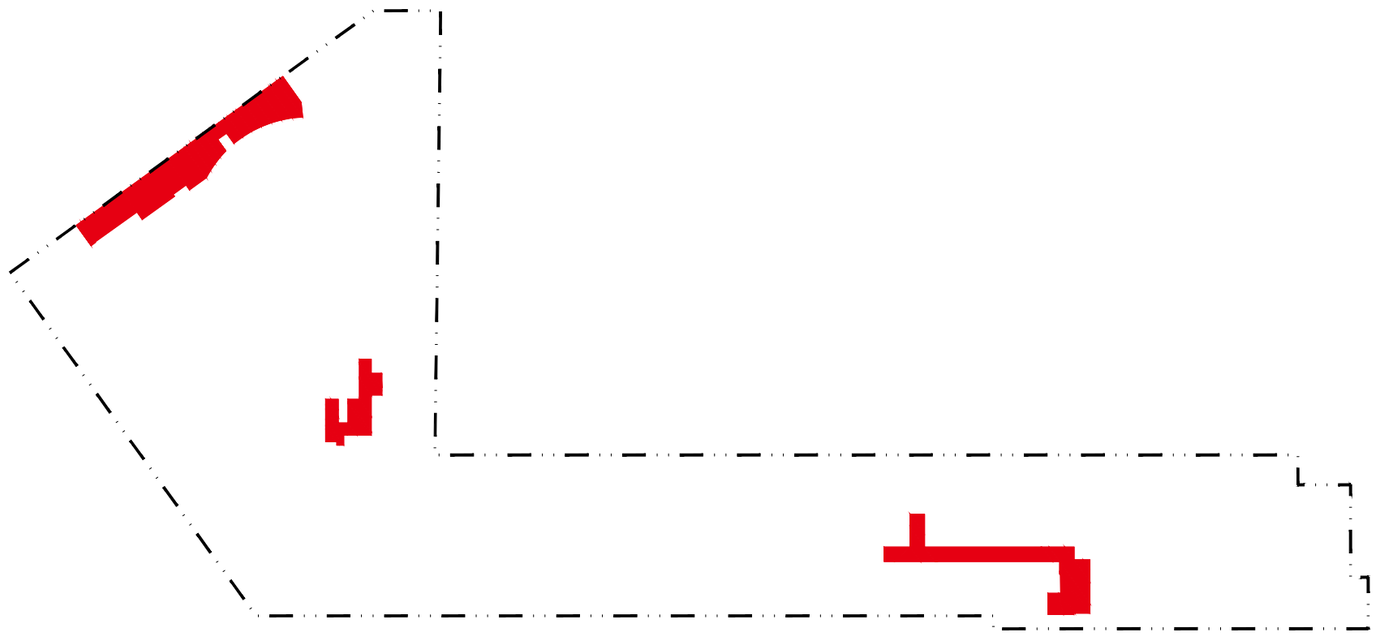
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

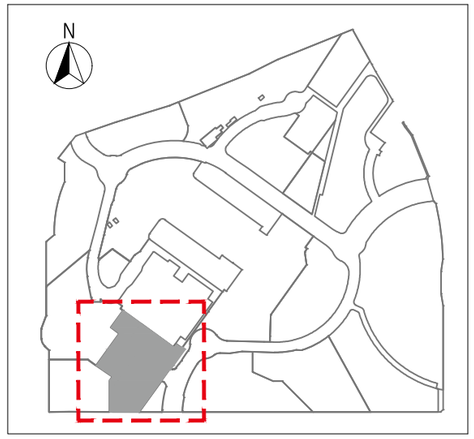
17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

1/F Floor Plan
1樓平面圖

圖十八 Plan 18



Scale : 比例 0 10 20 30 40 50 METERS/米



KEY PLAN
索引圖

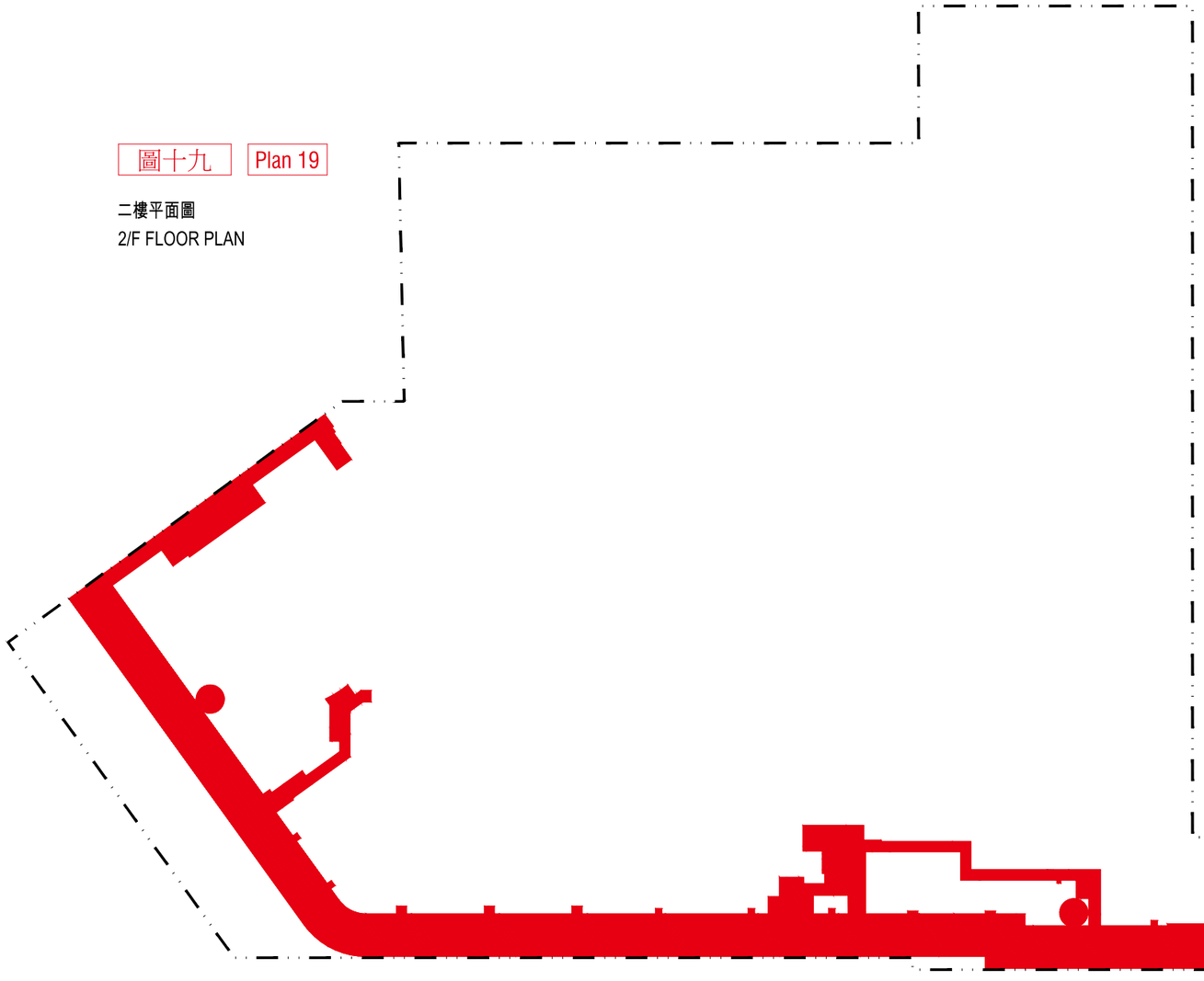
Legend : 圖例

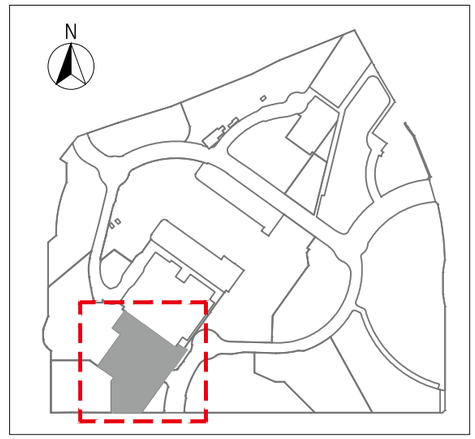
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

2/F Floor Plan
2樓平面圖

圖十九 Plan 19

二樓平面圖
2/F FLOOR PLAN





KEY PLAN
索引圖

Legend : 圖例

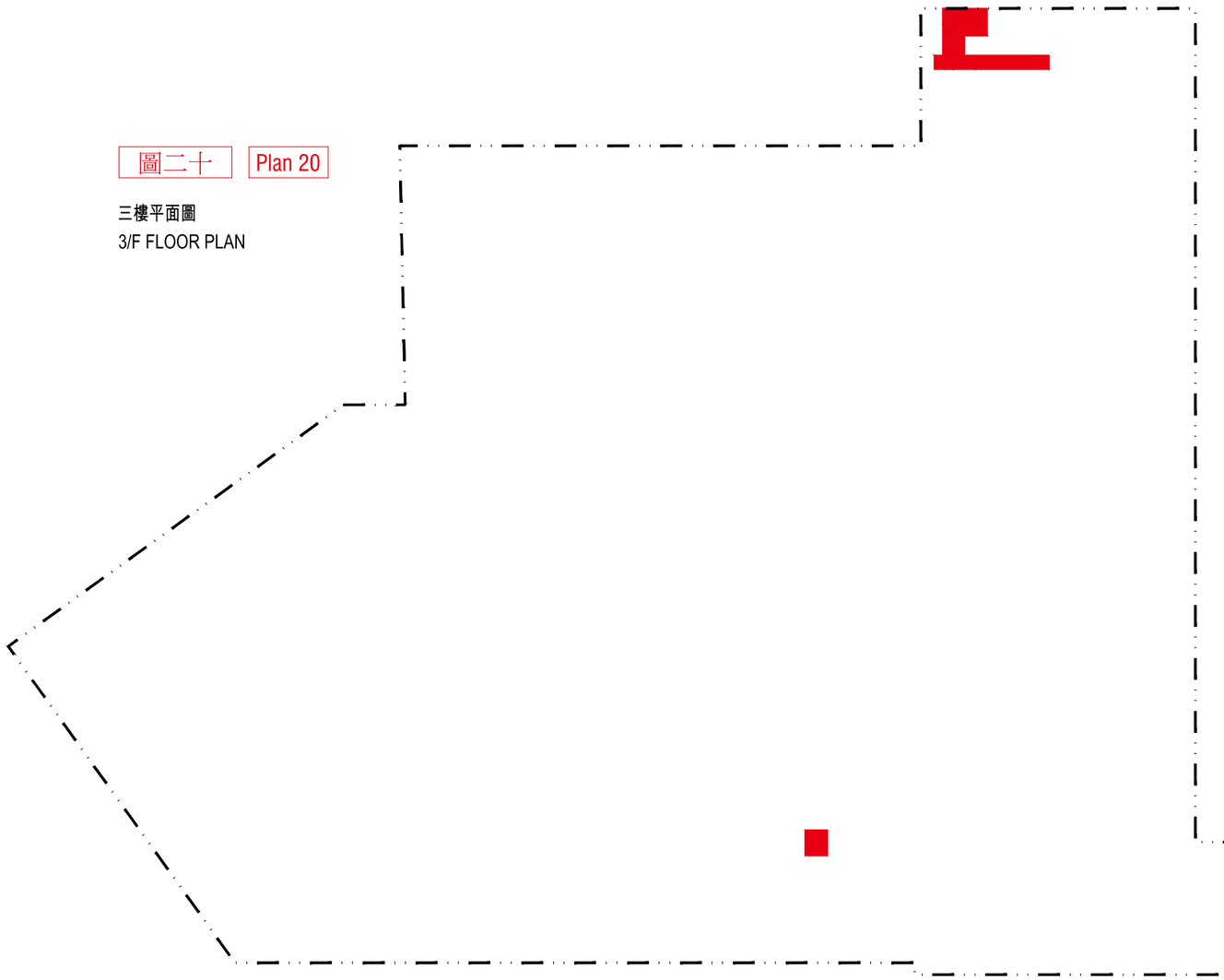
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Scale : 比例
0 10 20 30 40 50 METERS/米

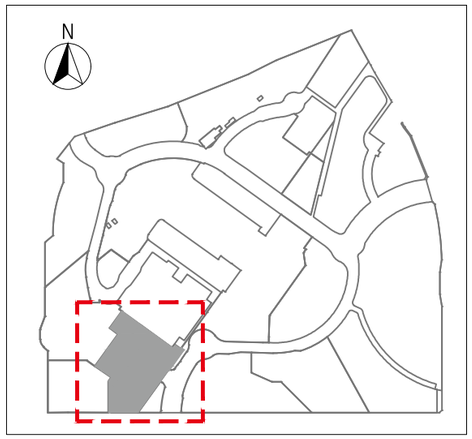
3/F Floor Plan
3樓平面圖

圖二十 Plan 20

三樓平面圖
3/F FLOOR PLAN



Scale : 比例
0 10 20 30 40 50 METERS/米



KEY PLAN
索引圖

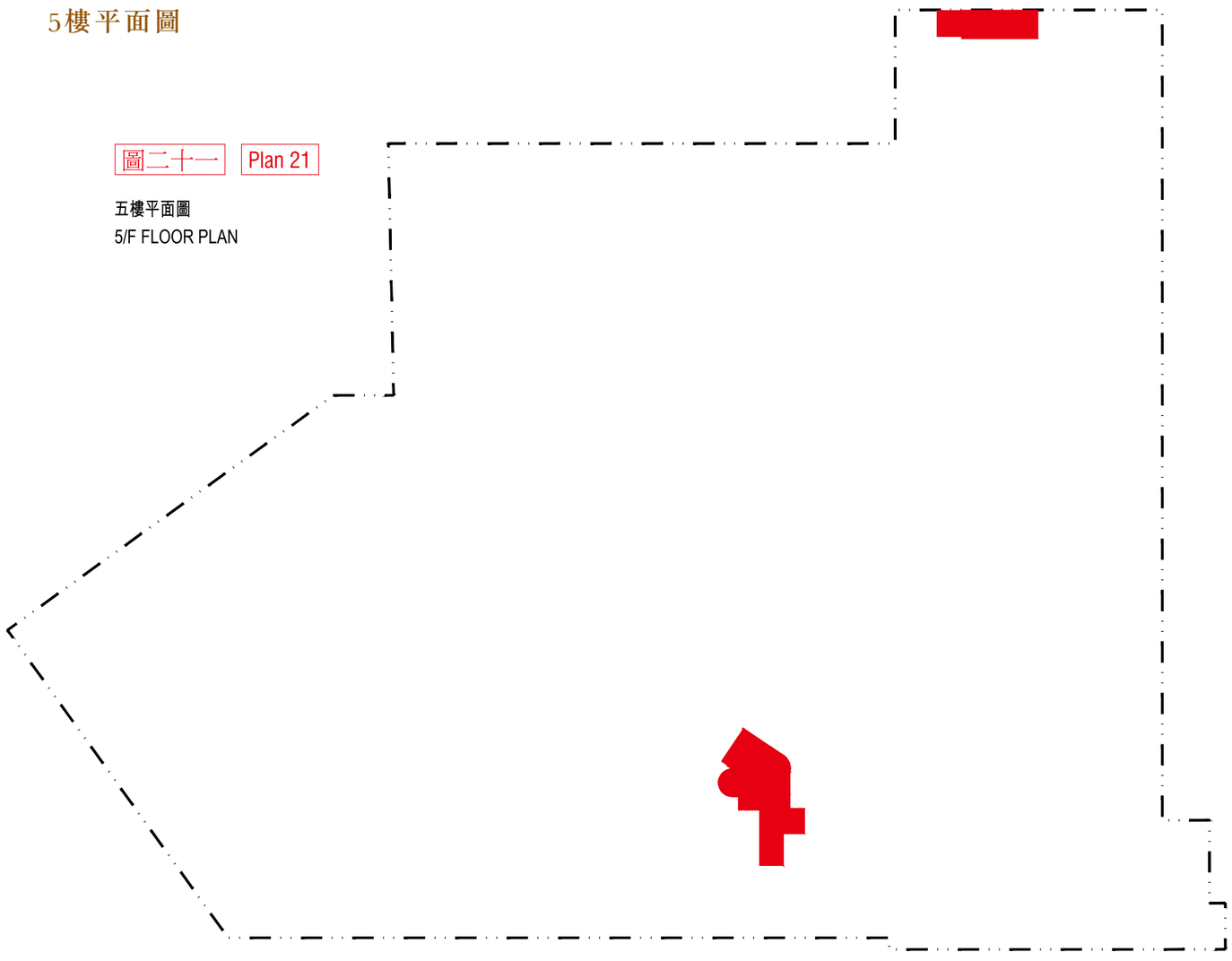
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

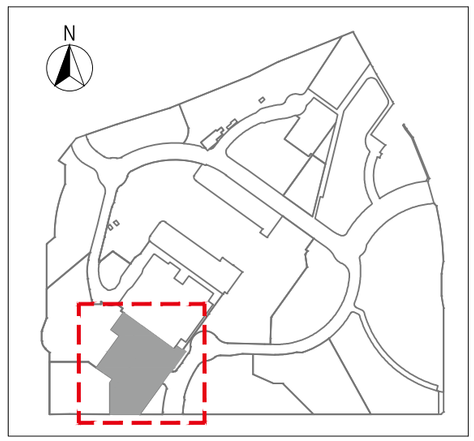
5/F Floor Plan
5樓平面圖

圖二十一 Plan 21

五樓平面圖
5/F FLOOR PLAN



Scale : 比例 0 10 20 30 40 50 METERS/米



KEY PLAN
索引圖

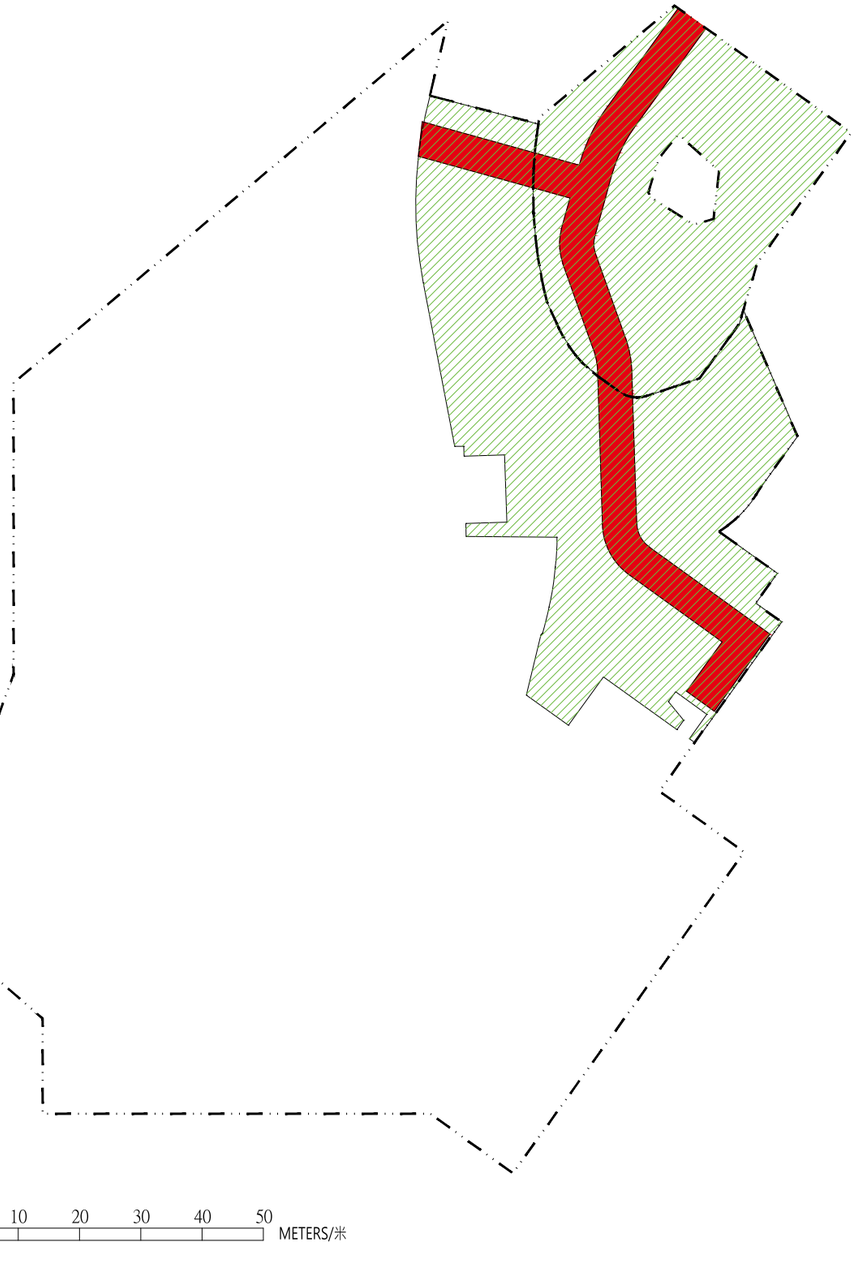
Legend : 圖例

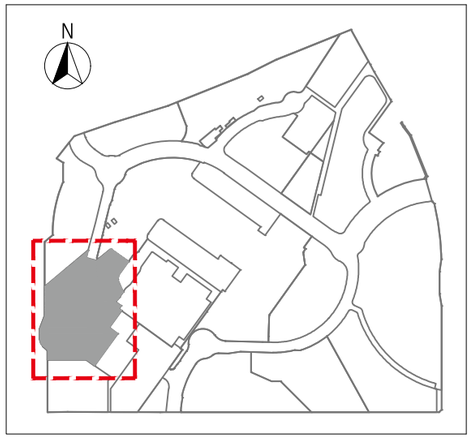
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

3/F Floor Plan
3樓平面圖

圖二十二 Plan 22

三樓平面圖
3/F FLOOR PLAN





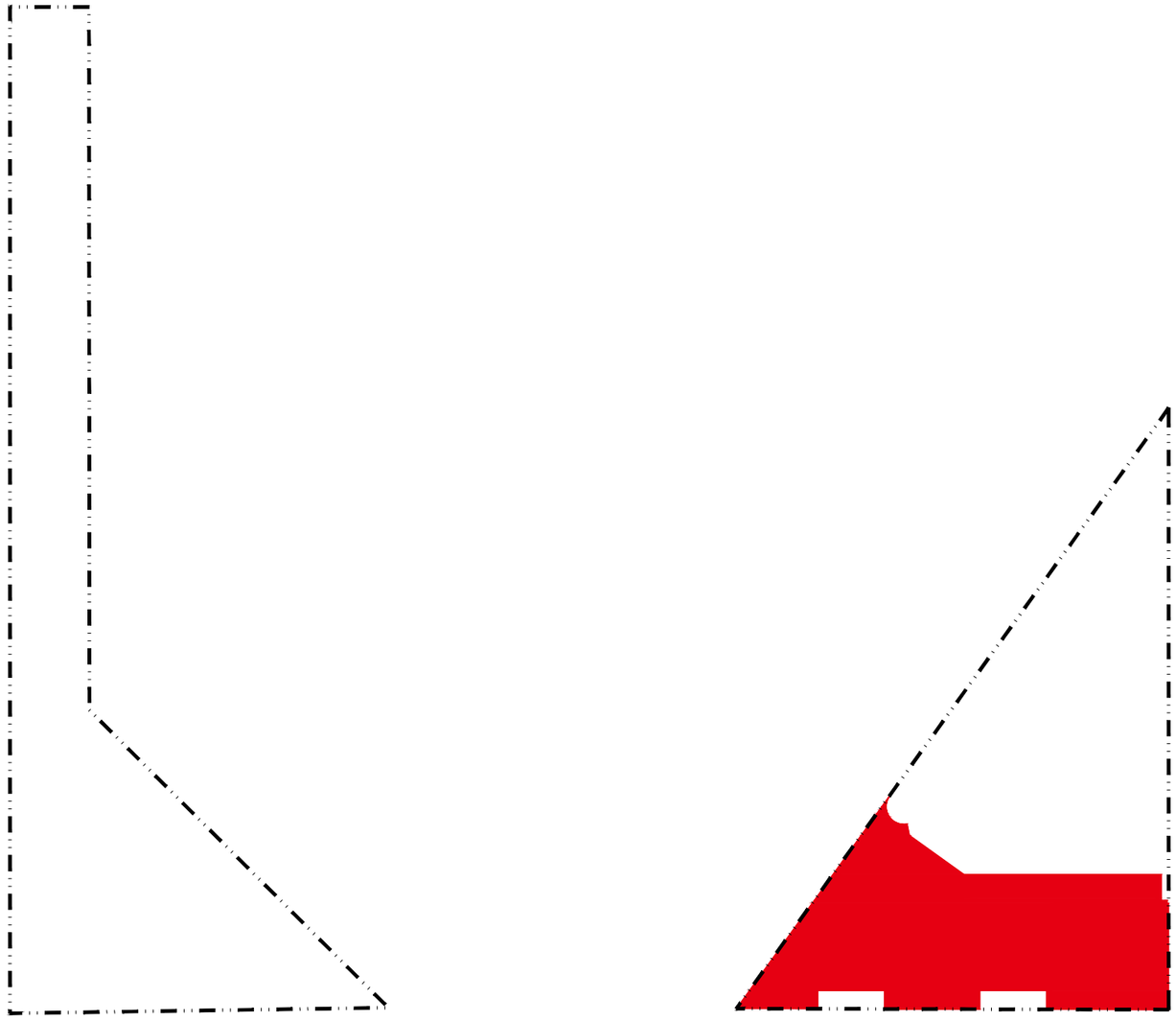
KEY PLAN
索引圖

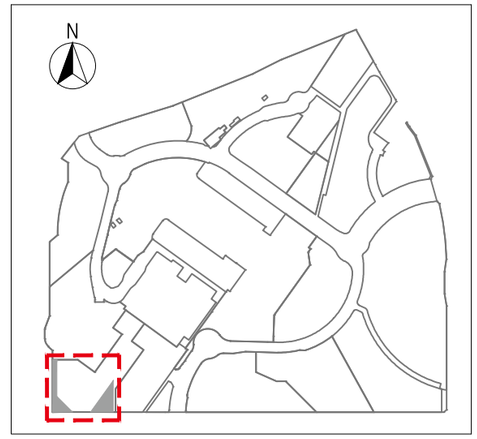
Legend : 圖例

Public Open Space and As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
公眾休憩用地及已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Public Open Space
公眾休憩用地

LG 4/F FLOOR PLAN
低層地下4樓平面圖





KEY PLAN
索引圖

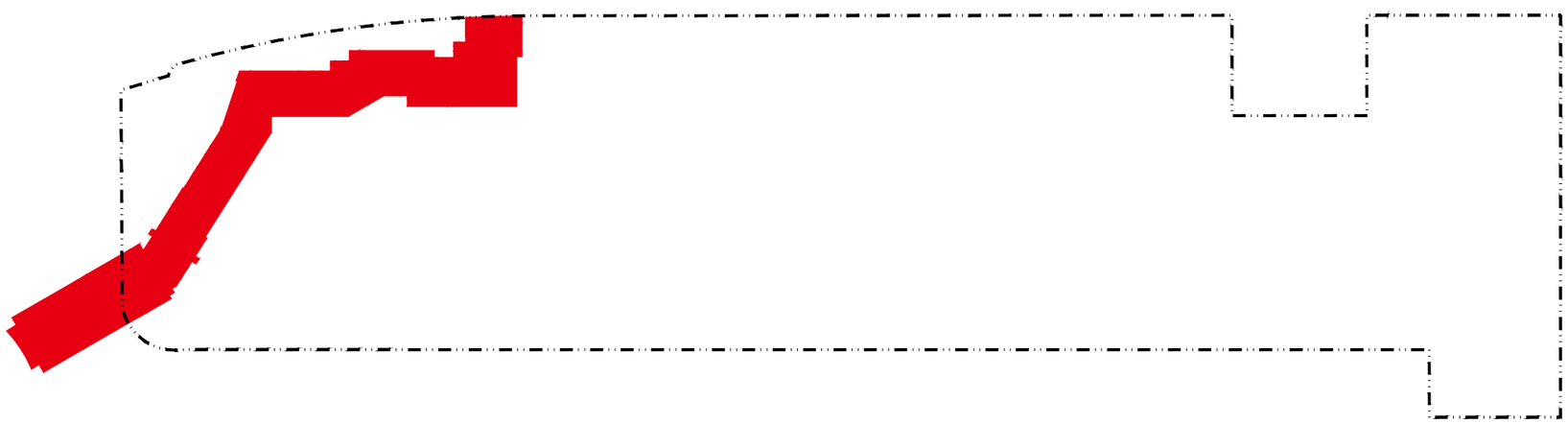
圖二十三 Plan 23

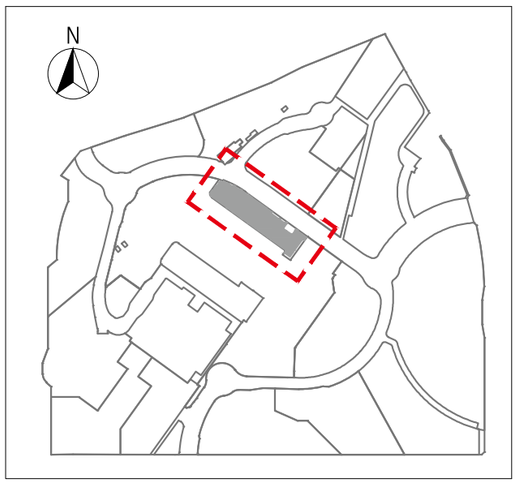
Scale : 比例 0 5 10 15 20 25 METERS/米

Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

5/F FLOOR PLAN
5樓平面圖





KEY PLAN
索引圖

圖二十四 Plan 24

五樓平面圖
5/F FLOOR PLAN

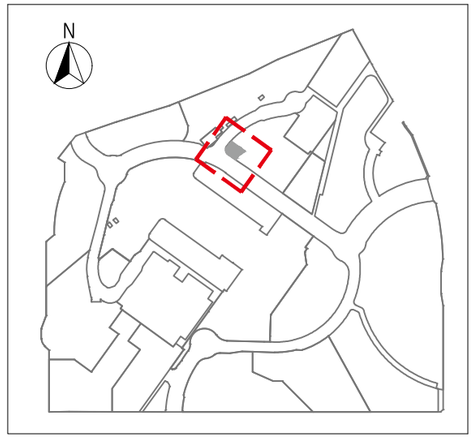
Scale :
比例
0 10 20 30 40 50 METERS/米

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖二十五 Plan 25

設於17.50水平的平面圖
FLOOR PLAN AT LEVEL 17.50

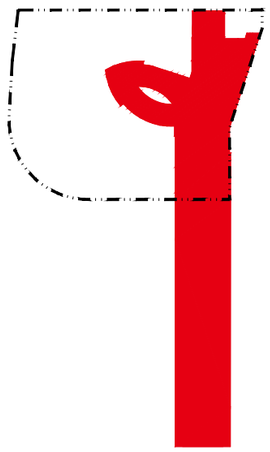




KEY PLAN
索引圖

圖二十六 Plan 26

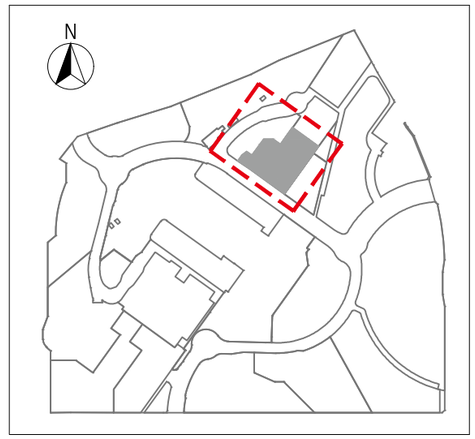
設於24.855水平的平面圖
FLOOR PLAN AT LEVEL 24.855



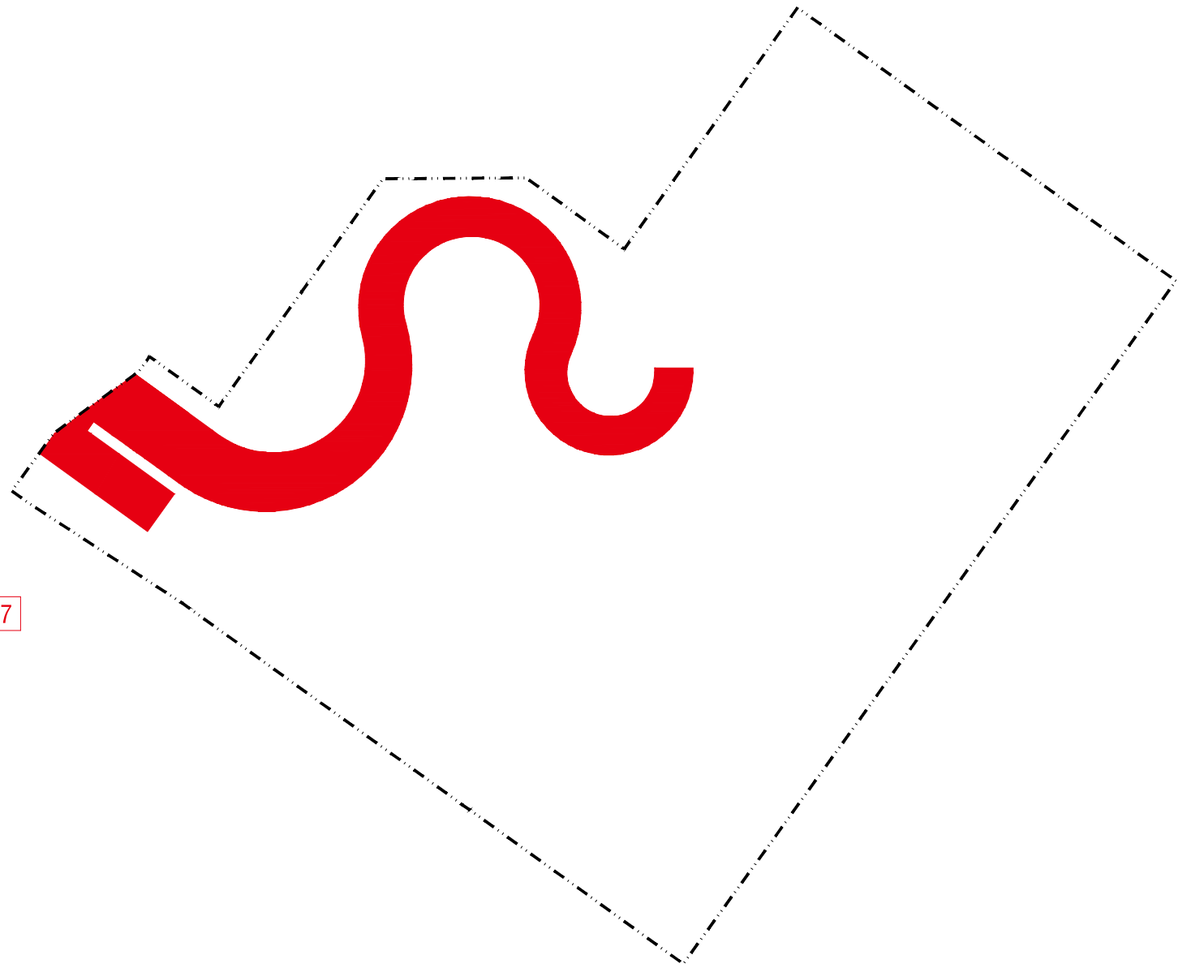
Scale : 比例 0 10 20 30 40 50 METERS/米

Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。



KEY PLAN
索引圖



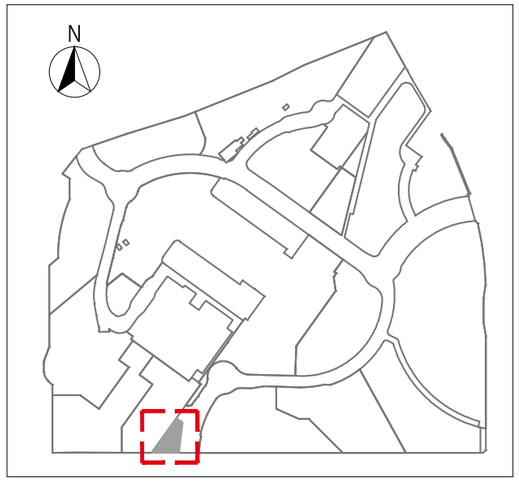
圖二十七 Plan 27

地下平面圖
G/F FLOOR PLAN

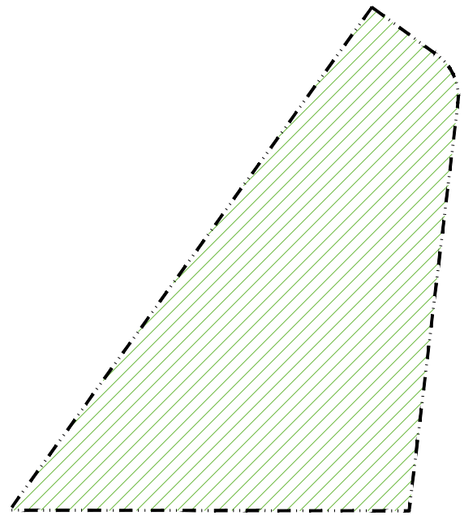
Scale : 比例
0 10 20 30 40 50 METERS/米

Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。



KEY PLAN
索引圖



圖二十八 Plan 28

地下平面圖
G/F FLOOR PLAN

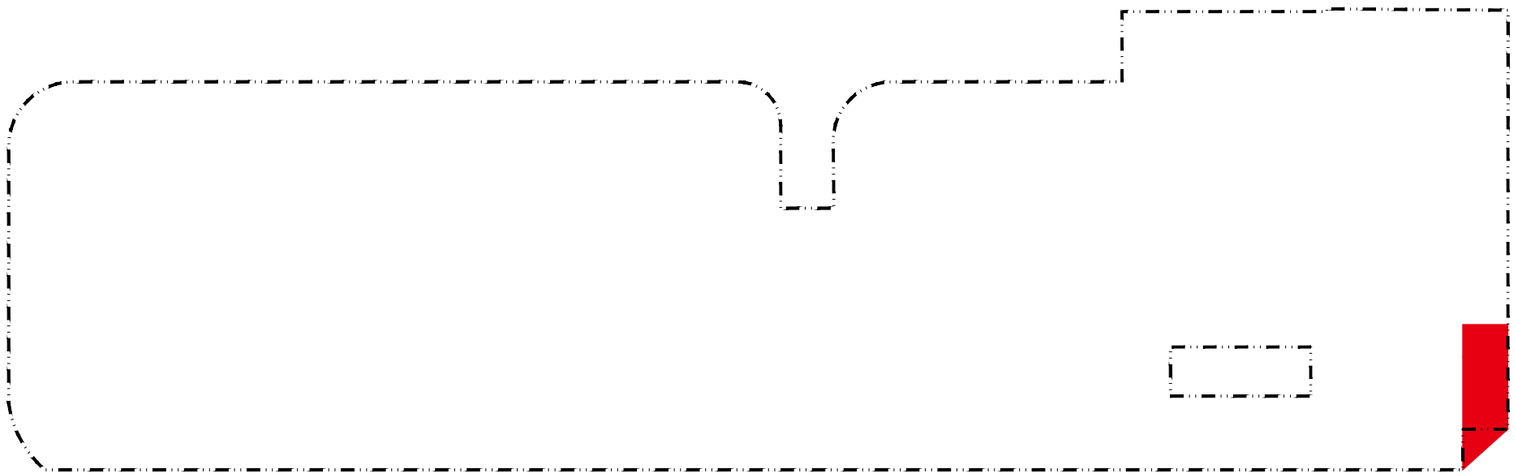
Legend : 圖例

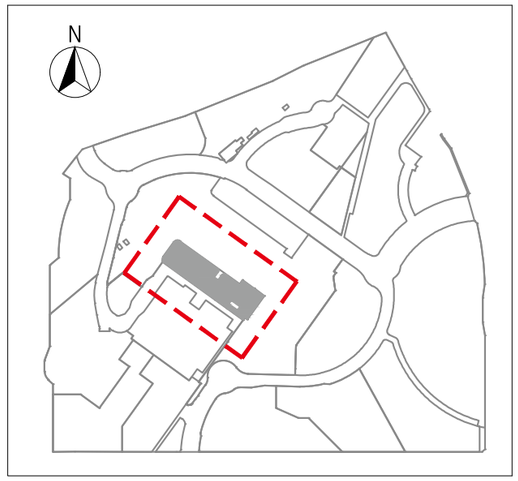
Public Open Space
公眾休憩用地

Scale :
比例
0 10 20 30 40 50 METERS/米

圖二十九 Plan 29

三樓平面圖
3/F FLOOR PLAN





KEY PLAN
索引圖

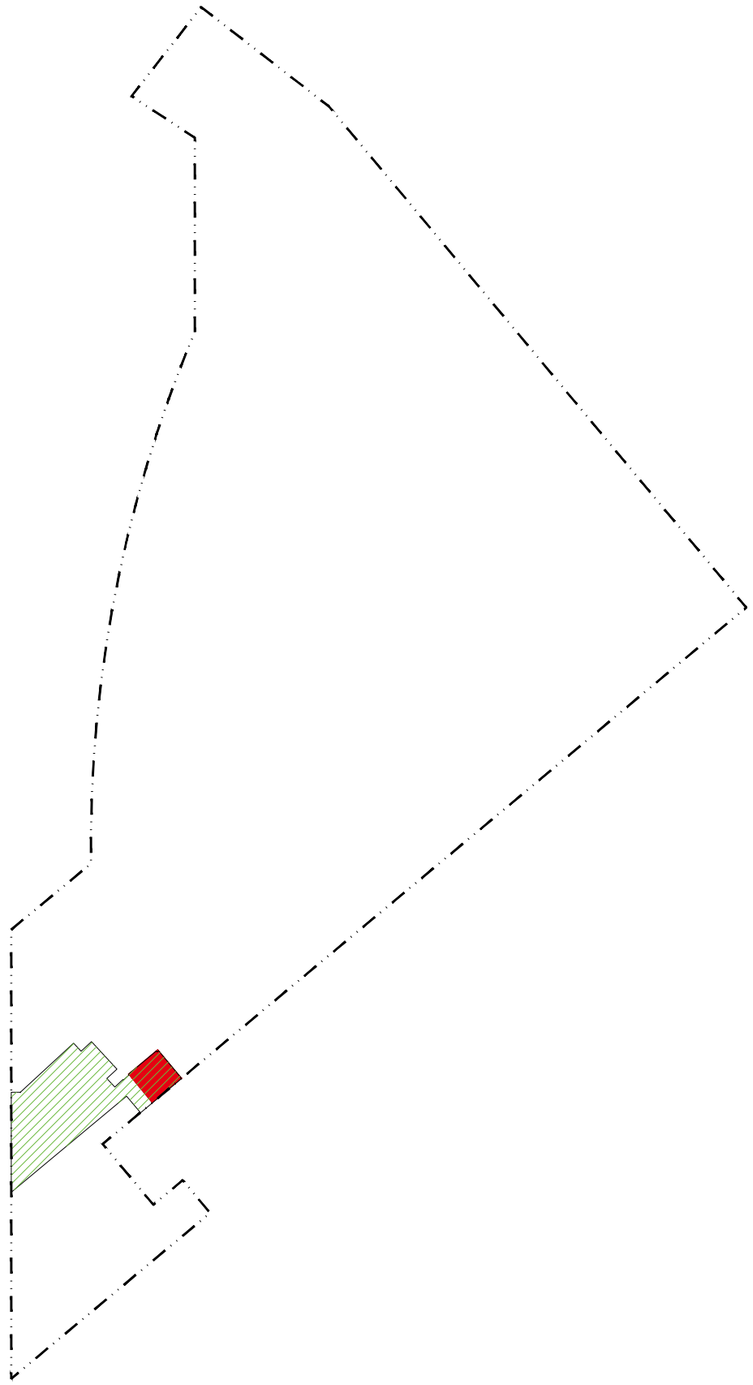
Scale : 比例
0 10 20 30 40 50 METERS/米

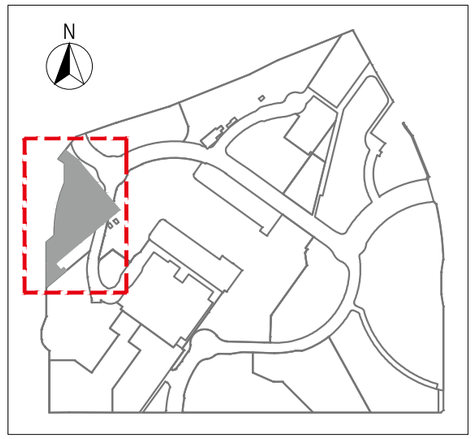
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖三十 Plan 30

地下平面圖
G/F FLOOR PLAN





KEY PLAN
索引圖

Legend : 圖例

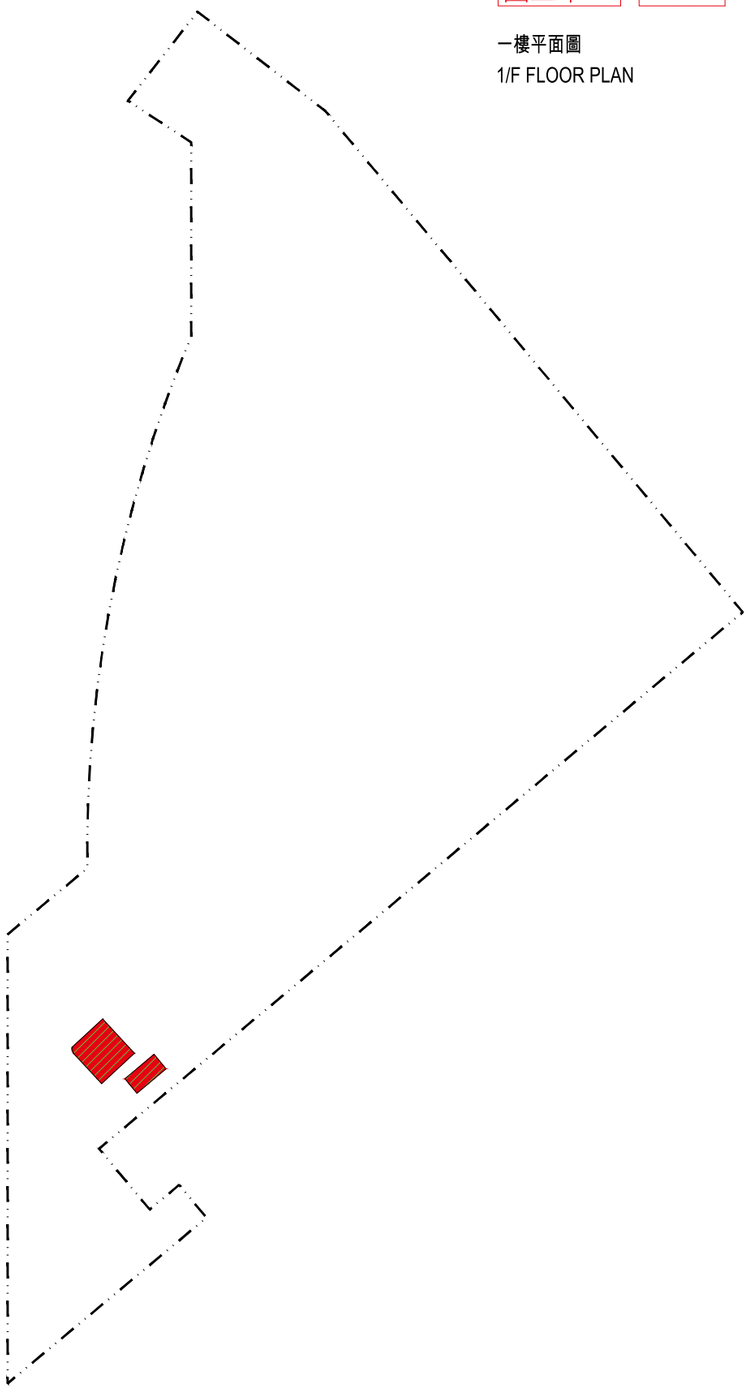
Public Open Space and As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
公眾休憩用地及已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Public Open Space
公眾休憩用地

Scale : 比例
0 10 20 30 40 50 METERS/米

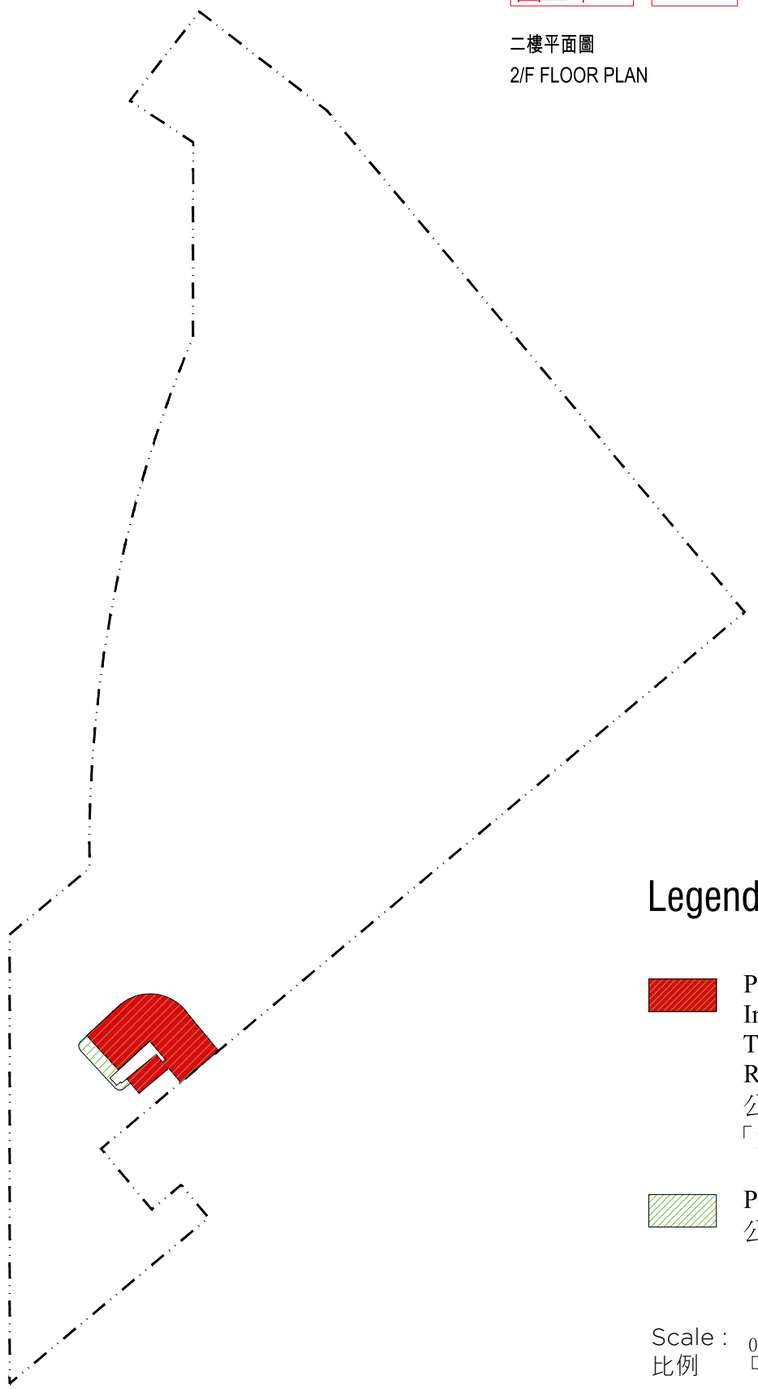
圖三十一 Plan 31

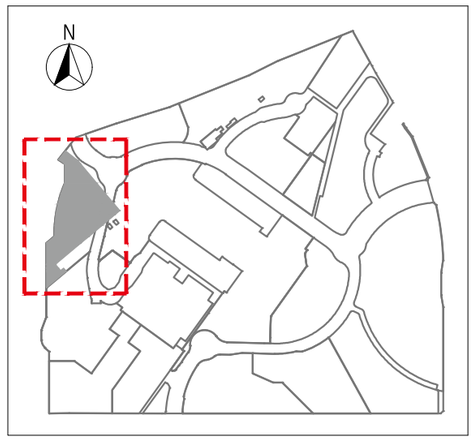
一樓平面圖
1/F FLOOR PLAN



圖三十二 Plan 32

二樓平面圖
2/F FLOOR PLAN





KEY PLAN
索引圖

Legend : 圖例

Public Open Space and As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
公眾休憩用地及已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

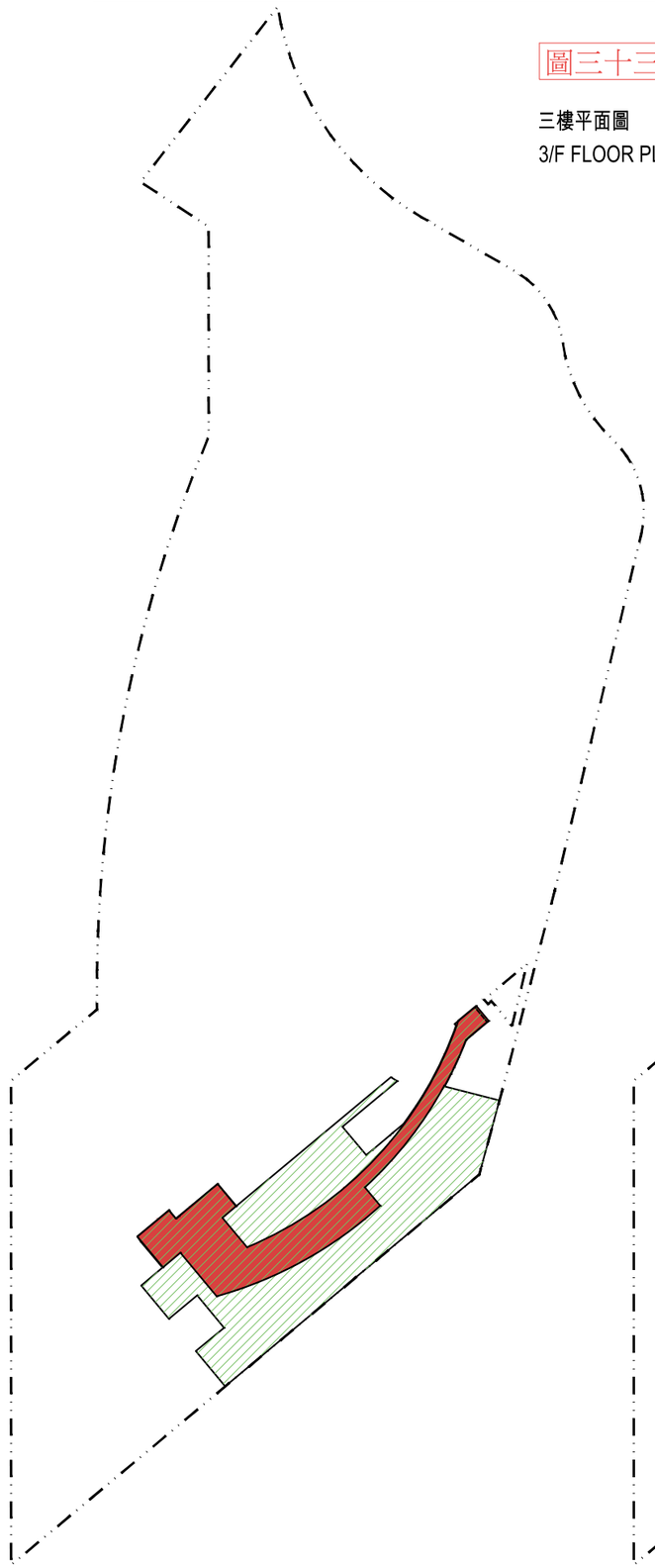
Public Open Space
公眾休憩用地

Scale : 比例
0 10 20 30 40 50 METERS/米

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

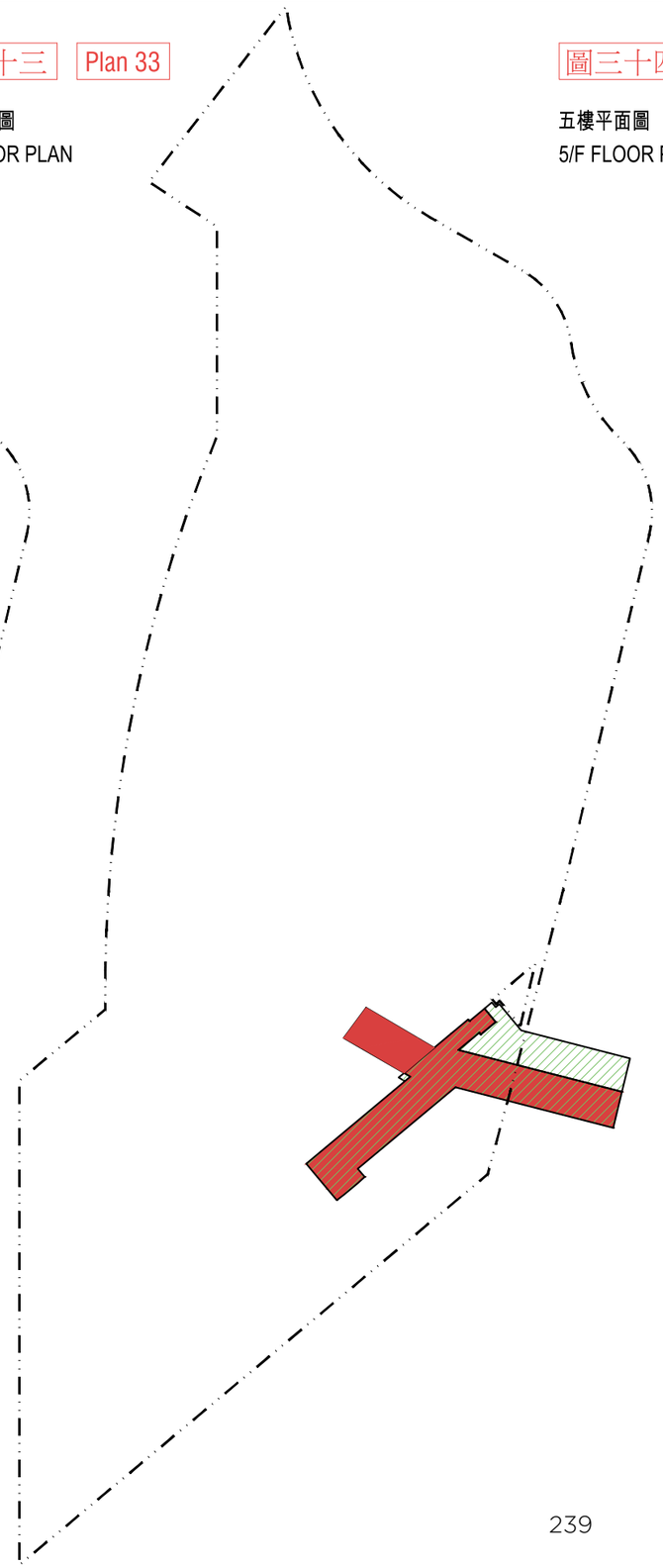
圖三十三 Plan 33

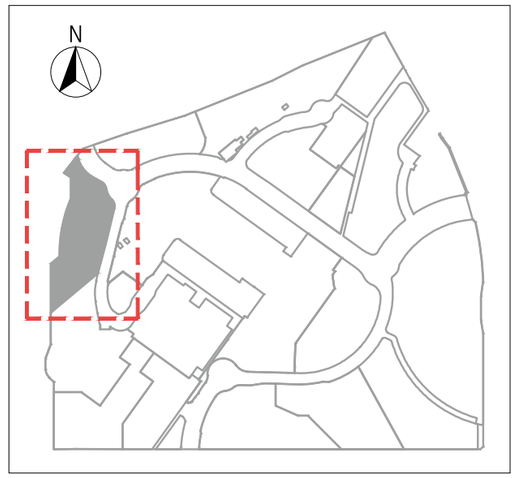
三樓平面圖
3/F FLOOR PLAN



圖三十四 Plan 34

五樓平面圖
5/F FLOOR PLAN





KEY PLAN
索引圖

Legend : 圖例

Proposed 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
擬建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Public Open Space and As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
公眾休憩用地及已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Public Open Space
公眾休憩用地

Scale :
比例

0 10 20 30 40 50 METERS/米

18 WARNING TO PURCHASERS
對買方的警告

(a) The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:

  (i) that firm may not be able to protect the purchaser's interests; and

  (ii) the purchaser may have to instruct a separate firm of solicitors.

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

(a) 謹此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

(b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見 。

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：

  (i) 該律師事務所可能不能夠保障買方的利益；及

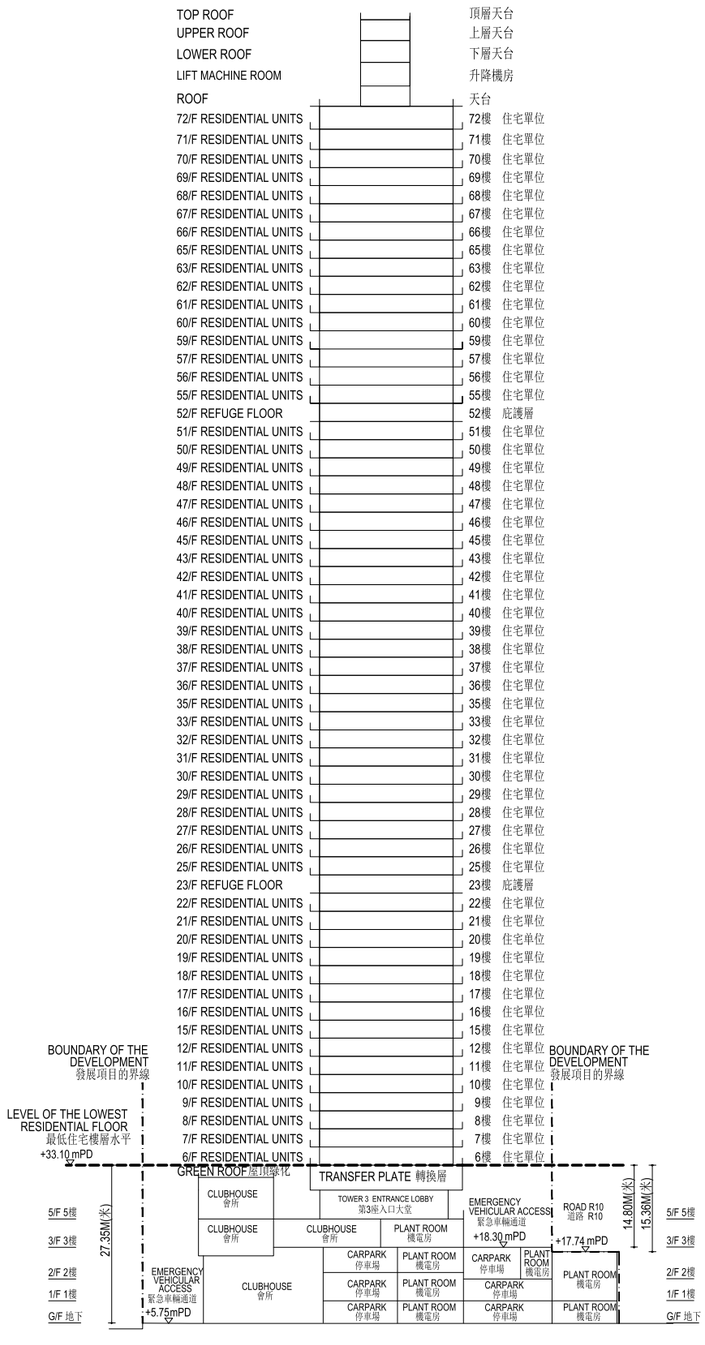
  (ii) 買方可能要聘用一間獨立的律師事務所。

(d) 如屬上述(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

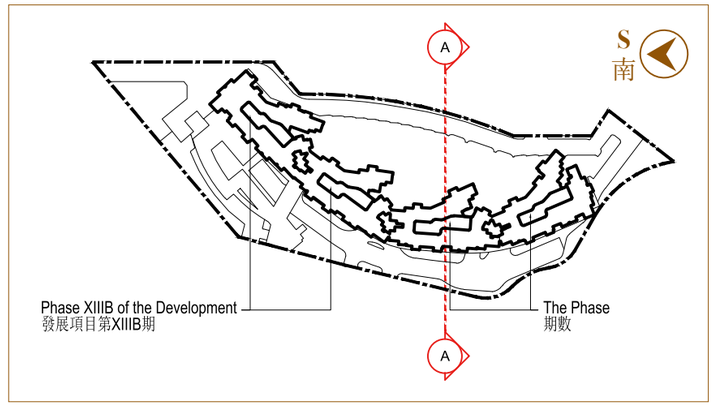
19 CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

Cross-Section Plan A
橫截面圖A

Tower 3 (3A) & Tower 3 (3B)
第3座(3A)及第3座(3B)



Key Plan
索引圖



Legend 圖例：

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

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

- The part of Emergency Vehicular Access at G/F adjacent to Tower 3 (3A) and Tower 3 (3B) is 5.75 metres above the Hong Kong Principal Datum.

  毗連第3座(3A)及第3座(3B)的一段位於地下緊急車輛通道為香港主水平基準以上5.75米。

- The part of Emergency Vehicular Access at 3/F adjacent to Tower 3 (3A) and Tower 3 (3B) is 18.30 metres above the Hong Kong Principal Datum.

  毗連第3座(3A)及第3座(3B)的一段位於3樓緊急車輛通道為香港主水平基準以上18.30米。

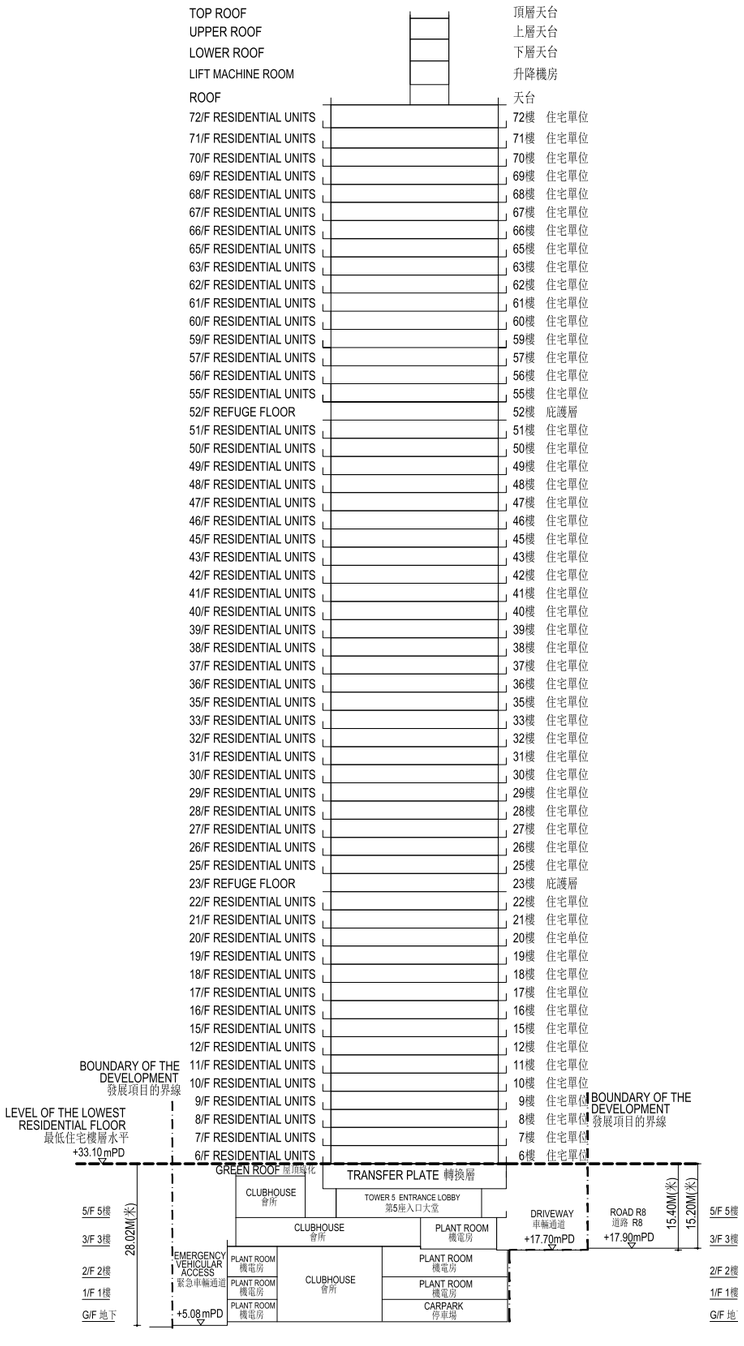
- The part of Road R10 adjacent to Tower 3 (3A) & Tower 3 (3B) is 17.74 metres above the Hong Kong Principal Datum.

  毗連第3座(3A)及第3座(3B)的一段道路R10為香港主水平基準以上17.74米。

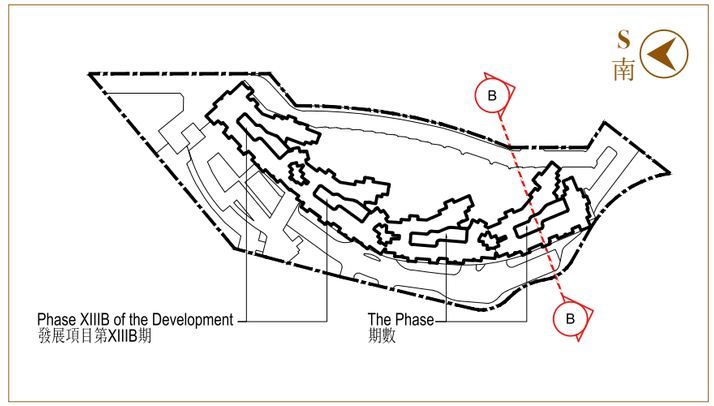
19 CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

Cross-Section Plan B
橫截面圖B

Tower 5 (5A) & Tower 5 (5B)
第5座(5A)及第5座(5B)



Key Plan
索引圖



Legend 圖例：

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

---------- Dotted line denotes the level of the lowest residential floor of the building.
虛線為該建築物最低住宅樓層水平。

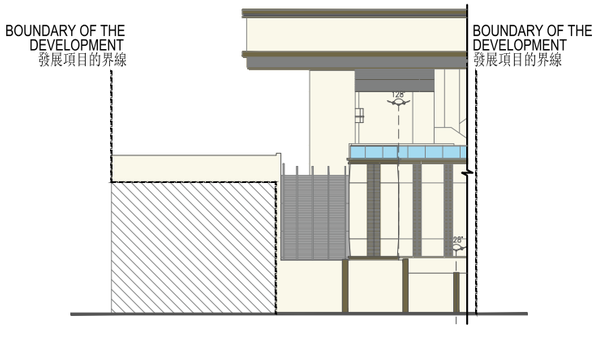
- The part of Emergency Vehicular Access at G/F adjacent to Tower 5 (5A) and Tower 5 (5B) is 5.08 metres above the Hong Kong Principal Datum.
毗連第5座(5A)及第5座(5B)的一段位於地下緊急車輛通道為香港主水平基準以上 5.08米。
- The part of Driveway adjacent to Tower 5 (5A) and Tower 5 (5B) is 17.70 metres above the Hong Kong Principal Datum.
毗連第5座(5A)及第5座(5B)的一段車輛通道為香港主水平基準以上17.70米。
- The part of Road R8 adjacent to Tower 5 (5A) & Tower 5 (5B) is 17.90 metres above the Hong Kong Principal Datum.
毗連第5座(5A)及第5座(5B)的一段道路R8為香港主水平基準以上17.90米。

20 ELEVATION PLAN
立面圖

Podium Elevation Plan E1, E2, E3 & E4
平台立面圖E1、E2、E3及E4



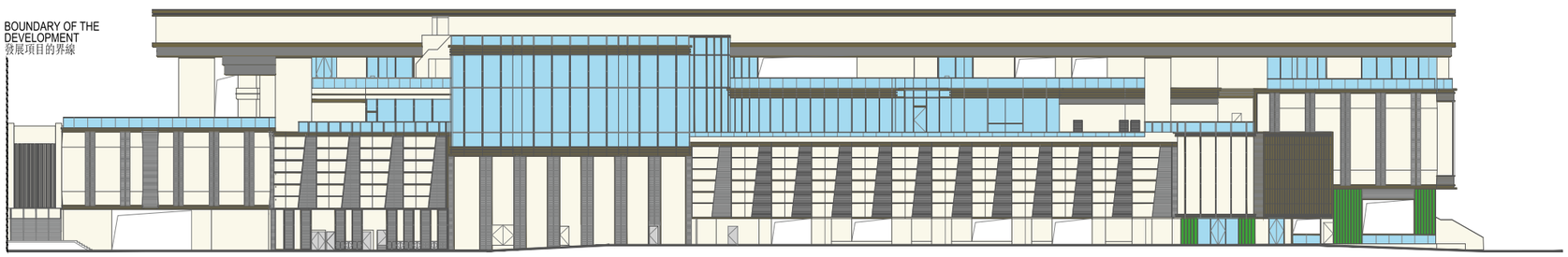
Elevation E3
立面圖 E3



Elevation E4
立面圖 E4

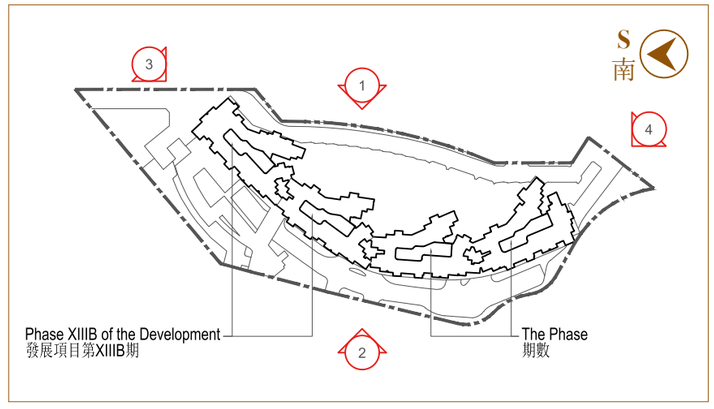


Elevation E2
立面圖 E2



Elevation E1
立面圖 E1

Key Plan
索引圖



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

期數的認可人士證明本圖所顯示的立面:

(1) are prepared on the basis of the approved building plans for the Phase as of 5 June 2026 and the approved phasing plans for the Phase as of 8 February 2024; and

以2026年6月5日的情況為準的期數的經批准的建築圖則並以2024年2月8日的情況為準的期數的經批准的期數圖則為基礎擬備；及

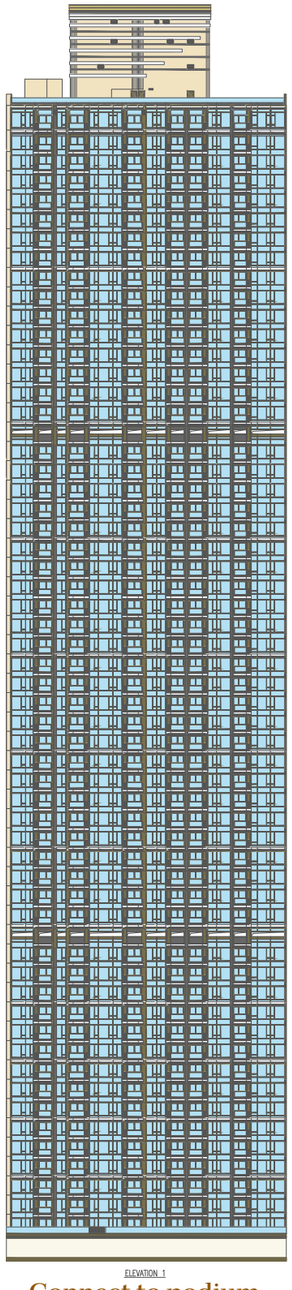
(2) are in general accordance with the outward appearance of the Phase.

大致上與期數的外觀一致。

20 ELEVATION PLAN
立面圖

Tower 3 (3A) & Tower 3 (3B)
第3座(3A)及第3座(3B)

Elevation 1
立面圖 1



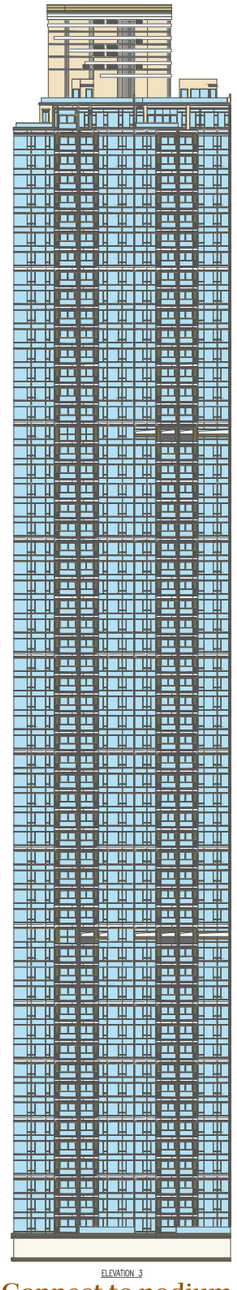
Connect to podium
(Refer to podium elevation plan)
下接平台（另參閱平台立面圖）

Elevation 2
立面圖 2



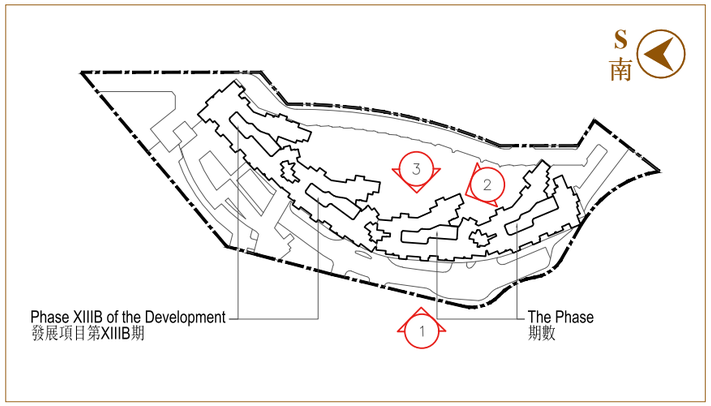
Connect to podium
(Refer to podium elevation plan)
下接平台（另參閱平台立面圖）

Elevation 3
立面圖 3



Connect to podium
(Refer to podium elevation plan)
下接平台（另參閱平台立面圖）

Key Plan
索引圖



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

期數的認可人士證明本圖所顯示的立面:

(1) are prepared on the basis of the approved building plans for the Phase as of 5 June 2026 and the approved phasing plans for the Phase as of 8 February 2024; and

以2026年6月5日的情況為準的期數的經批准的建築圖則並以2024年2月8日的情況為準的期數的經批准的期數圖則為基礎擬備；及

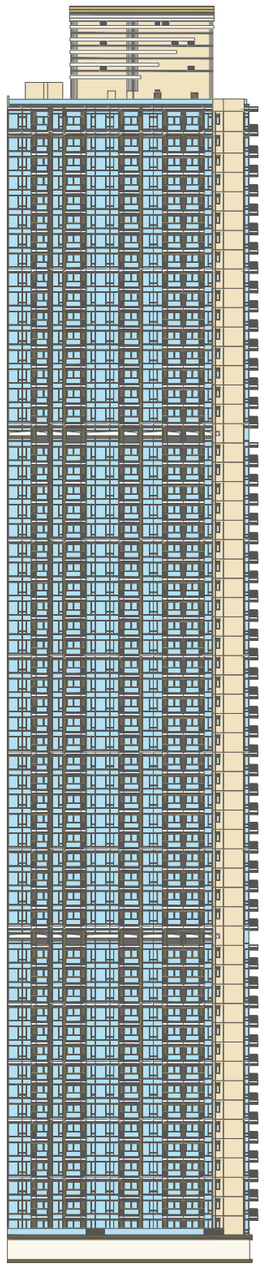
(2) are in general accordance with the outward appearance of the Phase.

大致上與期數的外觀一致。

20 ELEVATION PLAN
立面圖

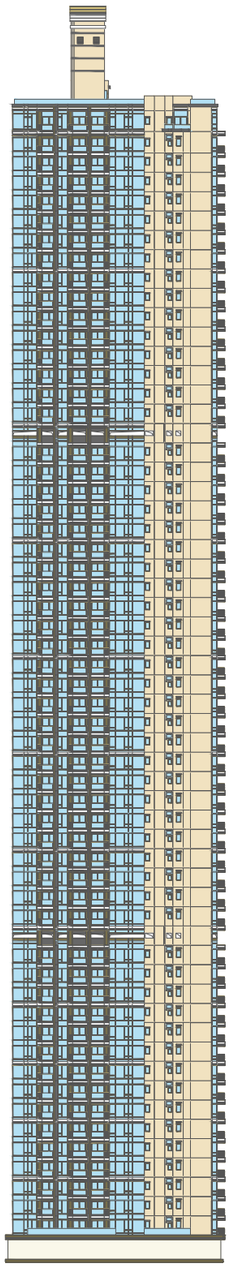
Tower 5 (5A) & Tower 5 (5B)
第5座(5A)及第5座(5B)

Elevation 1
立面圖 1



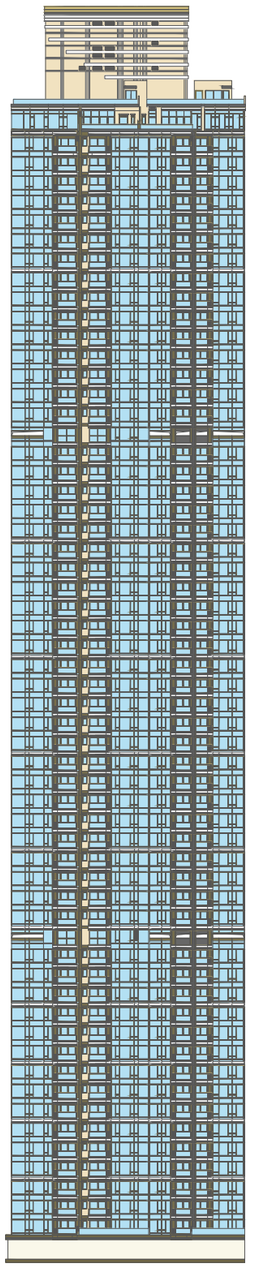
Connect to podium
(Refer to podium elevation plan)
下接平台（另參閱平台立面圖）

Elevation 2
立面圖 2



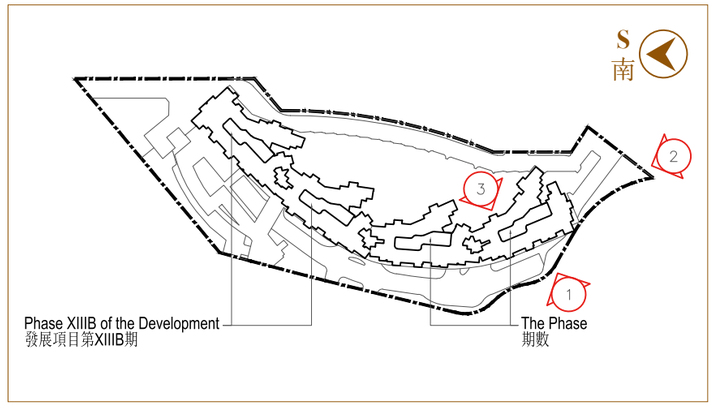
Connect to podium
(Refer to podium elevation plan)
下接平台（另參閱平台立面圖）

Elevation 3
立面圖 3



Connect to podium
(Refer to podium elevation plan)
下接平台（另參閱平台立面圖）

Key Plan
索引圖



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

期數的認可人士證明本圖所顯示的立面:

(1) are prepared on the basis of the approved building plans for the Phase as of 5 June 2026 and the approved phasing plans for the Phase as of 8 February 2024; and

以2026年6月5日的情況為準的期數的經批准的建築圖則並以2024年2月8日的情況為準的期數的經批准的期數圖則為基礎擬備；及

(2) are in general accordance with the outward appearance of the Phase.

大致上與期數的外觀一致。

21 INFORMATION ON COMMON FACILITIES IN THE PHASE
期數中的公用設施的資料

Common Facilities 公用設施	Floor 樓層	Covered Area 有上蓋範圍		Uncovered Area 無上蓋範圍		Total 總面積	
		Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	G/F 地下	836.668	9006	N/A 不適用	N/A 不適用	836.668	9006
	1/F 1樓	158.079	1702	N/A 不適用	N/A 不適用	158.079	1702
	2/F 2樓	16.820	181	N/A 不適用	N/A 不適用	16.820	181
	3/F 3樓	1779.181	19151	769.698	8285	2548.879	27436
	5/F 5樓	847.704	9125	N/A 不適用	N/A 不適用	847.704	9125
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）	Not applicable 不適用						
Communal garden or play area for residents' use below the lowest residential floor of a building in the phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	G/F 地下	120.788	1300	N/A 不適用	N/A 不適用	120.788	1300
	3/F 3樓	555.756	5982	718.434	7734	1274.190	13715
	5/F 5樓	1596.161	17181	347.061	3736	1943.222	20917

Note:

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

備註:

上述以平方呎表述之面積由以平方米表述之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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

1. A copy of the Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk.
2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.

   (b) The inspection is free of charge.

1. 備有關乎發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
2. (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

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

1. EXTERIOR FINISHES

Item		Description		
a.	External wall	Type of finishes	Facade of residential towers finished with tiles, aluminium cladding, aluminium louvre, aluminium grille, external paint and curtain wall. Transfer plate finished with stone cladding, aluminium cladding and alumnium grille. Podium finished with stone cladding, tiles, aluminium cladding, aluminium louvre, aluminium grille feature, glass balustrade, glass wall and vertical greenery.	
b.	Window	Material of frame	Aluminium window frames	
		Material of glass	Insulated Glass Unit (IGU) of clear glass and clear low-e coating glass, clear glass, tinted glass and tinted acid etched glass.	
c.	Bay window	Material and window sill finishes	Not applicable.	
d.	Planter	Type of finishes	Not applicable.	
e.	Verandah or balcony	Type of finishes	Balcony balustrade	Clear glass with aluminium frame.
			Balcony floor	Tiles.
			Balcony wall	Tiles and aluminium cladding.
			Balcony ceiling	Aluminium ceiling.
			Verandah	No verandah.
		Whether it is covered	Balcony is covered.	
f.	Drying facilities for clothing	Type and material	Not applicable.	

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

1. 外部裝修物料

細項		描述		
a.	外牆	裝修物料的類型	住宅大樓外牆鋪砌瓷磚、鋁飾板、鋁百葉、鋁質欄柵、外牆油漆及幕牆。 轉換層鋪砌石飾板、鋁飾板及鋁質欄柵。 平台鋪砌石飾板、瓷磚、鋁飾板、鋁百葉、鋁裝飾架、玻璃欄桿、玻璃牆及垂直綠化牆。	
b.	窗	框的用料	裝設鋁質窗框。	
		玻璃的用料	雙層中空玻璃 (一面清玻璃及一面低幅射鍍膜清玻璃)，清玻璃，有色玻璃及有色酸蝕玻璃。	
c.	窗台	用料及窗台板的裝修物料	不適用。	
d.	花槽	裝修物料的類型	不適用。	
e.	陽台或露台	裝修物料的類型	露台欄桿	清玻璃連鋁框。
			露台地台	瓷磚。
			露台外牆	瓷磚及鋁飾板。
			露台天花	鋁質天花板。
			陽台	沒有陽台。
		是否有蓋	露台有蓋。	
f.	乾衣設施	類型及用料	不適用。	

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。
- 住宅層由6 樓開始。

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

2. INTERIOR FINISHES

Item		Description			
a.	Lobby	Type of finishes	Wall	Floor	Ceiling
		Residential entrance lobby on 5/F	Natural stone, tiles, glass, mirror, metal and wood veneer.	Natural Stone and tile.	Gypsum board false ceiling finished with emulsion paint, metal and wood veneer.
		Lift lobbies on residential floors	Tiles, glass, mirror, metal, plastic laminate and aluminum.	Tile.	Gypsum board false ceiling finished with emulsion paint, metal.
b.	Internal wall and ceiling	Type of finishes	Wall		Ceiling
		Living room, Dining room, Bedroom and Master Bedroom	Emulsion paint where exposed.		Ceiling finishes with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.
c.	Internal floor	Type of finishes	Floor		Skirting
		Living room, Dining room, Bedroom and Master Bedroom	Engineered timber flooring. Reconstituted stone border along edge of floor adjoining open kitchen and door to balcony and flat roof.		Engineered timber.

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

2. 室內裝修物料

細項		描述			
a.	大堂	裝修物料的類型	牆壁	地板	天花板
		5樓住宅入口大堂	天然石材、瓷磚、玻璃、鏡、金屬及木皮飾面。	天然石材及瓷磚。	髹乳膠漆之石膏板假天花，金屬及木皮飾面。
		住宅層升降機大堂	瓷磚、玻璃、鏡、金屬、膠板及鋁。	瓷磚。	髹乳膠漆之石膏板假天花，金屬。
b.	內牆及天花板	裝修物料的類型	牆壁		天花板
		客廳、飯廳、睡房及主人睡房	外露牆配以乳膠漆。		外露天花板髹乳膠漆及石膏板裝飾橫樑髹乳膠漆。
c.	內部地板	裝修物料的類型	地板		牆腳線
		客廳、飯廳、睡房及主人睡房	複合木地板。 沿開放式廚房及通往露台及平台門戶之地台圍邊部分鋪砌複合石材。		複合木。

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。
- 住宅層由6 樓開始。

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

2. INTERIOR FINISHES

Item		Description				
d.	Bathroom	Type of finishes (Except Master Bathroom of Tower 5 (5B): Flat A on 72/F)	Wall	Floor	Ceiling	
			Tiles and mirror with metal trim on exposed surface.	Tiles and reconstituted stone on exposed surface.	Metal and gypsum board false ceiling finished with emulsion paint on exposed surface.	
		Type of finishes on the following flat: Master Bathroom of Tower 5 (5B): Flat A on 72/F	Tiles on exposed surface.	Tiles and reconstituted stone on exposed surface.	Metal and gypsum board false ceiling finished with emulsion paint on exposed surface.	
		Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling level.			
e.	Kitchen : Open Kitchen	Type of finishes	Wall	Floor	Ceiling	Cooking bench
			Mirror and plastic laminate on exposed surface for the following units (except those area covered by kitchen cabinet and wall tiles on back of kitchen cabinet partially):	Reconstituted stone border along edge of kitchen cabinet and engineered timber flooring on exposed surface for the following units (except those area covered by kitchen cabinet):	Gypsum board false ceiling finished with emulsion paint on exposed surface for the following units:	Solid surface material

Tower	Floor	Flat
Tower 3 (3A)	6/F - 71/F	A, B, C, D & E
Tower 3 (3A)	72/F	C, D & E
Tower 3 (3B)	6/F - 71/F	B, C, D, E & F
Tower 3 (3B)	72/F	C, D, E & F
Tower 5 (5A)	6/F - 71/F	A, B, C, D & E
Tower 5 (5A)	72/F	C, D & E
Tower 5 (5B)	6/F - 71/F	C, D, E, F & G
Tower 5 (5B)	72/F	C, D, E, F & G

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

2. 室內裝修物料

細項		描述				
d.	浴室	裝修物料的類型 (第 5 (5B) 座 72 樓 A 單位主人浴室除外)	牆壁	地板	天花板	
			外露位置配以瓷磚及鏡配金屬框。	外露位置配以瓷磚及複合石材。	外露位置配以金屬及髹乳膠漆之石膏板假天花。	
		以下單位之裝修物料的類型： 第 5 (5B) 座 72 樓 A 單位主人浴室	外露位置配以瓷磚。	外露位置配以瓷磚及複合石材。	外露位置配以金屬及髹乳膠漆之石膏板假天花。	
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平。			
e.	廚房： 開放式廚房	裝修物料的類型	牆壁	地板	天花板	灶台
			外露位置配以鏡及膠板於以下單位 (櫥櫃之背部範圍除外及部份櫥櫃之背部鋪瓷磚):	外露位置配以複合石材圍邊於沿廚櫃邊及複合木地板於以下單位 (廚櫃之底部範圍除外) :	外露位置配以石膏板假天花髹乳膠漆於以下單位 :	實體面材。

座	樓層	單位
第 3 座 (3A)	6 樓至 71 樓	A, B, C, D 及 E
第 3 座 (3A)	72 樓	C, D 及 E
第 3 座 (3B)	6 樓至 71 樓	B, C, D, E 及 F
第 3 座 (3B)	72 樓	C, D, E 及 F
第 5 座 (5A)	6 樓至 71 樓	A, B, C, D及E
第 5 座 (5A)	72 樓	C, D及E
第 5 座 (5B)	6 樓至 71 樓	C, D, E, F及G
第 5 座 (5B)	72 樓	C, D, E, F及G

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。
- 住宅層由6 樓開始。

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

2. INTERIOR FINISHES

Item		Description				
e.	Kitchen : Enclosed Kitchen	Type of finishes	Wall	Floor	Ceiling	Cooking bench
			Tiles, mirror and metal trim on exposed surface for the following units (except those area covered by kitchen cabinet and wall tiles on back of kitchen cabinet partially):	Tiles on exposed surface for the following units (except those area covered by kitchen cabinet):	Metal and gypsum board false ceiling finished with emulsion paint on exposed surface for the following units.	Solid surface material
			Tower / Floor / Flat Tower 3 (3A) / 72/F / A Tower 3 (3B) / 6/F - 72/F / A Tower 5 (5A) / 72/F / A Tower 5 (5B) / 6/F - 71/F / A & B Tower 5 (5B) / 72/F / A			
		Whether the wall finishes run up to the ceiling	Finishes up to false ceiling level			

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

2. 室內裝修物料

細項		描述				
e.	廚房：封閉式廚房	裝修物料的類型	牆壁	地板	天花板	灶台
			外露位置配以瓷磚、鏡及金屬飾條於以下單位（櫥櫃之背部範圍除外及部份櫥櫃之背部鋪瓷磚）:	外露位置配以瓷磚於以下單位（廚櫃之底部範圍除外）：	外露位置配以金屬及髹乳膠漆之石膏板假天花於以下單位：	實體面材。
			座 / 樓層 / 單位 第 3 座 (3A) / 72 樓 / A 第 3 座 (3B) / 6 樓至 72 樓 / A 第 5 座 (5A) / 72 樓 / A 第 5 座 (5B) / 6 樓至 71 樓 / A 及 B 第 5 座 (5B) / 72 樓 / A			
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平。			

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及 64樓。
- 23樓及 52樓為庇護層。
- 住宅層由6 樓開始。

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

3. INTERIOR FITTINGS

Item		Description			
a.	Doors		Material	Finishes	Accessories
		Unit main entrance door	Solid core fire rated timber door.	Wood veneer and metal.	Lockset, concealed door closer, door hinges, smoke seal, door stopper and eye viewer.
		Door/sliding door to balcony, utility platform and flat roof	Aluminum framed sliding door with Insulated Glass Unit (IGU) of clear glass and clear low-e coating glass.	Coated aluminum frame.	Door handle, lockset and door stopper.
		Door to Roof	Aluminum framed door with clear glass and tinted glass.	Coated aluminum frame.	Door handle, lockset, door hinges and door stopper.
		Bedroom door	Hollow core timber door.	Wood veneer and colour coated.	Door handle, lockset, door hinges and door stopper.
		Kitchen door (except open kitchen)	Solid core fire rated timber door with fire rated glass.	Wood veneer and colour coated.	Door handle, concealed door closer, door hinges and door stopper.

3. 室內裝置

細項		描述			
a.	門		用料	裝修物料	配件
		單位主入口門	實心防火木門。	木皮飾面及金屬。	門鎖、暗藏氣鼓、門鉸、防煙條、 門擋及防盜眼。
		露台、工作平台及平台門/趟門	鋁質框趟門鑲雙層中空玻璃（一面清玻璃及一面低幅射鍍膜清玻璃）。	塗層鋁框。	門把手、門鎖及門擋。
		天台門	鋁質框門鑲清玻璃及有色玻璃。	塗層鋁框。	門把手、門鎖、門鉸及門擋。
		睡房門	空心木門。	木皮飾面及顏色塗層。	門把手、門鎖、門鉸及門擋。
		廚房門(開放式廚房除外)	實心防火木門及防火玻璃。	木皮飾面及顏色塗層。	門把手、暗藏氣鼓、門鉸及門擋。

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。
- 住宅層由6 樓開始。

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

3. INTERIOR FITTINGS

Item		Description			
a.	Doors		Material	Finishes	Accessories
		Bathroom door	Hollow core timber door.	Wood veneer and colour coated.	Door handle, lockset, door hinges and door stopper.
			Timber louvre is provided for door of the following bathrooms:		
			Tower / Floor / Flat / Bathroom Name		
			Tower 3 (3A) / 6/F - 71/F / A, D & E / Bathroom		
			Tower 3 (3A) / 72/F / C, D & E / Bathroom		
			Tower 3 (3A) / 72/F / A / Master Bathroom and Bathroom		
			Tower 3 (3B) / 6/F - 71/F / B / Master Bathroom and Bathroom		
			Tower 3 (3B) / 6/F - 72/F / A / Master Bathroom and Bathroom		
			Tower 3 (3B) / 6/F - 72/F / C, E & F / Bathroom		
			Tower 5 (5A) / 6/F - 71/F / A, B, D & E / Bathroom		
			Tower 5 (5A) / 72/F / A / Master Bathroom and Bathroom		
			Tower 5 (5A) / 72/F / D & E / Bathroom		
			Tower 5 (5B) / 6/F - 71/F / A & B / Master Bathroom and Bathroom		
			Tower 5 (5B) / 6/F - 72/F / D, F & G / Bathroom		
			Tower 5 (5B) / 72/F / A / Bathroom 1 and Bathroom 2		
		Bathroom with sliding door	Hollow core timber door.	Wood veneer.	Recessed handle, lockset and sliding track.
			Sliding door is provided for the following bathrooms:		
			Tower / Floor / Flat / Bathroom Name		
			Tower 5 (5B) / 72/F / A / Master Bathroom		
		Utility room door	Hollow core timber door.	Wood veneer and colour coated.	Door handle, lockset, door hinges.
			Swing door is provided for the following flats:		
			Tower / Floor / Flat		
			Tower 5 (5B) / 6/F - 71/F / B		
		Utility room with sliding door	Hollow core timber door.	Wood veneer and colour coated.	Recessed handle, lockset and sliding track.

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

3. 室內裝置

細項		描述			
a.	門		用料	裝修物料	配件
		浴室門	空心木門。	木皮飾面及顏色塗層。	門把手、門鎖、門鉸及門擋。
			以下浴室門配以木百葉:		
			座 / 樓層 / 單位 / 浴室名稱		
			第 3 座 (3A) / 6 樓至 71 樓 / A, D及E / 浴室		
			第 3 座 (3A) / 72 樓 / C, D及E / 浴室		
			第 3 座 (3A) / 72 樓 / A / 主人浴室及浴室		
			第 3 座 (3B) / 6 樓至 71 樓 / B / 主人浴室及浴室		
			第 3 座 (3B) / 6 樓至 72 樓 / A / 主人浴室及浴室		
			第 3 座 (3B) / 6 樓至 72 樓 / C, E及F / 浴室		
			第 5 座 (5A) / 6 樓至 71 樓 / A, B, D及E / 浴室		
			第 5 座 (5A) / 72 樓 / A / 主人浴室及浴室		
			第 5 座 (5A) / 72 樓 / D及E / 浴室		
			第 5 座 (5B) / 6 樓至 71 樓 / A及B / 主人浴室及浴室		
			第 5 座 (5B) / 6 樓至 72 樓 / D, F及G / 浴室		
			第 5 座 (5B) / 72 樓 / A / 浴室1及浴室2		
		浴室趟門	空心木門。	木皮飾面。	嵌入式把手、門鎖及趟軌。
			以下浴室配以趟門:		
			座 / 樓層 / 單位 / 浴室名稱		
			第 5 座 (5B) / 72 樓 / A / 主人浴室		
		工作間門	空心木門。	木皮飾面及顏色塗層。	門把手、門鎖、門鉸。
			以下單位配以單扇門:		
			座 / 樓層 / 單位		
			第 5 座 (5B) / 6 樓至 71 樓 / B		
		工作間趟門	空心木門。	木皮飾面及顏色塗層。	嵌入式把手、門鎖及趟軌。

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。
- 住宅層由6 樓開始。

3. INTERIOR FITTINGS

Item		Description			
a.	Doors		Material	Finishes	Accessories
		Lavatory door	Metal sliding/ bi-folding door with frosted glass.	Colour coated.	Door handle, lockset and sliding track.
			Aluminium louvre is provided for door of the following lavatory:		
			Tower / Floor / Flat / Bathroom Name		
			Tower 3 (3A) / 72/F / A / Lavatory		
			Tower 5 (5A) / 72/F / A / Lavatory		
			Tower 5 (5B) / 6/F-72/F / A / Lavatory		
			Tower 5 (5B) / 6/F-71/F / B / Lavatory		
		Store door	Hollow core timber door.	Wood veneer.	Door handle, lockset, door hinges.
		Study room with sliding door	Hollow core timber door.	Wood veneer and colour coated.	Recessed handle, lockset and sliding track.

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

3. 室內裝置

細項		描述			
a.	門		用料	裝修物料	配件
		洗手間門	金屬趟門/趟摺門配以磨砂玻璃。	顏色塗層。	門把手、門鎖及趟軌。
			以下洗手間門配以鋁百葉:		
			座 / 樓層 / 單位 / 浴室名稱		
			第 3 座 (3A) / 72 樓 / A / 洗手間		
			第 5 座 (5A) / 72 樓 / A / 洗手間		
			第 5 座 (5B) / 6樓至72樓 / A / 洗手間		
			第 5 座 (5B) / 6樓至71樓 / B / 洗手間		
		儲物室門	空心木門。	木皮飾面。	門把手、門鎖、門鉸。
		書房趟門	空心木門。	木皮飾面及顏色塗層。	嵌入式把手、門鎖及趟軌。

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及 64樓。
- 23樓及 52樓為庇護層。
- 住宅層由6 樓開始。

3. INTERIOR FITTINGS

Item		Description			
b.	Bathroom			Type	Material
		(i)	Fittings and equipment	Countertop of vanity counter	Reconstituted stone.
				Vanity counter	Wooden vanity counter finished with wood grain plastic laminate and metal.
				Mirror cabinet	Wooden mirror cabinet finished with mirror, wooden plastic laminate, metal and glass.
				Wash basin and water closet	Vitreous china.
				Basin mixer, towel bar, hook and toilet paper holder	Chrome plated.
				Chrome plated and brushed bronze where exposed for the following units:	
				Tower / Floor / Flat	
				Tower 3 (3A) / 72/F / A	
				Tower 3 (3B) / 72/F / A	
				Tower 5 (5A) / 72/F / A	
				Tower 5 (5B) / 72/F / A	
		(ii)	Water supply system	For type and material of water supply system, please refer to"Water Supply" below	

3. 室內裝置

細項		描述			
b.	浴室			類型	用料
		(i)	裝置及設備	洗手盆櫃枱面	複合石材。
				洗手盆櫃	木製面盆櫃配以木紋膠板飾面及金屬。
				鏡櫃	木製鏡櫃配以鏡、木紋膠板、金屬及玻璃。
				洗手盆及坐廁	陶瓷。
				洗手盆水龍頭、毛巾架、掛鉤及廁紙架	鍍鉻。
				鍍鉻及鍍古銅於以下單位：	
				座 / 樓層 / 單位	
				第 3 座 (3A) / 72 樓 / A	
				第 3 座 (3B) / 72 樓 / A	
				第 5 座 (5A) / 72 樓 / A	
				第 5 座 (5B) / 72 樓 / A	
		(ii)	供水系統	有關供水系統的類型及用料，請參閱下文「供水」的部份	

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。
- 住宅層由6 樓開始。

3. INTERIOR FITTINGS

Item		Description			
b.	Bathroom			Type	Material
		(iii)	Bathing facilities (including shower or bath tub, if applicable)	Shower compartment with door	Clear tempered glass shower compartment and glass door.
				Bathtub	Enameled steel bathtub
				Curtain rod	Metal.
				Shower set	Chrome plated.
				Chrome plated and brushed bronze where exposed for the following units:	
				Tower / Floor / Flat	
				Tower 3 (3A) / 72/F / A	
				Tower 3 (3B) / 72/F / A	
				Tower 5 (5A) / 72/F / A	
				Tower 5 (5B) / 72/F / A	
		(iv)	Size of bath tub (if applicable)	All bath tubs	1500mm(L) x 700mm(W) x 390mm(D)

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

3. 室內裝置

細項		描述			
b.	浴室			類型	用料
		(iii)	沐浴設施 (包括花灑或浴缸(如適用的話))	沐浴間隔及門	強化清玻璃淋浴間隔及玻璃門。
				浴缸	搪瓷鋼板。
				浴簾杆	金屬。
				花灑套裝	鍍鉻。
				鍍鉻及鍍古銅於以下單位：	
				座 / 樓層 / 單位	
				第 3 座 (3A) / 72 樓 / A	
				第 3 座 (3B) / 72 樓 / A	
				第 5 座 (5A) / 72 樓 / A	
				第 5 座 (5B) / 72 樓 / A	
		(iv)	浴缸大小 (如適用的話)	所有浴缸	1500 毫米 (長) x 700 毫米 (闊) x 390 毫米 (深)

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及 64樓。
- 23樓及 52樓為庇護層。
- 住宅層由6 樓開始。

3. INTERIOR FITTINGS

<table>
<tr><th colspan="2">Item</th><th colspan="2">Description</th></tr>
<tr><td rowspan="4">c.</td><td rowspan="4">Kitchen</td><td>Material of sink unit</td><td>Stainless steel</td></tr>
<tr><td>Material of water supply system</td><td>See “Water Supply” below for material of water supply system.</td></tr>
<tr><td>Material and finishes of kitchen cabinet</td><td>Wooden kitchen cabinet finished with gloss lacquer door panel surface, plastic laminate, hook and metal skirting.</td></tr>
<tr><td>Type of all other fittings and equipment</td><td>Hot and cold water mixer installed in the following flats:
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th></tr>
<tr><td>Tower 3 (3A)</td><td>72/F</td><td>A</td></tr>
<tr><td>Tower 3 (3B)</td><td>6/F - 72/F</td><td>A</td></tr>
<tr><td>Tower 5 (5A)</td><td>72/F</td><td>A</td></tr>
<tr><td>Tower 5 (5B)</td><td>6/F - 71/F</td><td>A & B</td></tr>
<tr><td>Tower 5 (5B)</td><td>72/F</td><td>A</td></tr>
</table>
Hot and cold water mixer, sprinkler head and smoke detector with a sounder base installed in the following flats:
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th></tr>
<tr><td>Tower 3 (3A)</td><td>6/F - 71/F</td><td>A, B, C, D & E</td></tr>
<tr><td>Tower 3 (3A)</td><td>72/F</td><td>C, D & E</td></tr>
<tr><td>Tower 3 (3B)</td><td>6/F - 71/F</td><td>B, C, D, E & F</td></tr>
<tr><td>Tower 3 (3B)</td><td>72/F</td><td>C, D, E & F</td></tr>
<tr><td>Tower 5 (5A)</td><td>6/F - 71/F</td><td>A, B, C, D & E</td></tr>
<tr><td>Tower 5 (5A)</td><td>72/F</td><td>C, D & E</td></tr>
<tr><td>Tower 5 (5B)</td><td>6/F - 71/F</td><td>C, D, E, F & G</td></tr>
<tr><td>Tower 5 (5B)</td><td>72/F</td><td>C, D, E, F & G</td></tr>
</table></td></tr>
<tr><td>d.</td><td>Bedroom</td><td>Type and material of fittings (including built-in wardrobe)</td><td>Not applicable.</td></tr>
<tr><td>e.</td><td>Telephone</td><td>Location and number of connection points</td><td>Please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Units”.</td></tr>
<tr><td>f.</td><td>Aerials</td><td>Location and number of connection points</td><td>Please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Units”.</td></tr>
</table>

3. 室內裝置

<table>
<tr><th colspan="2">細項</th><th colspan="2">描述</th></tr>
<tr><td rowspan="4">c.</td><td rowspan="4">廚房</td><td>洗滌盆用料</td><td>不銹鋼。</td></tr>
<tr><td>供水系統用料</td><td>有關供水系統的用料，請參閱以下「供水」的部份。</td></tr>
<tr><td>廚櫃的用料及裝修物料</td><td>木製櫥櫃配以焗漆門板、膠板、掛鉤及金屬腳線。</td></tr>
<tr><td>所有其他裝置及設備的類型</td><td>以下單位裝置冷熱水龍頭：
<table>
<tr><th>座</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 3 座 (3A)</td><td>72 樓</td><td>A</td></tr>
<tr><td>第 3 座 (3B)</td><td>6 樓至 72 樓</td><td>A</td></tr>
<tr><td>第 5 座 (5A)</td><td>72 樓</td><td>A</td></tr>
<tr><td>第 5 座 (5B)</td><td>6 樓至 71 樓</td><td>A 及 B</td></tr>
<tr><td>第 5 座 (5B)</td><td>72 樓</td><td>A</td></tr>
</table>
以下單位裝置冷熱水龍頭、消防花灑頭及設有聲響警報基座的煙霧探測器：
<table>
<tr><th>座</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 3 座 (3A)</td><td>6 樓至 71 樓</td><td>A, B, C, D 及 E</td></tr>
<tr><td>第 3 座 (3A)</td><td>72 樓</td><td>C, D 及 E</td></tr>
<tr><td>第 3 座 (3B)</td><td>6 樓至 71 樓</td><td>B, C, D, E 及 F</td></tr>
<tr><td>第 3 座 (3B)</td><td>72 樓</td><td>C, D, E 及 F</td></tr>
<tr><td>第 5 座 (5A)</td><td>6 樓至 71 樓</td><td>A, B, C, D及E</td></tr>
<tr><td>第 5 座 (5A)</td><td>72 樓</td><td>C, D及E</td></tr>
<tr><td>第 5 座 (5B)</td><td>6 樓至 71 樓</td><td>C, D, E, F及G</td></tr>
<tr><td>第 5 座 (5B)</td><td>72 樓</td><td>C, D, E, F及G</td></tr>
</table></td></tr>
<tr><td>d.</td><td>睡房</td><td>裝置 (包括嵌入式衣櫃) 的類型及用料</td><td>不適用。</td></tr>
<tr><td>e.</td><td>電話</td><td>接駁點的位置及數目</td><td>請參閱“住宅單位機電裝置數量説明表”。</td></tr>
<tr><td>f.</td><td>天線</td><td>接駁點的位置及數目</td><td>請參閱“住宅單位機電裝置數量説明表”。</td></tr>
</table>

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。
- 住宅層由6 樓開始。

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

3. INTERIOR FITTINGS

Item		Description	
g.	Electrical installations	Electrical fittings (Including safety devices)	Please refer to the 'Schedule of Mechanical and Electrical Provisions of Residential Units'. Miniature circuit breaker (MCB) board completed with residual current protection is provided for all flats.
		Whether conduits are concealed or exposed	Conduits are concealed in part and exposed in part. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
		Location and number of power points and air-conditioner points	Please refer to the 'Schedule of Mechanical and Electrical Provisions of Residential Units'.
h.	Gas supply	Type	Town gas
		System	Town gas connection point is provided. Town gas supply pipes are connected to gas cooker hob for the following flats: Tower / Floor / Flat Tower 3 (3A) / 72/F / A Tower 3 (3B) / 6/F - 71/F / A Tower 3 (3B) / 72/F / A Tower 5 (5A) / 72/F / A Tower 5 (5B) / 6/F - 71/F / A & B Tower 5 (5B) / 72/F / A Town gas supply pipes are connected to gas water heater which supplies hot water to kitchen, bathroom and lavatory in utility room for all residential flats
		Location	For the location of gas hob and gas water heater, please refer to the "Appliances Schedule".

3. 室內裝置

細項		描述	
g.	電力裝置	供電附件 (包括安全裝置)	請參閱"住宅單位機電裝置數量説明表"。所有單位均裝有總電掣箱及包括漏電保護。
		導管是隱藏或外露	導管部份隱藏及部份外露。 除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。 外露的導管可能被假天花、裝飾橫樑、櫃、飾板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或掩藏。
		電插座及空調機接駁點的位置及數目	請參考"住宅單位機電裝置數量説明表"。
h.	氣體供應	類型	煤氣。
		系統	提供煤氣接駁點。 煤氣管道均接駁至煤氣煮食爐於以下單位： 座 / 樓層 / 單位 第 3 座 (3A) / 72 樓 / A 第 3 座 (3B) / 6 樓至 71 樓 / A 第 3 座 (3B) / 72 樓 / A 第 5 座 (5A) / 72 樓 / A 第 5 座 (5B) / 6 樓至 71 樓 / A及B 第 5 座 (5B) / 72 樓 / A 所有住宅單位均裝有煤氣管道接駁至煤氣熱水爐供應熱水到廚房、浴室及工作間內洗手間。
		位置	煤氣煮食爐及煤氣熱水爐位置，請參閱「設備説明表」。

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。
- 住宅層由6 樓開始。

3. INTERIOR FITTINGS

Item		Description	
i.	Washing machine connection point	Location	Water supply and drainage connection point are located at kitchens and open kitchens
		Design	Water supply point with tap of a design of 15mm diameter and drainage point of a design of 40mm diameter pipe
j.	Water supply	Material of water pipes	Copper pipes for cold and hot water supply system. UPVC pipes for flushing water supply system.
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of water pipes concealed within mortar work, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
		Whether hot water is available	Hot water is available for kitchen, bathroom and lavatory in utility room

3. 室內裝置

細項		描述	
i.	洗衣機接駁點	位置	廚房及開放式廚房設有來去水位。
		設計	設計直徑為15毫米來水接駁喉位連水龍頭及設計直徑為40毫米去水喉位。
j.	供水	水管的用料	冷熱水供水系統採用銅喉管。沖水供水系統採用膠喉管。
		水管是隱藏或外露	水管是部分隱藏及部分外露。 除部份隱藏於砂漿內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、裝飾橫樑、櫃、飾板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或掩藏。
		有否熱水供應	廚房、浴室及工作間內洗手間有熱水供應

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。
- 住宅層由6 樓開始。

4. MISCELLANEOUS

Item				Description			
a.	Lifts	Residential Lift	(i)	Brand name and model number	Brand name		OTIS
					Model number		SKYRISE 1
			(ii)	Number and floors served by them	Number of lifts		7
					Floors served by the lifts	Tower 3 (3A) - L15, L16, L17 Tower 3 (3B) - L19, L20	5 lifts serving 5/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F and 65/F-72/F
						Tower 3 (3B) - L18	1 lift serving 2/F-3/F, 5/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F, 65/F-72/F and Roof
						Tower 3 (3B) - L21	1 lift serving G/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-43/F, 45/F-52/F, 55/F-57/F, 59/F-63/F and 65/F-72/F
					Number of lifts		7
					Floors served by the lifts	Tower 5 (5A) - L22, L23, L24 Tower 5 (5B) - L26, L27	5 lifts serving 5/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F and 65/F-72/F
						Tower 5 (5B) - L25	1 lift serving 2/F-3/F, 5/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F, 65/F-72/F and Roof
						Tower 5 (5B) - L28	1 lift serving 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-43/F, 45/F-52/F, 55/F-57/F, 59/F-63/F and 65/F-72/F

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

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

4. 雜項

細項				描述			
a.	升降機	住宅升降機	(i)	品牌名稱及產品型號	品牌名稱		奧的斯
					產品型號		SKYRISE 1
			(ii)	升降機的數目及到達的樓層	升降機的數目		7部
					到達的樓層	第3座 (3A) - L15, L16, L17 第3座 (3B) - L19, L20	5部升降機到達5樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至72樓
						第3座 (3B) - L18	1部升降機到達2樓至3樓、5樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓、65樓至72樓及天台
						第3座 (3B) - L21	1部升降機到達地下至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓至52樓、55樓至57樓、59樓至63樓及65樓至72樓
					升降機的數目		7部
					到達的樓層	第5座 (5A) - L22, L23, L24 第5座 (5B) - L26, L27	5部升降機到達5樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至72樓
						第5座 (5B) - L25	1部升降機到達2樓至3樓、5樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至72樓及天台
						第5座 (5B) - L28	1部升降機到達3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓至52樓、55樓至57樓、59樓至63樓及65樓至72樓

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。

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。
- 住宅層由6 樓開始。

4. MISCELLANEOUS

Item			Description			
a.	Lifts	Residential Shuttle Lift	(i)	Brand name and model number	Brand name	OTIS
					Model number	GeN3-MRL
			(ii)	Number and floors served by them	Number of lifts	4
					Floors served by the lifts (L29-32)	G/F-3/F and 5/F
					Number of lifts	2
					Floors served by the lifts (L33-L34)	G/F,3/F and 5/F
					Number of lifts	1
					Floors served by the lifts (L36)	G/F-3/F
		Vertical Lift Platform	(i)	Brand name and model number	Brand name	TK
					Model number	HY04
			(ii)	Number and floors served by them	Number of lifts	1
					Floors served by the lifts	5/F-Green Roof at the level 28.85 metres above Hong Kong Principal Datum
b.	Letter box		Material		Metal	
c.	Refuse collection		(i)	Means of refuse collection	Refuse will be collected by cleaners.	
			(ii)	Location of refuse room	Refuse storage and material recovery room is located at each residential floor. Refuse storage and material recovery chamber is located on G/F.	

4. 雜項

細項					描述	
a.	升降機	住宅穿梭升降機	(i)	品牌名稱及產品型號	品牌名稱	奧的斯
					產品型號	GeN3-MRL
			(ii)	升降機的數目及到達的樓層	升降機的數目	4部
					到達的樓（L29至L32）	地下至3樓及5樓
					升降機的數目	2部
					到達的樓層（L33至L34）	地下及3樓及5樓
					升降機的數目	1部
					到達的樓層（L36）	地下至3樓
		垂直升降平台	(i)	品牌名稱及產品型號	品牌名稱	TK
					產品型號	HY04
			(ii)	升降平台的數目及到達的樓層	升降平台的數目	1部
					到達的樓層	5樓至於香港主水平基準以上28.85米之綠化屋頂
b.	信箱		用料		金屬	
c.	垃圾收集		(i)	垃圾收集的方法	由清潔工人收集垃圾。	
			(ii)	垃圾房的位置	垃圾及物料回收室位於每層住宅樓層。垃圾及物料回收房設於地下。	

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.

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

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。

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。
- 住宅層由6 樓開始。

4. MISCELLANEOUS

Item		Description				
				Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	(i)	Location	In water meter cabinet on each residential floor.	In electrical meter room on each residential floor.	Separate gas meter is provided in the kitchen (except open kitchen) of individual residential flats For flats with open kitchen separate gas meter is provided above the false ceiling of the balcony
		(ii)	Whether they are separate or communal meters for residential properties	Separate	Separate	Separate

5. SECURITY FACILITIES

Item	Description
Security system and equipment (including details of built-in provisions and their locations	CCTV cameras are provided at entrance lobbies, car park, clubhouse, lifts and common areas and connected to the security control room at 3/F. Visitor intercom panel and security system are provided at tower entrance lobbies. Vehicular control system is installed at car parks. Each residential flat is equipped with video door phone connected to residential entrance lobby at 5/F.

6. APPLIANCES

Item	Description
Brand name and model number	For brand name and model number of appliances provision, 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.

- 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted.
- 23/F and 52/F are refuge floors.
- Residential floor starts from 6/F.

4. 雜項

細項		描述				
				水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	(i)	位置	每層住宅樓層之水錶櫃。	每層住宅樓層之電錶房。	獨立煤氣錶安裝於單位之廚房內(開放式廚房除外) 開放式廚房單位之獨立煤氣錶安裝於露台假天花以上
		(ii)	就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

5. 保安設施

細項	描述
保安系統及設備（包括嵌入式的裝備的細節及其位置）	入口大堂、停車場、會所、升降機內及公用地方均設有閉路電視連接3樓保安控制室。 各座入口大堂均提供訪客對講機及保安系統。停車場設有汽車控制系統。 每戶住宅單位設有視像對講機連接5樓住宅入口大堂。

6. 設備

細項	描述
品牌名稱及產品型號	有關設備的品牌名稱及產品型號，請參考「設備説明表」。

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。

- 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。
- 23樓及52樓為庇護層。
- 住宅層由6 樓開始。

Appliances Schedule 設備說明表

Tower 3 (3A) 第3座 (3A)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
			A	B	C	D	E	A	B	C	D	E	A	C	D	E
Single-Split Type Air-conditioner Indoor Unit 分體式冷氣機室內機	Panasonic 樂聲牌	CS-LE9WKA	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Single-Split Type Air-conditioner Outdoor Unit 分體式冷氣機室外機		CU-LE9WKA	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Split Type Air-conditioner Indoor Unit 多聯分體式冷氣機室內機		CS-Z25TKEW	-	-	Y	Y	Y	-	-	Y	Y	Y	-	-	-	-
		CS-Z35TKEW	-	-	Y	Y	Y	-	-	Y	Y	Y	-	-	-	-
		CS-Z50TKEW	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		CS-Z71TKEW	-	-	Y	Y	Y	-	-	Y	Y	Y	-	-	-	-
Multi-Split Type Air-conditioner Outdoor Unit 多聯分體式冷氣機室外機		CU-5E34PBE	-	-	Y	Y	Y	-	-	Y	Y	Y	-	-	-	-
VRF Type Air-conditioner Indoor Unit 變流量多聯冷氣機室內機		S-22MK2E5A	-	Y	-	-	-	-	Y	-	-	-	Y	-	-	-
		S-28MK2E5A	Y	Y	-	-	-	Y	Y	-	-	-	Y	Y	Y	Y
		S-36MK2E5A	Y	Y	-	-	-	Y	Y	-	-	-	Y	Y	Y	Y
		S-56MK2E5A	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
		S-73MK2E5A	Y	Y	-	-	-	Y	Y	-	-	-	Y	Y	Y	Y
		S-28MF3E5A	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
VRF Type Air-conditioner Outdoor Unit 變流量多聯冷氣機室外機		U-5LE2H4	Y	Y	-	-	-	Y	Y	-	-	-	-	Y	Y	Y
		U-6LE2H4	-	-	-	-	-	-	-	-	-	-	Y	-	-	-

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

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備說明表

Tower 3 (3A) 第3座 (3A)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
			A	B	C	D	E	A	B	C	D	E	A	C	D	E
Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL / RBOX16QR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y
		TRJW222TFQL	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Exhaust Fan 抽氣扇	Fantech	DPT10-24F	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		DPT15-34F	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		DPT15-45F	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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.

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備說明表

Tower 3 (3A) 第3座 (3A)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
			A	B	C	D	E	A	B	C	D	E	A	C	D	E
Cooker Hood 抽油煙機	Siemens 西門子	LI67SA531B	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y
		LI97SA531B	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele 米諾	DAS 2920	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Gas Cooking Hob (Single Burner) 氣體煮食爐（單頭爐）	Siemens 西門子	ER3A6AB70X	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele 米諾	CS 1018 G	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Gas Cooking Hob (Double Burner) 氣體煮食爐（雙頭爐）	Siemens 西門子	ER3A6BB70X	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele 米諾	CS 1013-1	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Induction Hob (2-Zone) 電磁煮食爐 (雙爐頭)	Siemens 西門子	EH375FBB1E	Y	-	Y	Y	Y	Y	-	Y	Y	Y	-	Y	Y	Y
	Miele 米諾	CS 1212-1 i	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Induction Hob (3-Zone) 電磁煮食爐 (三爐頭)	Siemens 西門子	EH675LDC2E	-	Y	-	-	-	-	Y	-	-	-	-	-	-	-

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

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

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

Appliances Schedule 設備說明表

Tower 3 (3A) 第3座 (3A)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
			A	B	C	D	E	A	B	C	D	E	A	C	D	E
Combi Steam Oven 蒸焗爐	Siemens 西門子	CS589ABS0H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y
	Miele 米諾	DGC 7440 HC Pro	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Microwave Oven with Grill 燒烤微波爐	Miele 米諾	M 7244 TC	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Refrigerator 雪櫃	Siemens 西門子	KG36NVI37K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y
	Bosch 博世	KFN96APEAG	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
2 in 1 Washer & Dryer 二合一洗衣乾衣機	Siemens 西門子	WK14S251HK	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

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

Appliances Schedule 設備說明表

Tower 3 (3B) 第3座 (3B)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓						7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓						72/F 72樓				
			A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Single-Split Type Air-conditioner Indoor Unit 分體式冷氣機室內機	Panasonic 樂聲牌	CS-LE9WKA	Y	-	-	-	-	-	Y	-	-	-	-	-	Y	-	-	-	-
Single-Split Type Air-conditioner Outdoor Unit 分體式冷氣機室外機		CU-LE9WKA	Y	-	-	-	-	-	Y	-	-	-	-	-	Y	-	-	-	-
Multi-Split Type Air-conditioner Indoor Unit 多聯分體式冷氣機室內機		CS-Z25TKEW	-	-	-	-	Y	Y	-	-	-	-	Y	Y	-	-	-	-	-
		CS-Z35TKEW	-	-	-	-	Y	Y	-	-	-	-	Y	Y	-	-	-	-	-
		CS-Z50TKEW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		CS-Z71TKEW	-	-	-	-	Y	Y	-	-	-	-	Y	Y	-	-	-	-	-
Multi-Split Type Air-conditioner Outdoor Unit 多聯分體式冷氣機室外機		CU-5E34PBE	-	-	-	-	Y	Y	-	-	-	-	Y	Y	-	-	-	-	-
VRF Type Air-conditioner Indoor Unit 變流量多聯冷氣機室內機		S-22MK2E5A	Y	-	-	Y	-	-	Y	-	-	Y	-	-	Y	-	Y	-	-
		S-28MK2E5A	Y	Y	Y	Y	-	-	Y	Y	Y	Y	-	-	-	Y	Y	Y	Y
		S-36MK2E5A	Y	Y	Y	Y	-	-	Y	Y	Y	Y	-	-	Y	Y	Y	Y	Y
		S-56MK2E5A	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-
		S-73MK2E5A	Y	Y	Y	Y	-	-	Y	Y	Y	Y	-	-	Y	Y	Y	Y	Y
		S-28MF3E5A	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-
VRF Type Air-conditioner Outdoor Unit 變流量多聯冷氣機室外機		U-5LE2H4	-	-	Y	Y	-	-	-	-	Y	Y	-	-	-	Y	Y	Y	Y
		U-6LE2H4	Y	Y	-	-	-	-	Y	Y	-	-	-	-	Y	-	-	-	-

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

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

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

Appliances Schedule 設備說明表

Tower 3 (3B) 第3座 (3B)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓						7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓						72/F 72樓				
			A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL / RBOX16QR	-	Y	Y	Y	Y	Y	-	Y	Y	Y	Y	Y	-	Y	Y	Y	Y
		TRJW222TFQL	Y	-	-	-	-	-	Y	-	-	-	-	-	Y	-	-	-	-
Exhaust Fan 抽氣扇	Fantech	DPT10-24F	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		DPT15-34F	Y	-	-	-	-	-	Y	-	-	-	-	-	Y	-	-	-	-
		DPT15-45F	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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.

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

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

Appliances Schedule 設備說明表

Tower 3 (3B) 第3座 (3B)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓						7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓						72/F 72樓				
			A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Cooker Hood 抽油煙機	Siemens 西門子	LI67SA531B	-	Y	Y	Y	Y	Y	-	Y	Y	Y	Y	Y	-	Y	Y	Y	Y
		LI97SA531B	Y	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-
	Miele 米諾	DAS 2920	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-
Gas Cooking Hob (Single Burner) 氣體煮食爐（單頭爐）	Siemens 西門子	ER3A6AB70X	Y	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-
	Miele 米諾	CS 1018 G	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-
Gas Cooking Hob (Double Burner) 氣體煮食爐（雙頭爐）	Siemens 西門子	ER3A6BB70X	Y	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-
	Miele 米諾	CS 1013-1	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-
Induction Hob (2-Zone) 電磁煮食爐 (雙爐頭)	Siemens 西門子	EH375FBB1E	-	-	Y	-	Y	Y	-	-	Y	-	Y	Y	-	Y	-	Y	Y
	Miele 米諾	CS 1212-1 i	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-
Induction Hob (3-Zone) 電磁煮食爐 (三爐頭)	Siemens 西門子	EH675LDC2E	-	Y	-	Y	-	-	-	Y	-	Y	-	-	-	-	Y	-	-

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

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

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

Appliances Schedule 設備說明表

Tower 3 (3B) 第3座 (3B)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓						7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓						72/F 72樓				
			A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Combi Steam Oven 蒸焗爐	Siemens 西門子	CS589ABS0H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y	Y
	Miele 米諾	DGC 7440 HC Pro	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-
Microwave Oven with Grill 燒烤微波爐	Miele 米諾	M 7244 TC	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-
Refrigerator 雪櫃	Siemens 西門子	KG36NVI37K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y	Y
	Bosch 博世	KFN96APEAG	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-
2 in 1 Washer & Dryer 二合一洗衣乾衣機	Siemens 西門子	WK14S251HK	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備說明表

Tower 5 (5A) 第5座 (5A)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
			A	B	C	D	E	A	B	C	D	E	A	C	D	E
Single-Split Type Air-conditioner Indoor Unit 分體式冷氣機室內機	Panasonic 樂聲牌	CS-LE9WKA	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Single-Split Type Air-conditioner Outdoor Unit 分體式冷氣機室外機		CU-LE9WKA	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Split Type Air-conditioner Indoor Unit 多聯分體式冷氣機室內機		CS-Z25TKEW	-	-	Y	Y	Y	-	-	Y	Y	Y	-	-	-	-
		CS-Z35TKEW	-	-	Y	Y	Y	-	-	Y	Y	Y	-	-	-	-
		CS-Z50TKEW	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		CS-Z71TKEW	-	-	Y	Y	Y	-	-	Y	Y	Y	-	-	-	-
Multi-Split Type Air-conditioner Outdoor Unit 多聯分體式冷氣機室外機		CU-5E34PBE	-	-	Y	Y	Y	-	-	Y	Y	Y	-	-	-	-
VRF Type Air-conditioner Indoor Unit 變流量多聯冷氣機室內機		S-22MK2E5A	-	Y	-	-	-	-	Y	-	-	-	Y	-	-	-
		S-28MK2E5A	Y	Y	-	-	-	Y	Y	-	-	-	Y	Y	Y	Y
		S-36MK2E5A	Y	Y	-	-	-	Y	Y	-	-	-	Y	Y	Y	Y
		S-56MK2E5A	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
		S-73MK2E5A	Y	Y	-	-	-	Y	Y	-	-	-	Y	Y	Y	Y
		S-28MF3E5A	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
VRF Type Air-conditioner Outdoor Unit 變流量多聯冷氣機室外機		U-5LE2H4	Y	Y	-	-	-	Y	Y	-	-	-	-	Y	Y	Y
		U-6LE2H4	-	-	-	-	-	-	-	-	-	-	Y	-	-	-

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

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

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

Appliances Schedule 設備說明表

Tower 5 (5A) 第5座 (5A)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
			A	B	C	D	E	A	B	C	D	E	A	C	D	E
Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL / RBOX16QR	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y
		TRJW222TFQL	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Exhaust Fan 抽氣扇	Fantech	DPT10-24F	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		DPT15-34F	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		DPT15-45F	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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.

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

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

Appliances Schedule 設備說明表

Tower 5 (5A) 第5座 (5A)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
			A	B	C	D	E	A	B	C	D	E	A	C	D	E
Cooker Hood 抽油煙機	Siemens 西門子	LI67SA531B	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y
		LI97SA531B	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele 米諾	DAS 2920	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Gas Cooking Hob (Single Burner) 氣體煮食爐（單頭爐）	Siemens 西門子	ER3A6AB70X	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele 米諾	CS 1018 G	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Gas Cooking Hob (Double Burner) 氣體煮食爐（雙頭爐）	Siemens 西門子	ER3A6BB70X	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele 米諾	CS 1013-1	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Induction Hob (2-Zone) 電磁煮食爐 (雙爐頭)	Siemens 西門子	EH375FBB1E	Y	-	Y	Y	Y	Y	-	Y	Y	Y	-	Y	Y	Y
	Miele 米諾	CS 1212-1 i	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Induction Hob (3-Zone) 電磁煮食爐 (三爐頭)	Siemens 西門子	EH675LDC2E	-	Y	-	-	-	-	Y	-	-	-	-	-	-	-

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

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

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

Appliances Schedule 設備說明表

Tower 5 (5A) 第5座 (5A)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
			A	B	C	D	E	A	B	C	D	E	A	C	D	E
Combi Steam Oven 蒸焗爐	Siemens 西門子	CS589ABS0H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y
	Miele 米諾	DGC 7440 HC Pro	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Microwave Oven with Grill 燒烤微波爐	Miele 米諾	M 7244 TC	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
Refrigerator 雪櫃	Siemens 西門子	KG36NVI37K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y
	Bosch 博世	KFN96APEAG	-	-	-	-	-	-	-	-	-	-	Y	-	-	-
2 in 1 Washer & Dryer 二合一洗衣乾衣機	Siemens 西門子	WK14S251HK	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

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

Appliances Schedule 設備說明表

Tower 5 (5B) 第5座 (5B)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓							7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓							72/F 72樓					
			A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	C	D	E	F	G
Single-Split Type Air-conditioner Indoor Unit 分體式冷氣機室內機	Panasonic 樂聲牌	CS-LE9WKA	Y	-	-	-	-	-	-	Y	-	-	-	-	-	-	Y	-	-	-	-	-
Single-Split Type Air-conditioner Outdoor Unit 分體式冷氣機室外機		CU-LE9WKA	Y	-	-	-	-	-	-	Y	-	-	-	-	-	-	Y	-	-	-	-	-
Multi-Split Type Air-conditioner Indoor Unit 多聯分體式冷氣機室內機		CS-Z25TKEW	-	-	-	Y	Y	Y	Y	-	-	-	Y	Y	Y	Y	-	-	-	-	-	-
		CS-Z35TKEW	-	-	-	-	Y	-	Y	-	-	-	-	Y	-	Y	-	-	-	-	-	-
		CS-Z50TKEW	-	-	-	Y	-	Y	-	-	-	-	Y	-	Y	-	-	-	-	-	-	-
		CS-Z71TKEW	-	-	-	-	Y	-	Y	-	-	-	-	Y	-	Y	-	-	-	-	-	-
Multi-Split Type Air-conditioner Outdoor Unit 多聯分體式冷氣機室外機		CU-5E34PBE	-	-	-	Y	Y	Y	Y	-	-	-	Y	Y	Y	Y	-	-	-	-	-	-
VRF Type Air-conditioner Indoor Unit 變流量多聯冷氣機室內機		S-22MK2E5A	Y	Y	Y	-	-	-	-	Y	Y	Y	-	-	-	-	Y	Y	-	-	-	-
		S-28MK2E5A	Y	Y	Y	-	-	-	-	Y	Y	Y	-	-	-	-	-	Y	-	Y	-	Y
		S-36MK2E5A	Y	Y	Y	-	-	-	-	Y	Y	Y	-	-	-	-	Y	Y	Y	Y	Y	Y
		S-56MK2E5A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-
		S-73MK2E5A	-	Y	Y	-	-	-	-	-	Y	Y	-	-	-	-	Y	Y	Y	Y	Y	Y
		S-28MF3E5A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-
VRF Type Air-conditioner Outdoor Unit 變流量多聯冷氣機室外機		U-5LE2H4	-	-	Y	-	-	-	-	-	-	Y	-	-	-	-	Y	Y	Y	Y	Y	Y
		U-6LE2H4	Y	Y	-	-	-	-	-	Y	Y	-	-	-	-	-	-	-	-	-	-	-

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

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

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

Appliances Schedule 設備說明表

Tower 5 (5B) 第5座 (5B)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓							7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓							72/F 72樓					
			A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	C	D	E	F	G
Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL / RBOX16QR	-	-	Y	Y	Y	Y	Y	-	-	Y	Y	Y	Y	Y	-	Y	Y	Y	Y	Y
		TRJW222TFQL	Y	Y	-	-	-	-	-	Y	Y	-	-	-	-	-	Y	-	-	-	-	-
Exhaust Fan 抽氣扇	Fantech	DPT10-24F	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		DPT15-34F	Y	Y	-	-	-	-	-	Y	Y	-	-	-	-	-	Y	-	-	-	-	-
		DPT15-45F	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

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

Appliances Schedule 設備說明表

Tower 5 (5B) 第5座 (5B)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓							7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓							72/F 72樓					
			A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	C	D	E	F	G
Cooker Hood 抽油煙機	Siemens 西門子	LI67SA531B	-	-	Y	Y	Y	Y	Y	-	-	Y	Y	Y	Y	Y	-	Y	Y	Y	Y	Y
		LI97SA531B	Y	Y	-	-	-	-	-	Y	Y	-	-	-	-	-	-	-	-	-	-	-
	Miele 米諾	DAS 2920	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-
Gas Cooking Hob (Single Burner) 氣體煮食爐（單頭爐）	Siemens 西門子	ER3A6AB70X	Y	Y	-	-	-	-	-	Y	Y	-	-	-	-	-	-	-	-	-	-	-
	Miele 米諾	CS 1018 G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-
Gas Cooking Hob (Double Burner) 氣體煮食爐（雙頭爐）	Siemens 西門子	ER3A6BB70X	Y	Y	-	-	-	-	-	Y	Y	-	-	-	-	-	-	-	-	-	-	-
	Miele 米諾	CS 1013-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-
Induction Hob (2-Zone) 電磁煮食爐 (雙爐頭)	Siemens 西門子	EH375FBB1E	Y	-	-	Y	Y	Y	Y	Y	-	-	Y	Y	Y	Y	-	-	Y	Y	Y	Y
	Miele 米諾	CS 1212-1 i	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-
Induction Hob (3-Zone) 電磁煮食爐 (三爐頭)	Siemens 西門子	EH675LDC2E	-	-	Y	-	-	-	-	-	-	Y	-	-	-	-	-	Y	-	-	-	-

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

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

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

Appliances Schedule 設備說明表

Tower 5 (5B) 第5座 (5B)

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F 6樓							7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓							72/F 72樓					
			A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	C	D	E	F	G
Combi Steam Oven 蒸焗爐	Siemens 西門子	CS589ABS0H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y	Y	Y
	Miele 米諾	DGC 7440 HC Pro	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-
Microwave Oven with Grill 燒烤微波爐	Miele 米諾	M 7244 TC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-
Refrigerator 雪櫃	Siemens 西門子	KG36NVI37K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y	Y	Y
	Bosch 博世	KFN96APEAG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-
2 in 1 Washer & Dryer 二合一洗衣乾衣機	Siemens 西門子	WK14S251HK	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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

Note:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.
3. The Vendor may substitute the appliances with the a model of the same specification but with opposite side of hinge or a different model with of comparable quality.

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

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。
3. 賣方可能以相同規格但相反方向鉸鏈的型號，或以品質相若的不同型號代替設備。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3A) 第3座 (3A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Living Room / Dining Room 客廳 / 飯廳	Smart Lockset 電子門鎖	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	2	1	1	1
	13A Single Socket Outlet for Wireless Alarm Button Receiver 13安培單位電插座供無線警報接收器	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet (With USB Port) 13安培雙位電插座 (附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV&FM Outlet 電視及電台插座	2	2	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	1	1
	Telephone & Data Outlet 電話及數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	4	5	3	4	4	4	5	3	4	5	5	3	4
	Lighting Switch 燈掣	11	11	11	9	11	11	11	11	9	11	14	11	9	11
	Switch for Exhaust Fan for Kitchen 廚房抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Switch for Exhaust Fan for Bathroom 浴室抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermal Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	-	1	1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座 (附有USB接口)	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	-	1	1	1

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3A) 第3座 (3A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Master Bedroom 主人睡房	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan for Bathroom 浴室抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Switch for Thermal Ventilator 浴室寶開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Switch for Gas Water Heater 煤氣熱水爐開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TV&FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone & Data Outlet 電話及數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	3	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Wireless Alarm Button Receiver 13安培單位電插座供無線警報接收器	-	-	-	-	-	-	-	-	-	-	1	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3A) 第3座 (3A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Bedroom 睡房	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	-	1	1	1
	13A Single Socket Outlet 13安培單位電插座	2	2	2	2	2	2	2	2	2	2	-	2	2	2
	TV&FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	-	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	-	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	-	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	-	1	1	1
Bedroom 1 睡房 1	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	TV&FM Outlet 電視及電台插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
Bedroom 2 睡房 2	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	TV&FM Outlet 電視及電台插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3A) 第3座 (3A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Master Bathroom 主人浴室	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Power Supply Point for Thermo Ventilator 浴室寶供電位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Gas Water Heater Remote Control 煤氣熱水爐溫度掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	3	-	-	-
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Cabinet Light 櫃燈供電位	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Thermo Ventilator 浴室寶供電位	1	1	1	1	1	1	1	1	1	1	-	1	1	1
	Gas Water Heater Remote Control 煤氣熱水爐溫度掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3A) 第3座 (3A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Kitchen (Including Open Kitchen) 廚房 (包括開放式廚房)	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	-	1	-	-	-	-	1	-	-	-	-	-	-	-
	13A Twin Socket Outlet (With USB Port) 13安培雙位電插座 (附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	1	1	1	1	1	1	1	1	1	1	2	1	1	1
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Power Supply Point for Induction Hob 電磁爐供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Cooker Hood 抽油煙機13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Microwave Oven with Gill 燒烤微波爐供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Power Supply Point for Combi Steam Oven 蒸焗爐供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Gas Cooking Hob 氣體煮食爐供電位	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	13A Single Socket Outlet for 2 in 1 Washer & Dryer 二合一洗衣乾衣機13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet For Refrigerator 雪櫃13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Microwave Oven with Gill 燒烤微波爐開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Combi Steam Oven 蒸焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2 in 1 Washer & Dryer Connection Point (Water Inlet & Outlet) 二合一洗衣乾衣機接駁點 (來去水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	-	-	-	-	-	-	1	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3A) 第3座 (3A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Kitchen (Including Open Kitchen) 廚房 (包括開放式廚房)	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	5	2	2	2
	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet for Microwave Oven with Gill 燒烤微波爐13安培單位電插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
Study Room 閱讀室	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	1	-	-	-	-	1	-	-	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	-	1	-	-	-	-	1	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	1	-	-	-	-	1	-	-	-	-	-	-	-
	Lighting Point 燈位	-	1	-	-	-	-	1	-	-	-	-	-	-	-
Utility Room 工作間	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	Exhaust Fan Switch 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	-	-	-	-	-	-	-	1	-	-	-
Lavatory 洗手間	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	-	-	-	-	-	-	1	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3A) 第3座 (3A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Balcony & Utility Platform 露台及工作平台	Lighting Point 燈位	1	-	-	-	-	1	1	1	1	1	-	1	1	1
	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	1	-	-	-	-	1	1	1	1	1	-	1	1	1
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	1	-	-	-	-	1	1	1	1	1	-	1	1	1
Private Flat Roof 私人平台	Lighting Point 燈位	-	3	3	3	2	-	-	-	-	-	-	-	-	-
	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	-	-	1	1	-	-	-	-	-	-	-	-	-
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	-	1	1	1	1	-	-	-	-	-	-	-	-	-
	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	-	1	1	1	1	-	-	-	-	-	-	-	-	-
Common Flat Roof 公眾平台	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	1	1	-	-	-	-	-	-	-	-	-	-	-
Flat Roof 平台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	Reserved Connection Point for Lighting 預留接駁位供燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
Private Roof 私人天台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	9	9	10	6
	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	-	-	-	-	-	-	-	-	-	-	4	1	1	1
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	1	1	1	1
	Reserved Connection Point for Lighting 預留接駁位供燈位	-	-	-	-	-	-	-	-	-	-	2	1	1	1
Internal Staircase 內置樓梯	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	9	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
Stair Hood Cover 梯屋上蓋	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	-	-	-	-	-	-	-	-	-	2	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3B) 第3座 (3B)

Location 位置	Description 描述	6/F 6樓						7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓						72/F 72樓				
		A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Living Room / Dining Room 客廳 / 飯廳	Smart Lockset 電子門鎖	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1
	13A Single Socket Outlet for Wireless Alarm Button Receiver 13安培單位電插座供無線警報接收器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet (With USB Port) 13安培雙位電插座 (附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV&FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone & Data Outlet 電話及數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	5	3	4	4	4	4	5	3	4	4	4	6	3	4	4	4
	Lighting Switch 燈掣	11	12	9	11	11	11	11	12	9	11	11	11	16	9	11	11	11
	Switch for Exhaust Fan for Kitchen 廚房抽氣扇開關掣	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-
	Switch for Exhaust Fan for Bathroom 浴室抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermal Ventilator 浴室寶開關掣	-	-	1	1	1	1	-	-	1	1	1	1	-	1	1	1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	-	1	1	1	1	-	-	1	1	1	1	-	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座 (附有USB接口)	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3B) 第3座 (3B)

Location 位置	Description 描述	6/F 6樓						7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓						72/F 72樓				
		A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Master Bedroom 主人睡房	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Wireless Alarm Button Receiver 13安培單位電插座供無線警報接收器	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan for Bathroom 浴室抽氣扇開關掣	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Switch for Thermal Ventilator 浴室寶開關掣	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Switch for Gas Water Heater 煤氣熱水爐開關掣	-	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	TV&FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone & Data Outlet 電話及數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	3	3	1	1	1	1	3	3	1	1	1	1	3	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3B) 第3座 (3B)

Location 位置	Description 描述	6/F 6樓						7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓						72/F 72樓				
		A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Bedroom 睡房	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	1	1	1	1	-	-	1	1	1	1	-	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	-	-	2	2	2	2	-	-	2	2	2	2	-	2	2	2	2
	TV&FM Outlet 電視及電台插座	-	-	1	1	1	1	-	-	1	1	1	1	-	1	1	1	1
	Telephone Outlet 電話插座	-	-	1	1	1	1	-	-	1	1	1	1	-	1	1	1	1
	Lighting Switch 燈掣	-	-	1	1	1	1	-	-	1	1	1	1	-	1	1	1	1
	Lighting Point 燈位	-	-	1	1	1	1	-	-	1	1	1	1	-	1	1	1	1
Bedroom 1 睡房 1	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	2	2	-	-	-	-	2	2	-	-	-	-	2	-	-	-	-
	TV&FM Outlet 電視及電台插座	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Telephone Outlet 電話插座	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3B) 第3座 (3B)

Location 位置	Description 描述	6/F 6樓						7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓						72/F 72樓				
		A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Bedroom 2 睡房 2	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	2	2	-	-	-	-	2	2	-	-	-	-	2	-	-	-	-
	TV&FM Outlet 電視及電台插座	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Telephone Outlet 電話插座	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
Bedroom 3 睡房 3	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-
	TV&FM Outlet 電視及電台插座	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3B) 第3座 (3B)

Location 位置	Description 描述	6/F 6樓						7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓						72/F 72樓				
		A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Master Bathroom 主人浴室	13A Single Socket Outlet 13安培單位電插座	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	2	2	-	-	-	-	2	2	-	-	-	-	2	-	-	-	-
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Power Supply Point for Thermo Ventilator 浴室寶供電位	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Gas Water Heater Remote Control 煤氣熱水爐溫度掣	1	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	3	3	-	-	-	-	3	3	-	-	-	-	4	-	-	-	-
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Cabinet Light 櫃燈供電位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Thermo Ventilator 浴室寶供電位	-	-	1	1	1	1	-	-	1	1	1	1	-	1	1	1	1
	Gas Water Heater Remote Control 煤氣熱水爐溫度掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3B) 第3座 (3B)

Location 位置	Description 描述	6/F 6樓						7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓						72/F 72樓				
		A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Kitchen (Including Open Kitchen) 廚房 (包括開放式廚房)	13A Single Socket Outlet 13安培單位電插座	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-
	13A Twin Socket Outlet (With USB Port) 13安培雙位電插座 (附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Wireless Alarm Button Receiver 13安培單位電插座供無線警報接收器	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-
	Power Supply Point for Induction Hob 電磁爐供電位	-	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Cooker Hood 抽油煙機13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Microwave Oven with Gill 燒烤微波爐供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Power Supply Point for Combi Steam Oven 蒸焗爐供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket for Gas Cooking Hob 氣體煮食爐13安培單位電插座	2	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet for 2 in 1 Washer & Dryer 二合一洗衣乾衣機13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet For Refrigerator 雪櫃13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Induction Hob 電磁爐開關掣	-	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3B) 第3座 (3B)

Location 位置	Description 描述	6/F 6樓						7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓						72/F 72樓				
		A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Kitchen (Including Open Kitchen) 廚房 (包括開放式廚房)	Switch for Microwave Oven with Gill 燒烤微波爐開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Combi Steam Oven 蒸焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2 in 1 Washer & Dryer Connection Point (Water Inlet & Outlet) 二合一洗衣乾衣機接駁點 (來去水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Exhaust Fan 抽氣扇供電位	2	-	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	3	2	2	2	2	2	3	2	2	2	2	2	3	2	2	2	2
	Miniature Circuit Breakers Board 總電掣箱	-	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	13A Single Socket Outlet for Microwave Oven with Gill 燒烤微波爐13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Power Supply Point for Gas Cooking Hob 氣體煮食爐供電位	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-
Study Room 閱讀室	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	1	-	-	-	-	-	1	-	-	-	-	1	-	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	1	-	-	-	-	-	1	-	-	-	-	1	-	-
	Lighting Switch 燈掣	-	-	-	1	-	-	-	-	-	1	-	-	-	-	1	-	-
	Lighting Point 燈位	-	-	-	1	-	-	-	-	-	1	-	-	-	-	1	-	-
Store 儲物室	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3B) 第3座 (3B)

Location 位置	Description 描述	6/F 6樓						7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓						72/F 72樓				
		A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Utility Room 工作間	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	2	-	-	-	-	-	2	-	-	-	-	-	2	-	-	-	-
	Exhaust Fan Switch 抽氣扇開關掣	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-
Lavatory 洗手間	Lighting Point 燈位	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
Balcony & Utility Platform 露台及工作平台	Lighting Point 燈位	1	-	-	-	-	-	1	1	1	1	1	1	-	1	1	1	1
	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	1	-	-	-	-	-	1	1	1	1	1	1	-	1	1	1	1
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	-	-	-	-	-	-	-	2	1	1	1	1	-	1	1	1	1
Balcony 露台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 3 (3B) 第3座 (3B)

Location 位置	Description 描述	6/F 6樓						7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓						72/F 72樓				
		A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Private Flat Roof 私人平台	Lighting Point 燈位	-	2	5	4	3	4	-	-	-	-	-	-	-	-	-	-	-
	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	-	2	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-
	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	-	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-
Common Flat Roof 公眾平台	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Green Flat Roof 公眾綠化平台	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	1	1	-	1	1	-	-	-	-	-	-	-	-	-	-	-
Flat Roof 平台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Reserved Connection Point for Lighting 預留接駁位供燈位	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
Private Roof 私人天台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	10	10	12	6	7
	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	4	1	1	1	1
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
	Reserved Connection Point for Lighting 預留接駁位供燈位	-	-	-	-	-	-	-	-	-	-	-	-	2	1	1	1	1
Internal Staircase 內置樓梯	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	8	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-
	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
Stair Hood Cover 梯屋上蓋	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5A) 第5座 (5A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Living Room / Dining Room 客廳 / 飯廳	Smart Lockset 電子門鎖	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	2	1	1	1
	13A Single Socket Outlet for Wireless Alarm Button Receiver 13安培單位電插座供無線警報接收器	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet (With USB Port) 13安培雙位電插座 (附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV&FM Outlet 電視及電台插座	2	2	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	1	1
	Telephone & Data Outlet 電話及數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	4	5	3	4	4	4	5	3	4	5	5	3	4
	Lighting Switch 燈掣	11	11	11	9	11	11	11	11	9	11	14	11	9	11
	Switch for Exhaust Fan for Kitchen 廚房抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Switch for Exhaust Fan for Bathroom 浴室抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermal Ventilator 浴室寶開關掣	1	-	1	1	1	1	-	1	1	1	-	1	1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座 (附有USB接口)	-	1	-	-	-	-	1	-	-	-	1	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	-	1	-	-	-	-	1	-	-	-	1	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	-	1	1	1	1	-	1	1	1	-	1	1	1

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5A) 第5座 (5A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Master Bedroom 主人睡房	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan for Bathroom 浴室抽氣扇開關掣	-	1	-	-	-	-	1	-	-	-	1	-	-	-
	Switch for Thermal Ventilator 浴室寶開關掣	-	1	-	-	-	-	1	-	-	-	1	-	-	-
	Switch for Gas Water Heater 煤氣熱水爐開關掣	-	1	-	-	-	-	1	-	-	-	-	-	-	-
	TV&FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone & Data Outlet 電話及數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	3	1	1	1	1	3	1	1	1	3	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Wireless Alarm Button Receiver 13安培單位電插座供無線警報接收器	-	-	-	-	-	-	-	-	-	-	1	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5A) 第5座 (5A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Bedroom 睡房	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	-	1	1	1
	13A Single Socket Outlet 13安培單位電插座	2	2	2	2	2	2	2	2	2	2	-	2	2	2
	TV&FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	-	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	-	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	-	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	-	1	1	1
Bedroom 1 睡房 1	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	TV&FM Outlet 電視及電台插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
Bedroom 2 睡房 2	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	TV&FM Outlet 電視及電台插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5A) 第5座 (5A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Master Bathroom 主人浴室	13A Single Socket Outlet 13安培單位電插座	-	1	-	-	-	-	1	-	-	-	1	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	-	2	-	-	-	-	2	-	-	-	2	-	-	-
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	1	-	-	-	-	1	-	-	-	1	-	-	-
	Power Supply Point for Thermo Ventilator 浴室寶供電位	-	1	-	-	-	-	1	-	-	-	1	-	-	-
	Gas Water Heater Remote Control 煤氣熱水爐溫度掣	-	1	-	-	-	-	1	-	-	-	1	-	-	-
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	3	-	-	-	-	3	-	-	-	3	-	-	-
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Cabinet Light 櫃燈供電位	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Thermo Ventilator 浴室寶供電位	1	-	1	1	1	1	-	1	1	1	-	1	1	1
	Gas Water Heater Remote Control 煤氣熱水爐溫度掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5A) 第5座 (5A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Kitchen (Including Open Kitchen) 廚房 (包括開放式廚房)	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	-	1	-	-	-	-	1	-	-	-	-	-	-	-
	13A Twin Socket Outlet (With USB Port) 13安培雙位電插座 (附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	1	1	1	1	1	1	1	1	1	1	2	1	1	1
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Power Supply Point for Induction Hob 電磁爐供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Cooker Hood 抽油煙機13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Microwave Oven with Gill 燒烤微波爐供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Power Supply Point for Combi Steam Oven 蒸焗爐供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket for Gas Cooking Hob 氣體煮食爐13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet for 2 in 1 Washer & Dryer 二合一洗衣乾衣機13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet For Refrigerator 雪櫃13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Microwave Oven with Gill 燒烤微波爐開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Combi Steam Oven 蒸焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2 in 1 Washer & Dryer Connection Point (Water Inlet & Outlet) 二合一洗衣乾衣機接駁點 (來去水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	-	1	-	-	-	-	1	-	-	-	-	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5A) 第5座 (5A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Kitchen (Including Open Kitchen) 廚房 (包括開放式廚房)	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	5	2	2	2
	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet for Microwave Oven with Gill 燒烤微波爐13安培單位電插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Power Supply Point for Gas Cooking Hob 氣體煮食爐供電位	-	-	-	-	-	-	-	-	-	-	2	-	-	-
Study Room 閱讀室	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	1	-	-	-	-	1	-	-	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	-	1	-	-	-	-	1	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	1	-	-	-	-	1	-	-	-	-	-	-	-
	Lighting Point 燈位	-	1	-	-	-	-	1	-	-	-	-	-	-	-
Utility Room 工作間	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	Exhaust Fan Switch 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	-	-	-	-	-	-	-	1	-	-	-
Lavatory 洗手間	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	-	-	-	-	-	-	1	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5A) 第5座 (5A)

Location 位置	Description 描述	6/F 6樓					7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓					72/F 72樓			
		A	B	C	D	E	A	B	C	D	E	A	C	D	E
Balcony & Utility Platform 露台及工作平台	Lighting Point 燈位	1	-	-	-	-	1	1	1	1	1	-	1	1	1
	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	1	-	-	-	-	1	1	1	1	1	-	1	1	1
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	1	-	-	-	-	1	2	1	1	1	-	1	1	1
Private Flat Roof 私人平台	Lighting Point 燈位	-	3	4	3	2	-	-	-	-	-	-	-	-	-
	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	-	-	1	1	-	-	-	-	-	-	-	-	-
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	-	2	1	1	1	-	-	-	-	-	-	-	-	-
	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	-	1	1	1	1	-	-	-	-	-	-	-	-	-
Flat Roof 平台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	Reserved Connection Point for Lighting 預留接駁位供燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-
Common Flat Roof 公眾平台	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	1	1	-	-	-	-	-	-	-	-	-	-	-
Private Roof 私人天台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	11	10	10	8
	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	-	-	-	-	-	-	-	-	-	-	4	1	1	1
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	1	1	1	1
	Reserved Connection Point for Lighting 預留接駁位供燈位	-	-	-	-	-	-	-	-	-	-	2	1	1	1
Internal Staircase 內置樓梯	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	9	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	2	-	-	-
	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-
Stair Hood Cover 梯屋上蓋	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	-	-	-	-	-	-	-	-	-	2	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5B) 第5座 (5B)

Location 位置	Description 描述	6/F 6樓							7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓							72/F 72樓					
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	C	D	E	F	G
Living Room / Dining Room 客廳 / 飯廳	Smart Lockset 電子門鎖	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	2	1	1	1	1	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1
	13A Single Socket Outlet for Wireless Alarm Button Receiver 13安培單位電插座供無線警報接收器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet (With USB Port) 13安培雙位電插座 (附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV&FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone & Data Outlet 電話及數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	5	5	4	3	5	3	4	5	5	4	3	5	3	4	5	4	3	5	3	4
	Lighting Switch 燈掣	13	13	11	9	11	9	11	13	13	11	9	11	9	11	13	11	9	11	9	11
	Switch for Exhaust Fan for Kitchen 廚房抽氣扇開關掣	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Switch for Exhaust Fan for Bathroom 浴室抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermal Ventilator 浴室寶開關掣	-	-	1	1	1	1	1	-	-	1	1	1	1	1	-	1	1	1	1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet (With USB Port) 13安培單位電插座 (附有USB接口)	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	-	-	1	1	1	1	1	-	-	1	1	1	1	1	-	1	1	1	1	1

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5B) 第5座 (5B)

Location 位置	Description 描述	6/F 6樓							7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓							72/F 72樓					
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	C	D	E	F	G
Master Bedroom 主人睡房	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Wireless Alarm Button Receiver 13安培單位電插座供無線警報接收器	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan for Bathroom 浴室抽氣扇開關掣	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Switch for Thermal Ventilator 浴室寶開關掣	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	TV&FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone & Data Outlet 電話及數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	3	3	1	1	1	1	1	3	3	1	1	1	1	1	3	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5B) 第5座 (5B)

Location 位置	Description 描述	6/F 6樓							7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓							72/F 72樓					
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	C	D	E	F	G
Bedroom 睡房	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	1	-	1	-	1	-	-	1	-	1	-	1	-	1	-	1	-	1
	13A Single Socket Outlet 13安培單位電插座	-	-	2	-	2	-	2	-	-	2	-	2	-	2	-	2	-	2	-	2
	TV&FM Outlet 電視及電台插座	-	-	1	-	1	-	1	-	-	1	-	1	-	1	-	1	-	1	-	1
	Telephone Outlet 電話插座	-	-	1	-	1	-	1	-	-	1	-	1	-	1	-	1	-	1	-	1
	Lighting Switch 燈掣	-	-	1	-	1	-	1	-	-	1	-	1	-	1	-	1	-	1	-	1
	Lighting Point 燈位	-	-	1	-	1	-	1	-	-	1	-	1	-	1	-	1	-	1	-	1
Bedroom 1 睡房 1	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	2	2	-	-	-	-	-	2	2	-	-	-	-	-	2	-	-	-	-	-
	TV&FM Outlet 電視及電台插座	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Telephone Outlet 電話插座	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Lighting Switch 燈掣	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
Bedroom 2 睡房 2	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	2	2	-	-	-	-	-	2	2	-	-	-	-	-	2	-	-	-	-	-
	TV&FM Outlet 電視及電台插座	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Telephone Outlet 電話插座	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Lighting Switch 燈掣	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5B) 第5座 (5B)

Location 位置	Description 描述	6/F 6樓							7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓							72/F 72樓					
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	C	D	E	F	G
Bedroom 3 睡房 3	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-
	TV&FM Outlet 電視及電台插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Switch for Exhaust Fan for Bathroom 浴室抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Study Room 閱讀室	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5B) 第5座 (5B)

Location 位置	Description 描述	6/F 6樓							7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓							72/F 72樓					
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	C	D	E	F	G
Master Bathroom 主人浴室	13A Single Socket Outlet 13安培單位電插座	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	2	2	-	-	-	-	-	2	2	-	-	-	-	-	2	-	-	-	-	-
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Power Supply Point for Thermo Ventilator 浴室寶供電位	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Gas Water Heater Remote Control 煤氣熱水爐溫度掣	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位	3	3	-	-	-	-	-	3	3	-	-	-	-	-	6	-	-	-	-	-
Bathroom 浴室	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1
	Power Supply Point for Cabinet Light 櫃燈供電位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	-	2	2	2	2	2
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1
	Power Supply Point for Thermo Ventilator 浴室寶供電位	-	-	1	1	1	1	1	-	-	1	1	1	1	1	-	1	1	1	1	1
	Gas Water Heater Remote Control 煤氣熱水爐溫度掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	-	3	3	3	3	3

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5B) 第5座 (5B)

Location 位置	Description 描述	6/F 6樓							7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓							72/F 72樓					
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	C	D	E	F	G
Bathroom 1 浴室 1	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Power Supply Point for Thermo Ventilator 浴室寶供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gas Water Heater Remote Control 煤氣熱水爐溫度掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-
Bathroom 2 浴室 2	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Power Supply Point for Thermo Ventilator 浴室寶供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gas Water Heater Remote Control 煤氣熱水爐溫度掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5B) 第5座 (5B)

Location 位置	Description 描述	6/F 6樓							7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓							72/F 72樓					
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	C	D	E	F	G
Kitchen (Including Open Kitchen) 廚房 (包括開放式廚房)	13A Single Socket Outlet 13安培單位電插座	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	13A Twin Socket Outlet (With USB Port) 13安培雙位電插座 (附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Wireless Alarm Button Receiver 13安培單位電插座供無線警報接收器	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Power Supply Point for Cabinet Light 櫃燈供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	1	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-
	Power Supply Point for Induction Hob 電磁爐供電位	1	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Cooker Hood 抽油煙機13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Microwave Oven with Gill 燒烤微波爐供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Power Supply Point for Combi Steam Oven 蒸焗爐供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket for Gas Cooking Hob 氣體煮食爐13安培單位電插座	2	2	-	-	-	-	-	2	2	-	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet for 2 in 1 Washer & Dryer 二合一洗衣乾衣機13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet For Refrigerator 雪櫃13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Induction Hob 電磁爐開關掣	1	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1
	Switch for Microwave Oven with Gill 燒烤微波爐開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5B) 第5座 (5B)

Location 位置	Description 描述	6/F 6樓							7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓							72/F 72樓					
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	C	D	E	F	G
Kitchen (Including Open Kitchen) 廚房 (包括開放式廚房)	Switch for Combi Steam Oven 蒸焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2 in 1 Washer & Dryer Connection Point (Water Inlet & Outlet) 二合一洗衣乾衣機接駁點 (來去水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	2	-	-	-	-	-	1	2	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位	3	3	2	2	2	2	2	3	3	2	2	2	2	2	5	2	2	2	2	2
	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	13A Single Socket Outlet for Microwave Oven with Gill 燒烤微波爐13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Power Supply Point for Gas Cooking Hob 氣體煮食爐供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-
Utility Room 工作間	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Lighting Switch 燈掣	2	2	-	-	-	-	-	2	2	-	-	-	-	-	2	-	-	-	-	-
	Exhaust Fan Switch 抽氣扇開關掣	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
Lavatory 洗手間	Lighting Point 燈位	1	1	-	-	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	-
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
Balcony & Utility Platform 露台及工作平台	Lighting Point 燈位	1	-	-	-	-	-	-	1	1	1	1	1	1	1	-	1	1	1	1	1
	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	1	-	-	-	-	-	-	1	1	1	1	1	1	1	-	1	1	1	1	1
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	-	-	-	-	-	-	-	-	-	1	1	1	1	1	-	1	1	1	1	1

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Tower 5 (5B) 第5座 (5B)

Location 位置	Description 描述	6/F 6樓							7/F-12/F, 15/F-22/F, 25/F-33/F, 35/F-43/F, 45/F-51/F, 55/F-57/F, 59/F-63/F & 65/F-71/F 7樓至12樓、15樓至22樓、25樓至33樓、35樓至43樓、45樓至51樓、55樓至57樓、59樓至63樓及65樓至71樓							72/F 72樓					
		A	B	C	D	E	F	G	A	B	C	D	E	F	G	A	C	D	E	F	G
Private Flat Roof 私人平台	Lighting Point 燈位	-	2	2	3	2	3	3	-	-	-	-	-	-	-	-	-	-	-	-	-
	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Power Supply Point for Gas Water Heater 煤氣熱水爐供電位	-	-	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	-	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
Flat Roof 平台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-
	Reserved Connection Point for Lighting 預留接駁位供燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-
Common Green Flat Roof 公眾綠化平台	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	1	1	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Flat Roof 公眾平台	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Roof 私人天台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	12	6	7	6	8
	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-
	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	1	1	1	1	1
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1
	Reserved Connection Point for Lighting 預留接駁位供燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	1	1	1	1	1
Internal Staircase 內置樓梯	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	-	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-
	Switch for Indoor Air-conditioner Unit 室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Stair Hood Cover 梯屋上蓋	Weatherproof Isolator for Outdoor Air-conditioner Unit 室外冷氣機防水刀掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-

Note:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit. "-" denotes "not provided" or "not applicable".
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
3. 13/F, 14/F, 24/F, 34/F, 44/F, 53/F, 54/F, 58/F and 64/F are omitted. 23/F and 52/F are refuge floors.

備註:

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。符號"-"表示"不提供"或"不適用"。
2. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
3. 不設13樓、14樓、24樓、34樓、44樓、53樓、54樓、58樓及64樓。23樓及52樓為庇護層。

24 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。

25 GOVERNMENT RENT
地稅

The Owner is liable for the government rent of the specified residential property up to and including the date of completion of the sale and purchase of that specified residential property.

擁有人有法律責任繳付指明住宅物業直至該指明住宅物業買賣完成日（包括該日）為止之地稅。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Owner for the deposits for water, electricity and gas.

On that delivery, the purchaser is not liable to pay to the Owner a debris removal fee.

Note: On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Owner) of the Phase under the Principal Deed of Mutual Covenant and Management Agreement, and where the Owner has paid the debris removal fee, the purchaser shall reimburse the Owner for the same.

在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

在交付時，買方不須向擁有人支付清理廢料的費用。

備註：在交付時，買方須根據主公共契約及管理協議向期數的管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

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

凡任何指明住宅物業或於相關買賣合約列出之裝設於該物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

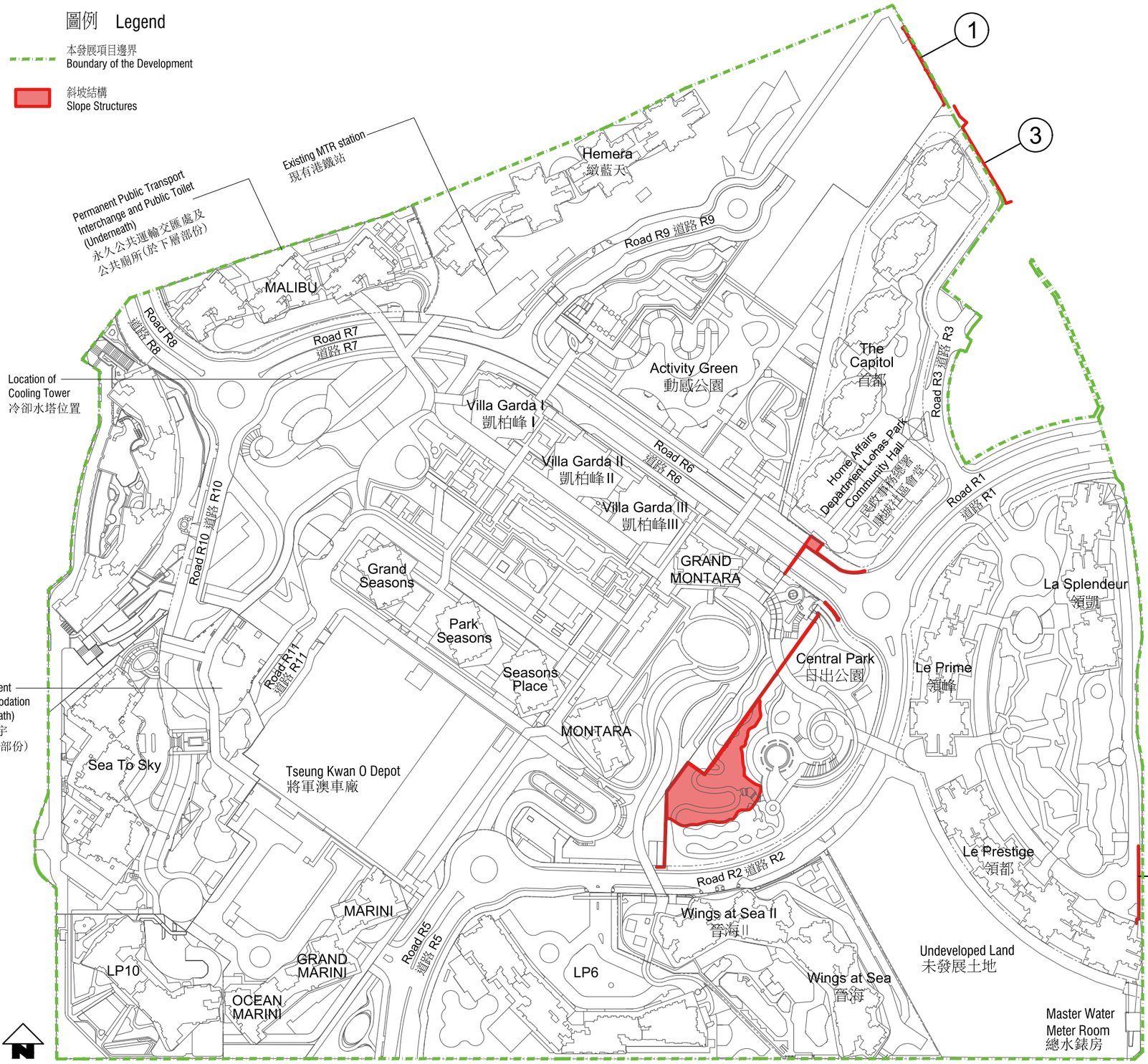
28 MAINTENANCE OF SLOPES
斜坡維修

1. The Land Grant requires the owners of the residential properties in the Phase to maintain the slope at their own costs.
2. Special Condition No.(68)(a) of the Land Grant stipulates that "Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purposes, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby 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."
3. Each of the owners is obliged to contribute towards the costs of the maintenance work. Clause 16 of Section E of the Principal Deed of Mutual Covenant and Management Agreement dated 16th June 2009 registered in the Land Registry by Memorial No.09062303030203 ("the PDMC") stipulates that "(a) The Owners shall at their own expense, maintain, repair and carry out such works as are necessary in relation to any slopes, retaining walls, supports, foundations, drainage works or other structures within or outside the Land (collectively "slope structures"), including but not limited to those slope structures more particularly identified on the Slope Plan I and Slope Plan II annexed to this Deed and those slope structures to be more particularly identified on the slope plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, for the purpose of complying with the provisions of the Government Grant and "Geoguide 5-Guide to Slope Maintenance" issued by the Geotechnical Engineering Office of the Civil Engineering and Development Department (as amended or substituted from time to time) and the maintenance manual for the slope structures ("slope maintenance manual") prepared in accordance with Geoguide 5 Provided that if any of the slope structures is situated within or abutting on a Phase or Phases or the Station Complex, only the Owners of Units in that Phase or the relevant Phases or the Owner of the Station Complex (as the case may be) shall at their own expense be responsible for maintaining, repairing and carrying out works in respect of such slope structures in accordance with this Clause. Notwithstanding the proviso above, the cost of maintaining, repairing and carrying out works in respect of the slope structures within the Green Hatched Black Area as defined in Special Condition (8)(b)(iii) of the Government Grant and more particularly identified on Slope Plan II annexed to this Deed shall be borne by and apportioned between MTR as Owner of the Station Complex and the Owners of the part(s) of the Non-Station Development which has/have been completed for the time being pursuant to Clause 8(e) of this Section but subject to Clause 9 of this Section. (b) The Owner of the Station Complex shall at its own expense be solely responsible for maintaining, repairing and carrying out works in respect of the slope structures within or abutting on the Station Complex and more particularly identified on Slope Plan I annexed to this Deed."
4. Under the PDMC, the manager of the Development has the owners' authority to carry out the maintenance work. Clause 1(b)(xv) of Section I of the PDMC stipulates that the Manager shall have the powers and duties "To engage suitable qualified personnel to inspect maintain and repair the slope structures which are required to be maintained by the Owners of the Land pursuant to the provisions of the Government Grant and in accordance with "Geoguide 5 - Guide to Slope Maintenance" published by the Geotechnical Engineering Office of the Civil Engineering and Development Department as amended or replaced from time to time, the slope maintenance manual and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of the slope structures Provided that the aforesaid right of the Manager may also be exercised by the Owners Corporation Provided further that the Manager shall not be personally liable for carrying out any such requirements of the Government Grant which shall remain the responsibility of the Owners of the Land or the relevant Phase(s) or the Station Complex (as the case may be) if having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all the relevant Owners."
5. The slope structures within or outside the land on which the Phase is situated, including those delineated in Slope Plan I and Slope Plan II annexed to the PDMC referred to in paragraph 3 above, are for identification purpose only shown in the plan below of this section.

28 MAINTENANCE OF SLOPES
斜坡維修

1. 批地文件規定，期數中的住宅物業的擁有人須自費維修斜坡。
2. 批地文件的第(68)(a)條批地特別條款規定 “如該地段或任何「政府」官地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等「批地條款」等規定「承批人」執行的其他工程，不論事前是否獲「署長」書面同意，「承批人」亦須於當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰「政府」官地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。「承批人」應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其維修充足及狀態良好，令「署長」滿意。”
3. 每名擁有人均須分擔維修工程的費用。2009年6月16日於土地註冊處註冊為「註冊摘要」第09062303030203號之主公共契約及管理協議（「主公契」）第E節第16條規定 “(a)業主必須自費保養、維修及進行與該土地以內或以外的任何斜坡、護土牆、承托物、地基、排水工程或其他構築物(統稱“斜坡構築物”)相關的必要的工程，包括但不限於該等特別顯示於附加在本公契的斜坡圖則I及斜坡圖則II內的斜坡構築物及該等特別顯示於附加在任何副公契或副副公契的斜坡圖則內的斜坡構築物，以遵守批地文件的條文及符合由土木工程署的土力工程處出具的岩土指南第五冊—斜坡維修指南(包括不時的修訂及替代)及按照岩土指南第五冊編製的斜坡維修手冊(“斜坡維修手冊”)。如任何斜坡構築物是位於或鄰接任何一期期數或多期期數或車站綜合樓，只有該一期或多期期數或車站綜合樓的業主須自費負責保養、維修及進行根據本條文所需的工程。儘管上文所述，用於保養、維修及進行於綠色間黑斜線範圍(釋義以批地文件第(8)(b)(iii)條批地特別條款為準，並特別顯示於本公契的斜坡圖則II)內的斜坡構築物的工程費用，將由作為車站綜合樓業主的香港鐵路有限公司及完成的非車站發展項目的業主根據本節第8(e)條(但限制於本節第9條)承擔及分攤。(b)車站綜合樓業主必須自費及獨自負責保養、維修及進行於車站綜合樓或鄰接車站綜合樓並特別顯示於本公契附加的斜坡圖則I內的斜坡構築物的工程。”
4. 根據主公契，發展項目的管理人獲擁有人授權進行維修工程。主公契第I節第1(b)(xv)條規定，管理人有權力及責任 “聘請適當及合資格人員檢查、保養及維修根據批地文件要求該土地業主需要負責保養的斜坡構築物，以符合由土木工程署的土力工程處出具的岩土指南第五冊—斜坡維修指南(包括不時的修訂及替代)，斜坡維修手冊及由相關政府部門不時出具的有關斜坡構築物的所有指南。上述管理人的權利可以由業主立案法團行使。再者，如果管理人在盡了合理的努力後仍未能向所有有關業主收取所須工程的相關費用，管理人無須就任何為符合批地文件要求而進行之事宜負上個人責任，相關責任仍由該土地或有關期數或車站綜合樓的業主負責(視乎情況而定)。”
5. 在期數所位於的土地之內或之外的斜坡構築物，包括在上文第3段所述的在附加於主公契的斜坡圖則I及斜坡圖則II顯示的斜坡構築物，均顯示於本節下文的圖則，僅供識別用途。

28 MAINTENANCE OF SLOPES
斜坡維修



Remarks :

(1) Under the PDMC, the costs of the maintenance work for the slope structures as shown in the Plan shall be borne by the owner of Site M.

(2) Under the PDMC and the Sub-Deed of Mutual Covenant and Management Agreement of Site AB, the costs of the maintenance work for the slope structures as shown in the Plan shall be borne by the owners of Site AB.

(3) The slope structures delineated in Slope Plan II annexed to the PDMC referred to in paragraph 3 above (as shown in the plan) have been re-delivered to The Government of HKSAR. The Highways Department shall be responsible for the maintenance work of the same.

註

(1) 根據主公契規定，在圖則中所顯示的斜坡構築物的維修工程費用由地盤M業主承擔。

(2) 根據主公契及地盤 AB 的副公共契約及管理協議規定，在圖則中所顯示的斜坡構築物的維修工程費用由地盤 AB 的業主承擔。

(3) 在上文第3段所述的在附加於主公契的斜坡圖則 II 顯示的斜坡構築物 (在圖則中顯示)已交還予香港特別行政區政府，該斜坡構築物的維修工程由路政署負責。

29 MODIFICATION
修訂

There is no on-going application to the Government for modification of the Land Grant.

現時沒有向政府提出申請修訂「批地文件」。

30 RELEVANT INFORMATION
有關資料

Not applicable

不適用

31 WEBSITE OF THE PHASE
期數之互聯網網站

The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

www.lamirabelle.hk/LM2

賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站的網址：

www.lamirabelle.hk/LM2

32 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
獲寬免總樓面面積的設施分項

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

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

			Area (m^2) 面積（平方米）
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第 23(3)(b) 條不計算的總樓面面積			
1(*)	Carpark and loading / unloading area excluding public transport terminus	停車場及上落客貨地方（公共交通總站除外）	12746.880
2	**Plant rooms and similar services**	**機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《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	1118.526
2.2(*)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	所佔面積不受任何《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	6506.830
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	非強制性或非必要機房，例如空調機房、送風櫃房等	15.047
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施			
3	Balcony	露台	1343.576
4	Wider common corridor and lift lobby	加闊的公用走廊及升降機大堂	138.656
5	Communal sky garden	公用空中花園	N/A 不適用
6	Acoustic fin	隔聲鰭	N/A 不適用
7	Wing wall, wind catcher and funnel	翼牆、捕風器及風斗	N/A 不適用
8	Non-structural prefabricated external wall	非結構預製外牆	469.575
9	Utility platform	工作平台	974.250
10	Noise barrier	隔音屏障	N/A 不適用

32 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

Amenity Features 適意設施			
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and Owners' Corporation Office	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、警衛室和廁所，以及業主立案法團辦事處	258.930
12	Residential Recreational facilites including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities	住宅康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	3638.452
13	Covered landscaped and play area	有蓋園景區及遊樂場地	2272.705
14	Horizontal screens/covered walkway and trellis	橫向屏障/ 有蓋人行道及花棚	64.128
15	Larger lift shaft	擴大升降機槽	2290.948
16	Chimney shaft	煙囪管道	N/A 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	N/A 不適用
18(*)	Pipe duct, air duct for mandatory feature or essential plant room	強制性設施或必要機房所需的管槽、氣槽及垂直立管	3411.957
19	Pipe duct, air duct for non-mandatory or non-essential plant room	非強制性設施或非必要機房所需的管槽及氣槽	N/A 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	環保系統及設施所需的機房、管槽及氣槽	N/A 不適用
21	Void in duplex domestic flat and house	複式住宅單位及洋房的中空空間	N/A 不適用
22	Sunshade and reflector	遮陽蓬及反光罩	N/A 不適用
23(*)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	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	N/A 不適用
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	《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	N/A 不適用
Other Exempted Items 其他項目			
25(*)	Refuge floor including refuge floor cum sky garden	庇護層，包括庇護層兼空中花園	N/A 不適用
26	Covered area under large projecting / overhanging feature	大型伸出/ 外懸設施下的有蓋地方	N/A 不適用
27	Public transport terminus	公共交通總站	N/A 不適用
28(*)	Party structure and common staircase	共用構建物及公用樓梯	N/A 不適用
29(*)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	N/A 不適用
30	Public passage	公眾通道	N/A 不適用
31	Covered set back area	有蓋的後移部分	N/A 不適用

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Bonus GFA 額外總樓面面積			
32	Bonus GFA	額外總樓面面積	N/A 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8 號) 提供的額外環保設施			
33	Buildings adopting Modular Integrated Construction	採用「組裝合成」建築法的樓宇	N/A 不適用

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

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

Environmental Assessment of the Building
建築物的環境評估

Green Building Certification

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

Provisional
GOLD

PROVISIONAL GOLD NB V2.0 2023 HKGBC BEAM Plus

Application no.: PAG0160/24

綠色建築認證

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

暫定評級
金級

暫定 金級 NB V2.0 2023 HKGBC 綠建環評

申請編號: PAG0160/24

32 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

Estimated Energy Performance or Consumption for the Common Parts of the Phase
期數的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Phase as submitted to the Building Authority prior to the printing of the sales brochure:
於印製售樓說明書前呈交予建築事務監督期數的公用部份的預計能量表現或消耗的最近期資料：

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施：-	1. High Coefficient of Performance (COP) A/C units 高效能空調機組 2. High Efficient Luminaires for Carpark, Boh and Plant Rooms 高效燈具用於停車場、後勤用地及機房

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)
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)：-

Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building (Note 2) 基準樓宇(註腳2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳3)的部份	19404.972	43.030	0	31.845	0

Part III: The following installation(s) is / are* designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分:以下裝置乃按機電工程署公布的相關實務守則設計：-			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

32 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

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.

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。

33 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT
地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

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

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

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

4. The purchaser who has signed an ASP has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Phase as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

5. (I) The restriction on the minimum number of residential units (as referred to in Special Condition No (16)(b)(i)(xi)(I) of the Land Grant) in Phase XIII (including Phase XIIIA and Phase XIIIB): 1,667

(II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.

(III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement ("SDMC") stipulates that:

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

(b) The Manager shall deposit in the management office of Phase XIII the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase XIII free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase XIII.

(Remark: Phase XIIIA forms part of Phase XIII)

(IV) The total number of residential units provided in the Phase: 1,284

6. Information relating to the Yellow Area (as referred to in Special Condition No.(7) of the Land Grant), the Green Stippled Black Area and the Green Area (as respectively referred to in Special Condition No.(8)(b)(i)(I) and (8)(b)(i)(II) of the Land Grant), the Green Hatched Black Stippled Black Area (as referred to in Special Condition No.(8)(b)(ii) of the Land Grant), the Green Hatched Black Area (as referred to in Special Condition No.(8)(b)(iii) of the Land Grant), the Green Cross-hatched Black Area (as referred to in Special Condition No.(8)(b)(iv) of the Land Grant), the Public Open Space (as referred to in Special Condition No.(52)(a)(ii) of the Land Grant), the Future Footbridge Associated Structures (as referred to in Special Condition No.(53)(a)(i) of the Land Grant), the pedestrian walkway (as referred to in Special Condition No.(53)(b)(iv) of the Land Grant), the Covered Footbridge (as referred to in Special Condition No.(54) of the Land Grant), the Internal Transport System (as referred to in Special Condition No.(60) of the Land Grant), the Brown Area (as referred to in Special Condition No.(99) of the Land Grant) and the Yellow Hatched Black Area (as referred to in Special Condition No.(100) of the Land Grant):

Please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this sales brochure.

7. Information relating to the Area (as referred to in Special Condition No.(16)(b)(i)(xi)(VIII) of the Land Grant) and the Area Confirmation Date (as referred to in Special Condition No.(16)(b)(i)(xi)(VIII) of the Land Grant):

(I) Please refer to the section "Summary of Land Grant" of this sales brochure.

(II) Definition of the "Area" under the form of SDMC:

means the Reserved Areas (as defined in the Principal Deed) situated within Site KL, which is also defined as “the Area” in Special Condition No.(16)(b)(i)(xi)(VIII) of the Government Grant, reserved for the purpose of the possible future expansion of the Station Complex (as defined in the Principal Deed) and construction of tunnels and pedestrian entrances in respect of the extension of the existing Mass Transit Railway network; and the Area is for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Red.

(III) Definition of the "Area Confirmation Date" under the form of SDMC:

means the Area Confirmation Date as defined in Special Condition No.(16)(b)(i)(xi)(VIII) of the Government Grant.

(IV) Clause 4 of Part II of the Second Schedule to the form of SDMC stipulates that:

Prior to the Area Confirmation Date, full right and liberty for the Owners of Site H and Site I for the time being, their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) with or without vehicles to go, pass and repass over and along and upon and use the part of the Area serving as emergency vehicular access for all purposes connected with the proper use and enjoyment of their Units.

8. Information relating to the Internal Transport System (as referred to in Clause 2 of Part II of the Second Schedule to the form of SDMC), the Public Open Space (as referred to in Cluase 3 of Part II of the Second Schedule to the form of SDMC) and the Area (as referred to in Clause 4 of Part II of the Second Schedule to the form of SDMC):

(I) Please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this sales brochure.

(II) Definition of the "Area" under the form of SDMC:

means the Reserved Areas (as defined in the Principal Deed) situated within Site KL, which is also defined as “the Area” in Special Condition No.(16)(b)(i)(xi)(VIII) of the Government Grant, reserved for the purpose of the possible future expansion of the Station Complex (as defined in the Principal Deed) and construction of tunnels and pedestrian entrances in respect of the extension of the existing Mass Transit Railway network; and the Area is for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Red.

(III) Clause 4 of Part II of the Second Schedule to the form of SDMC stipulates that:

Prior to the Area Confirmation Date, full right and liberty for the Owners of Site H and Site I for the time being, their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) with or without vehicles to go, pass and repass over and along and upon and use the part of the Area serving as emergency vehicular access for all purposes connected with the proper use and enjoyment of their Units.

33 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT
地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

1. 買方須於正式買賣合約（「買賣合約」）下與香港鐵路有限公司（「賣方」）約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益，或訂立任何有關上述提名、轉售或轉移權益之協議。

2. 若賣方應買賣合約下買方要求同意（同意與否賣方有酌情權決定）取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方繳付或補還（視屬何情況而定）所有與取消買賣合約有關之法律費用、收費及開銷（包括任何印花稅）。

3. 賣方將會或已經（視屬何情況而定）支付所有有關發展項目正在其上興建之土地於批地文件日期起計至相關買方轉讓契日期（包括該日）期間之未付地稅。

4. 已簽署買賣合約之買方，如已支付不多於港幣 $100 之象徵式費用（按每次要求計），有權獲取（而當其要求時將獲提供）以下資料之最新紀錄印本：完成期數的總建築費用及總專業費用及截至作出該要求當月前之公曆月份完結時已支出和繳付之總建築費用及總專業費用。

5. (I) 批地文件第 (16)(b)(i)(xi)(I) 條特別條款中對於第 XIII 期（包括第 XIIIA 期及第 XIIIB 期）中住宅單位的最少數目的限制: 1,667

(II) 批地文件第 (16)(k) 條特別條款規定，除非獲地政總署署長（「署長」）事先書面同意，承批人不得進行或准許或容許與現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的任何住宅單位有關的任何工程（包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可由任何現已或將會建於地盤 C1、地盤 C2、地盤 D、地盤 G、地盤 H、地盤 I、地盤 J、地盤 KL、地盤 N 及地盤 O 的毗連或鄰近住宅單位進入。對於甚麼構成可使一個單位可由內部連接及可由任何毗連的或鄰近住宅單位進入之工程，署長之決定應為最終並對承批人有約束力。

(III) 已批核的副公共契約及管理協議（「副公契」）中第三附錄第 15 條規定：

(a) 除非得到地政總署署長或不時替代地政總署署長的其他政府機關之預先書面同意（地政總署署長或其不時替代政府機關有絕對酌情權去給予或拒絕給予該等同意，而地政總署署長或其不時替代政府機關一旦給予該等同意，有絕對權力去提出任何條款及條件（包括徵收費用）），任何業主均不可進行或准許或容許任何有關任何第 XIII 期住宅單位的工程（包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構）而引致該第 XIII 期住宅單位可內部連接及進入任何毗鄰的或鄰近的第 XIII 期住宅單位。

(b) 經理人須於第 XIII 期管理辦公室存放關於本附錄第 15(a) 條所述的地政總署署長或不時替代地政總署署長的其他政府機關的同意的資料紀錄，以供所有第 XIII 期業主免費查閱。任何第 XIII 期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第 XIII 期之特別基金。

（備註：第 XIIIA 期屬第 XIII 期一部分）

(IV) 期數所提供的住宅單位總數：1,284

6. 有關以下的資料：批地文件第 (7) 條特別條款提及的「黃色範圍」、批地文件第 (8)(b)(i)(I) 條特別條款及第 (8)(b)(i)(II) 條特別條款分別提及的「綠色加黑點範圍」及「綠色範圍」、批地文件第 (8)(b)(ii) 條特別條款提及的「綠色間黑斜線加黑點範圍」、批地文件第 (8)(b)(iii) 條特別條款提及的「綠色間黑斜線範圍」、批地文件第 (8)(b)(iv) 條特別條款提及的「綠色間黑十字線範圍」、批地文件第 (52)(a)(ii) 條特別條款提及的「公眾休憩用地」、批地文件第 (53)(a)(i) 條特別條款提及的「擬建行人天橋相關結構」、批地文件第 (53)(b)(iv) 條特別條款提及的「行人道」、批地文件第 (54) 條特別條款提及的「有蓋行人天橋」、批地文件第 (60) 條特別條款提及的「內部交通系統」、批地文件第 (99) 條特別條款提及的「棕色範圍」及批地文件第 (100) 條特別條款提及的「黃色間黑斜線範圍」：

請參閱本售樓說明書中「批地文件的摘要」一節及「公共設施及公眾休憩用地的資料」一節。

7. 有關「該範圍」（如「批地文件」特別條件第(16)(b)(i)(xi)(VIII)條所述）及「該範圍確認期」（如「批地文件」特別條件第(16)(b)(i)(xi)(VIII)條所述）相關之資料：

(I) 請參閱本售樓說明書中「批地文件的摘要」一節。

(II) 在「副公契」下「該範圍」的定義：

指位於地盤KL內的「專用地方」（定義以「主公契」所訂為準），亦即「政府批地文件」特別條件第(16)(b)(i)(xi)(VIII)條中所定義的「該範圍」，預留作日後可能擴建「車站綜合大樓」（定義以「主公契」所訂為準）及興建隧道及行人出入口，以擴展現有地下鐵路網絡。「該範圍」現於「副公契」所夾附的公用地方圖則以紅色顯示，僅供識別。

(III) 在「副公契」下「該範圍確認期」的定義：

指「政府批地文件」特別條件第(16)(b)(i)(xi)(VIII)條中所定義的「該範圍確認期」。

(IV) 「副公契」第二附錄第II部分第4條規定：

在「該範圍確認期」之前，地盤 H 及地盤 I 的業主、其傭工、代理、受許可人、租客及合法佔用人均有全權和自由權（與所有其他享有同等權利之人等共享）（不論駕車與否））通行、進出、往返及使用「該範圍」的部分區域作為緊急救援車輛通道，以作關乎完善使用及享用其「單位」之所有用途。

8. 有關「內部交通系統」（如「副公契」第二附錄第II部分第2條所述）、「公眾休憩用地」（如「副公契」第二附錄第II部分第3條所述）及「該範圍」（如「副公契」第二附錄第II部分第4條所述）的資料：

(I) 請參閱本售樓說明書中「批地文件的摘要」一節及「公共設施及公眾休憩用地的資料」一節。

(II) 在 「副公契」下「該範圍」的定義：

指位於地盤KL內的「專用地方」（定義以「主公契」所訂為準），亦即「政府批地文件」特別條件第(16)(b)(i)(xi)(VIII)條中所定義的「該範圍」，預留作日後可能擴建「車站綜合大樓」（定義以「主公契」所訂為準）及興建隧道及行人出入口，以擴展現有地下鐵路網絡。「該範圍」現於「副公契」所夾附的公用地方圖則以紅色顯示，僅供識別。

(III) 「副公契」第二附錄第II部分第4條規定：

在「該範圍確認期」之前，地盤 H 及地盤 I 的業主、其傭工、代理、受許可人、租客及合法佔用人均有全權和自由權（與所有其他享有同等權利之人等共享）（不論駕車與否））通行、進出、往返及使用「該範圍」的部分區域作為緊急救援車輛通道，以作關乎完善使用及享用其「單位」之所有用途。

34 DATE OF PRINTING OF SALES BROCHURE
售樓說明書印製日期

Date of printing of Sales Brochure: 10 July 2026

售樓說明書印製日期：2026年7月10日

35 POSSIBLE FUTURE CHANGES
日後可能出現改變

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。