



售樓說明書  
SALES BROCHURE





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RESIDENCE

# 1 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](http://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<sup>1</sup> 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.

<sup>1</sup> 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.

<sup>2</sup> 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.

- 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<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

#### 5. Sales brochure

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

inside or outside the development, and the location of the public open space or public facilities; and

- whether individual owners have responsibility to maintain slopes.

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

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

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

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

#### 8. Register of Transactions

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

#### 9. Agreement for sale and purchase

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

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

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

#### 11. Appointment of estate agent

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



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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<sup>3</sup> 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.

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

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

### FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

#### 16. Vendor's information form

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

#### 17. Viewing of property

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

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

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

Other useful contacts:

<b>Consumer Council</b>	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611

<b>Estate Agents Authority</b>	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596

<b>Real Estate Developers Association of Hong Kong</b>	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority  
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# 1 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](http://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<sup>1</sup>。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第 621 章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸<sup>2</sup>。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。

<sup>1</sup> 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。

<sup>2</sup> 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。

#### 5. 售樓說明書

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

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

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



# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

- 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](http://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<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

<sup>3</sup> 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。

# 1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

- 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

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

### NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT

29 Ko Chiu Road\*

\*The provisional street number is subject to confirmation when the Development is completed.

### TOTAL NUMBER OF STOREYS OF EACH MULTI-UNIT BUILDING

Tower 1: 37 storeys

Tower 2: 37 storeys

(The above number of storeys excludes B2/F, B1/F, transfer plate, roof, upper roof and top roof.)

### FLOOR NUMBERING IN EACH MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT

Tower 1: B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-41/F.

Tower 2: B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-41/F.

### OMITTED FLOOR NUMBERS IN EACH MULTI-UNIT BUILDING IN WHICH THE FLOOR NUMBERING IS NOT IN CONSECUTIVE ORDER

Tower 1 and Tower 2: 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

### REFUGE FLOORS (IF ANY) OF EACH MULTI-UNIT BUILDING

Roof

### THE DEVELOPMENT IS A COMPLETED DEVELOPMENT PENDING COMPLIANCE

1. The estimated material date for the Development as provided by the Authorized Person for the Development is 30th June 2025.
2. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
3. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數

高超道29號\*

\*此臨時門牌號數有待發展項目建成時確認。

### 每幢多單位建築物的樓層的總數

第1座：37層

第2座：37層

(以上樓層數目不包括地庫2層、地庫1層、轉換層、天台、上層天台及頂層天台。)

### 發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第1座：地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至41樓。

第2座：地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至41樓。

### 每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

第1座及第2座：不設4樓、13樓、14樓、24樓、34樓。

### 每幢多單位建築物內的庇護層(如有的話)

天台

### 發展項目屬尚待符合條件的已落成發展項目

1. 由發展項目的認可人士提供的發展項目的預計關鍵日期為2025年6月30日。
2. 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。
3. 為買賣合約的目的，在不局限任何其他可用以證明該項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該項目已落成或當作已落成(視屬何情況而定)的確證。



# 3 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

## 賣方及有參與發展項目的其他人的資料

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### VENDOR

Ace Alliance Development Limited

### 賣方

Ace Alliance Development Limited

### HOLDING COMPANIES OF THE VENDOR

Ace Alliance Development Holdings Limited, Poly Property (Hong Kong) Co., Limited and Poly Property Group Co., Limited

### 賣方的控權公司

Ace Alliance Development Holdings Limited, 保利置業(香港)有限公司及保利置業集團有限公司

### AUTHORIZED PERSON FOR THE DEVELOPMENT

Ms. Chan Wan Ming

### 發展項目的認可人士

陳韻明女士

### FIRM OR CORPORATION OF WHICH AN AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY

P&T Architects Limited

### 發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

巴馬丹拿建築師有限公司

### BUILDING CONTRACTOR FOR THE DEVELOPMENT

Unistress Building Construction Limited

### 發展項目的承建商

聯力建築有限公司

### FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

Kao, Lee & Yip

### 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

高李葉律師行

### ANY AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT

Industrial and Commercial Bank of China (Asia) Limited

(Note: The Building Mortgage was released on 21 October 2024.)

### 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

中國工商銀行(亞洲)有限公司

(註：建築按揭已於2024年10月21日解除。)

### ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT

Ace Alliance Development Holdings Limited

### 已為發展項目的建造提供貸款的任何其他人

Ace Alliance Development Holdings Limited

## 4

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

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

## 4

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

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

5

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Development. The thickness of the non-structural prefabricated external walls of each block is 150mm.

發展項目有構成圍封牆的一部分的非結構的預製外牆，每幢建築物的非結構的預製外牆的厚度為150毫米。

SCHEDULE OF TOTAL AREA OF NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY:

每個住宅物業的非結構的預製外牆的總面積表：

Tower 座數	Floor 樓層	Unit 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 1 第1座	6/F 6樓	A	0.292
		B	-
		C	0.233
		D	0.746
		E	-
		F	0.233
		G	-
		H	0.217
		J	-
		K	-
		L	0.506

Notes:

- 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
- Unit "I" is omitted in Tower 1 & Tower 2.

備註：

- 不設4樓、13樓、14樓、24樓及34樓。
- 第1座及第2座不設「I」單位。

Tower 座數	Floor 樓層	Unit 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 1 第1座	7/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-41/F 7樓至12樓、 15樓至23樓、 25樓至33樓及 35樓至41樓	A	0.292
		B	-
		C	0.233
		D	0.746
		E	-
		F	0.233
		G	-
		H	0.217
		J	-
		K	-
		L	0.506
Tower 2 第2座	6/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-40/F 6樓至12樓、 15樓至23樓、 25樓至33樓及 35樓至40樓	A	0.469
		B	0.323
		C	1.095
		D	-
		E	0.232
		F	-
		G	0.765
		H	-
		J	0.746
		A	-
	41/F 41樓	B	-
		C	-

Notes:

- 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
- Unit "I" is omitted in Tower 1 & Tower 2.

備註：

- 不設4樓、13樓、14樓、24樓及34樓。
- 第1座及第2座不設「I」單位。

5

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

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

SCHEDULE OF TOTAL AREA OF CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY:  
每個住宅物業的幕牆的總面積表：

Tower 座數	Floor 樓層	Unit 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
Tower 1 第1座	6/F 6樓	A	1.487
		B	0.382
		C	0.792
		D	1.186
		E	0.806
		F	0.787
		G	0.862
		H	0.997
		J	0.752
		K	0.723
		L	1.755

- Notes:
- 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
  - Unit "I" is omitted in Tower 1 & Tower 2.
- 備註：
- 不設4樓、13樓、14樓、24樓及34樓。
  - 第1座及第2座不設「I」單位。

Tower 座數	Floor 樓層	Unit 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
Tower 1 第1座	7/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-41/F 7樓至12樓、 15樓至23樓、 25樓至33樓及 35樓至41樓	A	1.487
		B	0.382
		C	0.792
		D	1.186
		E	0.807
		F	0.787
		G	0.862
		H	0.997
		J	0.787
Tower 2 第2座	6/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-40/F 6樓至12樓、 15樓至23樓、 25樓至33樓及 35樓至40樓	K	0.723
		L	1.755
		A	1.971
		B	1.046
		C	1.751
		D	0.727
		E	0.787
		F	0.312
		G	1.777
		H	0.802
		J	1.160
	41/F 41樓	A	2.412
		B	2.195
		C	2.150

- Notes:
- 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
  - Unit "I" is omitted in Tower 1 & Tower 2.
- 備註：
- 不設4樓、13樓、14樓、24樓及34樓。
  - 第1座及第2座不設「I」單位。

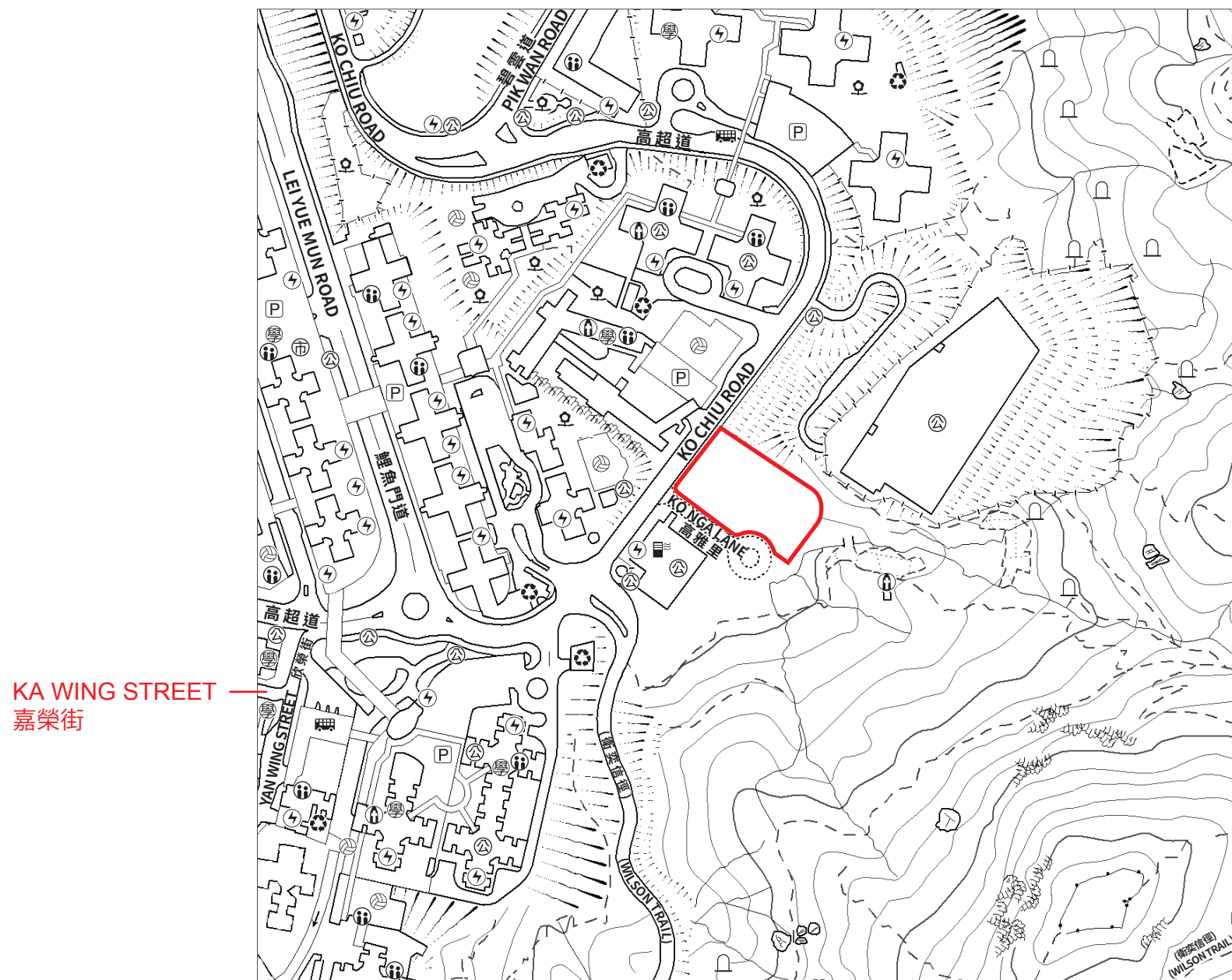
**The person appointed as the manager of the Development under the latest draft deed of mutual covenant**

The latest draft of the Deed of Mutual Covenant incorporating Management Agreement ("Deed of Mutual Covenant") does not provide the name of the manager of the Development, and the Vendor intends to appoint Poly (Hong Kong) Property Management Company Limited as the manager of the Development upon execution of the Deed of Mutual Covenant.

根據有關公契的最新擬稿獲委任為發展項目的管理人的

公契及管理協議(「公契」)的最新擬稿未有提供發展項目的管理人之名稱，賣方擬在簽立公契時委任保利(香港)物業管理有限公司為發展項目的管理人。





Location of the Development  
發展項目的位置

Scale : 0M/米 250M/米  
比例 :



This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SE-B dated 26 April 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此所在位置圖是由賣方擬備並參考於2025年4月26日出版之地政總署測繪處之數碼地形圖，圖幅編號T11-SE-B，有需要處經修正處理。

#### NOTATION 圖例

- Ventilation shaft for the Mass Transit Railway 香港鐵路的通風井
- Power plant (including electricity sub-stations)  
發電廠 (包括電力分站)
- Cemetery 墳場
- Refuse collection point 垃圾收集站
- Market (including a wet market and a wholesale market)  
市場 (包括濕貨市場及批發市場)
- Public carpark (including a lorry park) 公眾停車場 (包括貨車停泊處)
- Public transport terminal (including a rail station)  
公共交通總站 (包括鐵路車站)
- Public utility installation 公用事業設施裝置
- Religious institution (including a church, a temple and a Tsz Tong)  
宗教場所 (包括教堂、廟宇及祠堂)
- School (including a kindergarten) 學校 (包括幼稚園)
- Social welfare facilities (including an elderly centre and a home for the mentally disabled)  
社會福利設施 (包括老人中心及弱智人士護理院)
- Sports facilities (including a sports ground and a swimming pool)  
體育設施 (包括運動場及游泳池)
- Public park 公園

#### Notes:

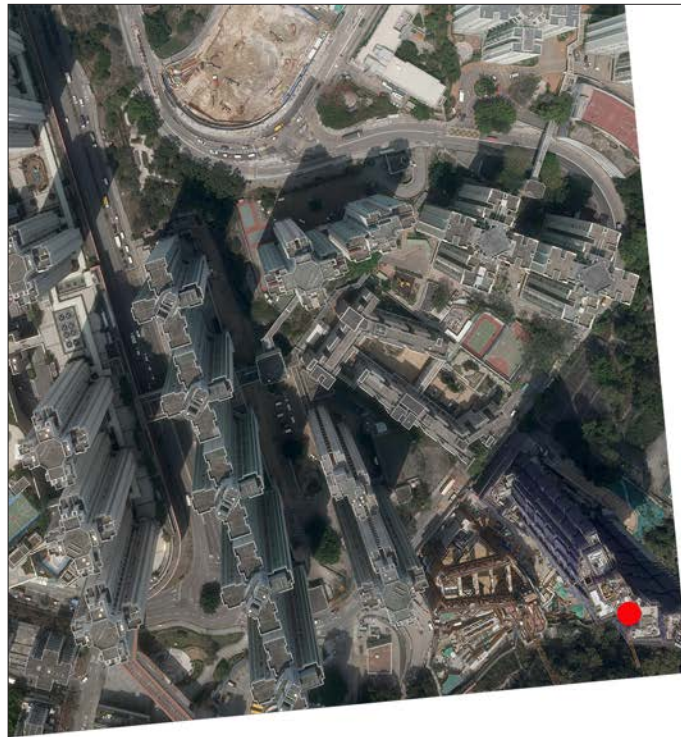
1. The Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of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

#### 附註：

1. 由於發展項目的不規則邊界引致的技術原因，此所在位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議準買家到該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。

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。



● Location of the Development  
發展項目的位置

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department, The Government of HKSAR at a flying height of 2,000 feet, photo No. E220752C dated 20 March 2024.

摘錄自香港特別行政區政府地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，照片編號E220752C。

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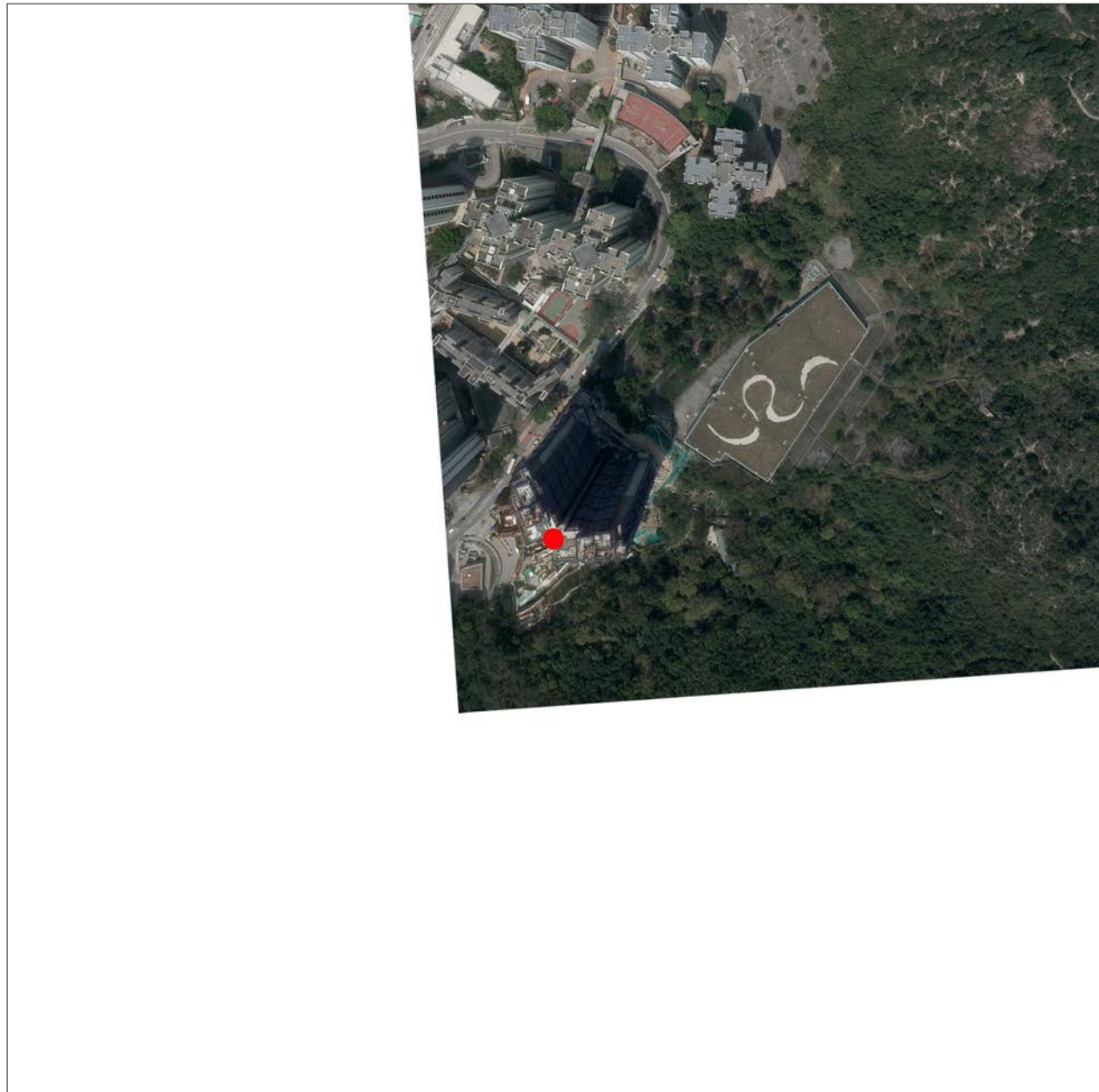
#### Notes:

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

#### 附註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的不規則邊界引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方建議準買家到該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。





● Location of the Development  
發展項目的位置

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摘錄自香港特別行政區政府地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，照片編號E220754C。

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#### Notes:

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3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

#### 附註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的不規則邊界引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方建議準買家到該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。



● Location of the Development  
發展項目的位置

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摘錄自香港特別行政區政府地政總署測繪處於2024年8月7日在6,000呎飛行高度拍攝之鳥瞰照片，照片編號E224751C。

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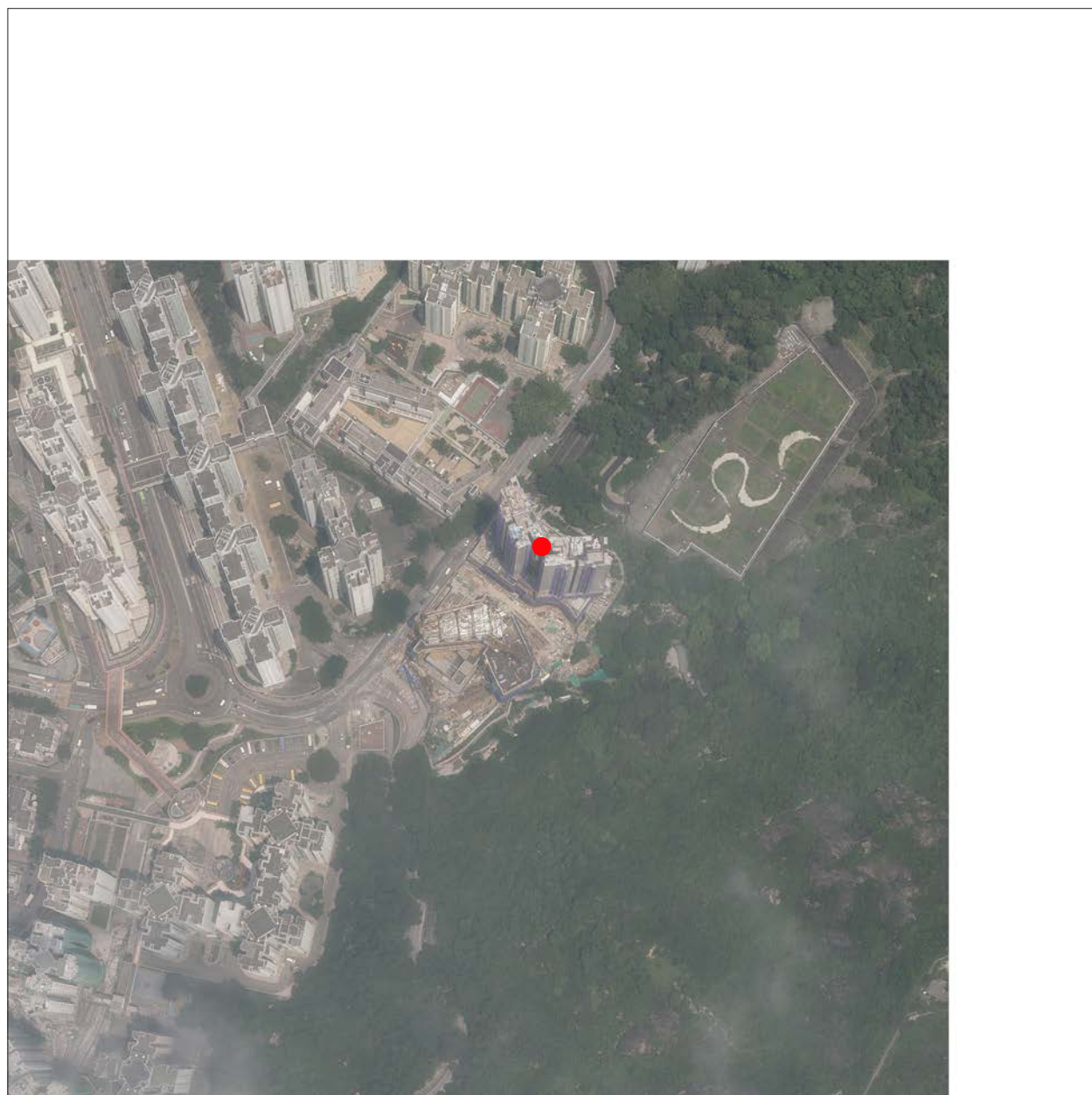
#### Notes:

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#### 附註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的不規則邊界引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方建議準買家到該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。





● Location of the Development  
發展項目的位置

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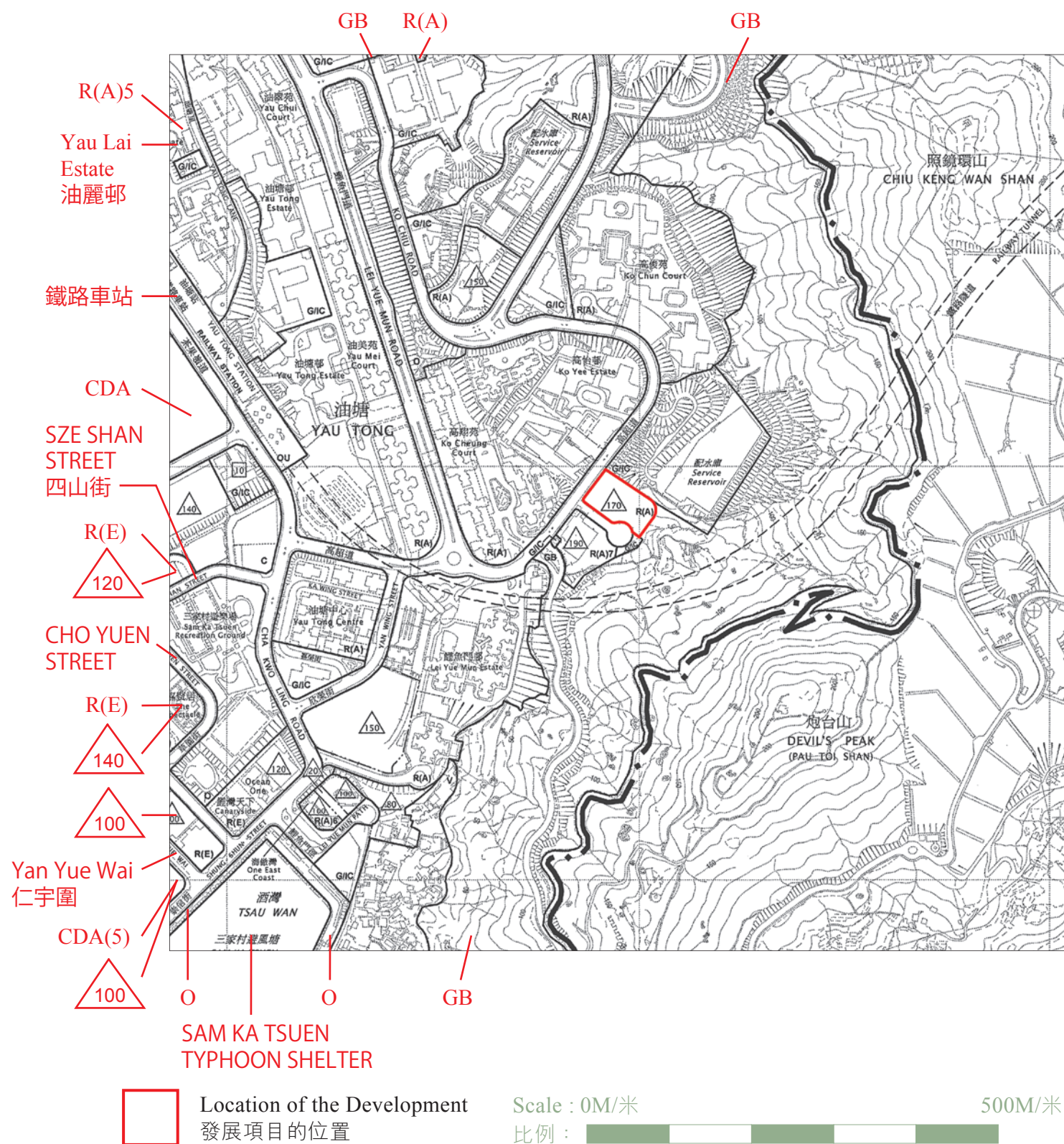
#### Notes:

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

#### 附註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的不規則邊界引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方建議準買家到該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。





## NOTATION 圖例

## Zones 地帶

<b>C</b>	Commercial 商業
<b>CDA</b>	Comprehensive development area 綜合發展區
<b>R(A)</b>	Residential (Group A) 住宅 (甲類)
<b>R(E)</b>	Residential (Group E) 住宅 (戊類)
<b>V</b>	Village Type Development 鄉村式發展
<b>G/IC</b>	Government, Institution or Community 政府、機構或社區
<b>O</b>	Open Space 休憩用地
<b>OU</b>	Other Specified Uses 其他指定用途
<b>GB</b>	Green Belt 綠化地帶

## Communications 交通

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

## Miscellaneous 其他

	Boundary of Planning Scheme 規劃範圍界線
	Building Height Control Zone Boundary 建築物高度管制區界線
	Maximum Building Height (in metres above Principal Datum) 最高建築物高度(在主水平基準上若干米)
	Maximum Building Height (in number of storeys) 最高建築物高度(樓層數目)

Extracted from part of the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan, Plan No. S/K15/27, gazetted on 18 November 2022, with adjustments to show the Development boundary and other information in red.

摘錄自2022年11月18日刊憲之茶果嶺、油塘、鯉魚門分區計劃大綱核准圖，圖則編號為S/K15/27，經處理以紅色顯示發展項目邊界及其他資料。

## Notes:

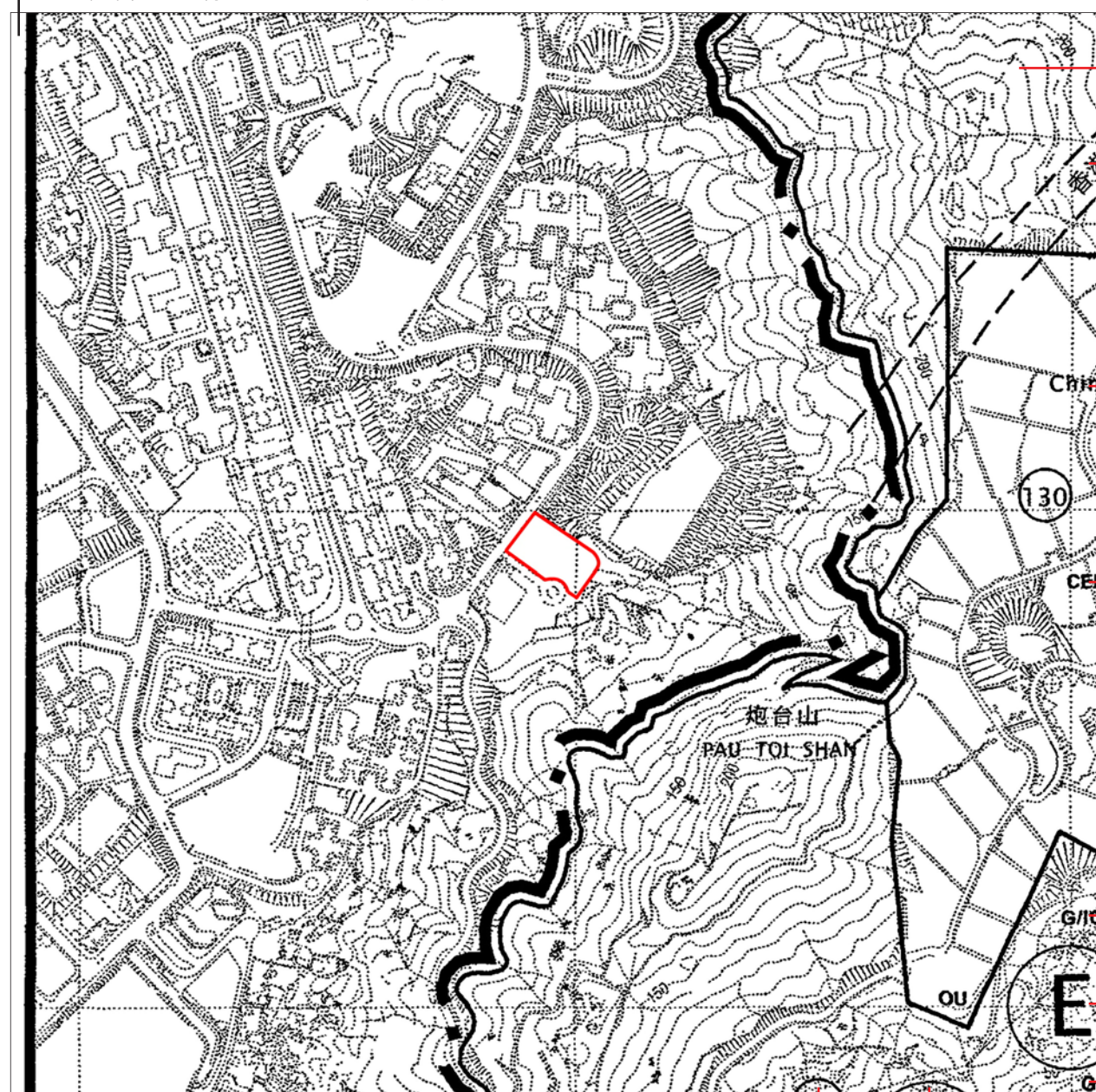
- The last updated Outline Zoning Plan and the attached schedule as at the date of printing/examination (as the case may be) of the sales brochure are available for free inspection at the sales office during opening hours.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The above Outline Zoning 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：

- 在印刷/檢視(視乎情況而定)售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到該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。
- 由於發展項目的不規則邊界引致的技術原因，上述分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。



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



GB

香港鐵路隧道  
MTR TUNNEL

將軍澳華人永遠墳場  
Junk Bay Chinese  
Permanent Cemetery

墳場  
CEMETERY

G/IC (10)

GB

132A

E

Location of the Development  
發展項目的位置

Scale : 0M/米

比例 :

500M/米

## NOTATION 圖例

## Zones 地帶

OU	Other Specified Uses 其他指定用途
GB	Green Belt 綠化地帶
G/IC	Government, Institution or Community 政府、機構或社區

## Communications 交通

二[車站]二	Railway and Station (Underground) 鐵路及車站(地下)
== ==	Major Road and Junction 主要道路及路口

## Miscellaneous 其他

— • —	Boundary of Planning Scheme 規劃範圍界線
①	Planning Area Number 規劃區編號

核准圖編號 S/TKO/30 的修訂 Amendments To Approved Plan No. S/TKO/30  
(Amendments exhibited under Section 5 of the Town Planning Ordinance)  
(按照城市規劃條例第5條展示的修訂)

E	Amendment Item E 修訂項目E項
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Extracted from part of the draft Tseung Kwan O Outline Zoning Plan, Plan No. S/TKO/31, gazetted on 14 February 2025, with adjustments to show the Development boundary and other information in red.

摘錄自2025年2月14日刊憲之將軍澳分區計劃大綱草圖，圖則編號為S/TKO/31，經處理以紅色顯示發展項目邊界及其他資料。

## Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing/examination (as the case may be) of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The above Outline Zoning 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.

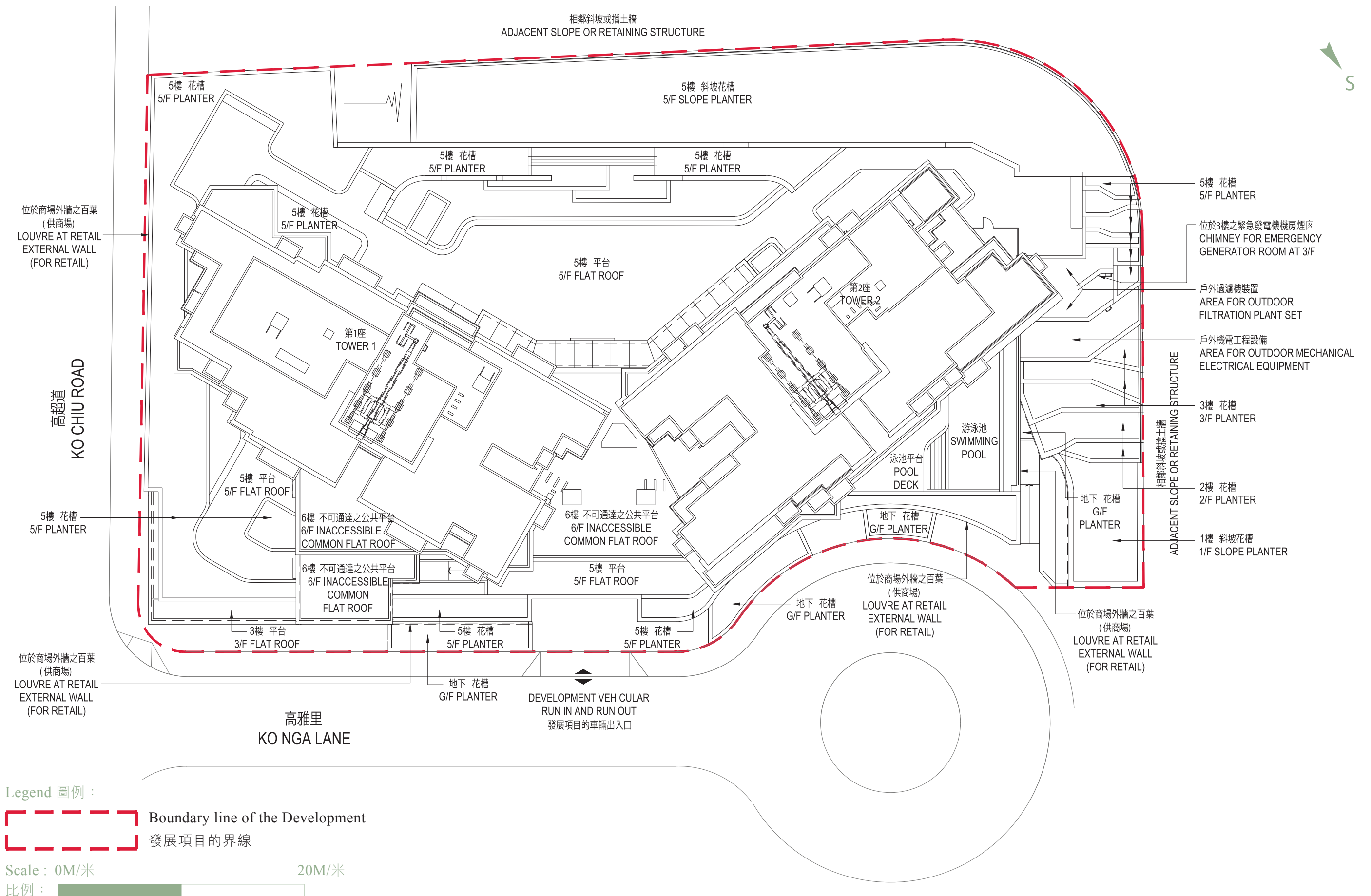
## 附註：

1. 在印刷/檢視(視乎情況而定)售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的不規則邊界引致的技術原因，上述分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。



# 10 LAYOUT PLAN OF THE DEVELOPMENT

## 發展項目的布局圖



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

LEGEND FOR FLOOR PLAN 樓面平面圖圖例

ACCESS PANEL = 檢修門 ACCESS PANEL	P.D. = 管道 PIPE DUCT
ACC. LIFT = 暢通易達升降機 ACCESSIBLE LIFT	KIT. = 廚房 KITCHEN
ACOUSTIC BALCONY = 減音露台	LAV. = 衛生間 LAVATORY
ACOUSTIC WINDOW (BAFFLE TYPE) = 減音窗（擋音式）	LIFT = 升降機
AIR-CONDITIONER LOCATION = 空調機位置	LIFT LOBBY = 升降機大堂
A. F. = 建築裝飾 ARCHITECTURAL FEATURE	LIV./DIN. = 客廳/飯廳 LIVING ROOM / DINING ROOM
AUTO-CLOSING DEVICE DOOR = 自動閉合門	M.B.R. = 主人睡房 MASTER BEDROOM
BAL. = 露台 BALCONY	M. BATH = 主人浴室 MASTER BATHROOM
BATH = 浴室 BATHROOM	MAINTENANCE WINDOW = 維修窗
B.R. = 睡房 BEDROOM	OPEN KIT. = 開放式廚房 OPEN KITCHEN
COVER OF BAL. = 露台之上蓋 COVER OF BALCONY	P.D. = 管道 PIPE DUCT
COVER OF U.P. = 工作平台之上蓋 COVER OF UTILITY PLATFORM	PIPE WELL = 管井
E.M.R. = 電錶房 ELECTRICAL METER ROOM	RS & MRR = 垃圾及物料回收室 REFUSE STORAGE AND MATERIAL RECOVERY ROOM
ELE & ELV RM = 電線及特低壓電線房 ELECTRICAL & EXTRA-LOW VOLTAGE ROOM	STORE = 儲物房
ENS. = 套房 ENSUITE	U.P. = 工作平台 UTILITY PLATFORM
ENS. BATH = 套房浴室 ENSUITE BATHROOM	UTIL. = 多功能房 UTILITY ROOM
FIREMAN'S LIFT LOBBY = 消防員升降機大堂	V.D. = 排風管 VENT DUCT
FLAT ROOF = 平台	W.M.C. = 水錶櫃 WATER METER CABINET
H.R. = 消防喉轆 HOSE REEL	WALK-IN CLOSET = 衣櫥間
INACCESSIBLE COMMON FLAT ROOF = 不可通達之公共平台	

- Notes:
1. There may be architectural features and/or exposed pipes on external walls of some floors.

2. Common pipes exposed are located at/ adjacent to balcony and/ or flat roof and/ or roof and/ or utility platform and/ or air-conditioner platform and/ or external wall of some residential properties.

3. There are ceiling bulkheads or false ceiling at living room, dining room, bedroom, ensuite, bathroom, lavatory, utility room, store, open kitchen and/or kitchen of some residential properties for the air-conditioning system and/ or mechanical and electrical services. There are sunken slabs for mechanical & electrical services of the residential property(ies) above at some residential properties.

4. The internal ceiling height within some residential properties may vary due to structural, architectural and/ or decoration design variations.

5. Symbols of fittings and fitments shown on the floor plans, such as doors, bath tubs, basins, water closets, basin cabinets, sinks etc, are retrieved from the latest approved building plans and only for general indication of their approximate location, but not indications of their actual size, design, shape and quantity.

6. For some residential properties, the air-conditioner platform(s) outside the residential property will be placed with 1 or more than 1 air-conditioner (Outdoor Unit). These air-conditioners may generate heat and/ or sound.

7. Balconies and utility platforms are non-enclosed areas.

8. During the necessary maintenance of the external walls of Tower 1 and Tower 2 of the Development by manager of the Development, the gondola will be operating in the airspace outside the windows and curtain walls of residential properties and above flat roofs and roofs in such towers.

附註：

1. 部份樓層外牆設有建築裝飾及/或外露喉管。

2. 部份住宅物業的露台及/或平台及/或天台及/或工作平台及/或空調機平台及/或外牆或其鄰近地方設有外露的公用喉管。

3. 部份住宅物業客廳、飯廳、睡房、套房、浴室、衛生間、多功能房、儲物房、開放式廚房及/或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。部分住宅物業天花板有跌級樓板，用以安裝樓上住宅物業之機電設備。

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，例如門、浴缸、洗面盆、坐廁、洗面盆櫃、洗滌盆等乃根據最新的經批准的建築圖則顯示，只作一般性標誌以顯示其大約位置，而非展示其實際大小、設計、形狀及數量。

6. 部份住宅物業外的空調機平台將會放置一部或多部空調機(室外機)。該等空調機可能發出熱力及/或聲音。

7. 露台及工作平台為不可封閉的地方。

8. 在發展項目的管理人安排第1座及第2座的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外及幕牆外及平台及天台上之空間運作。
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**TOWER 1**  
第1座

**6/F FLOOR PLAN**  
6樓樓面平面圖





11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Unit 單位										
			A	B	C	D	E	F	G	H	J	K	L
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1 第1座	6/F 6樓	150, 175	150, 175	150, 175	150, 175	150, 175	150, 175	150	150	150, 175	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)			2800, 2900, 2950, 3150	2800, 2950, 3150	2725, 2800, 2950, 3150	2800, 3150	2800, 2850, 3150	2725, 2800, 2900, 3150	2850, 3150	2850, 2950, 3150	2850, 3150	2850, 3150	2800, 2850, 2950, 3150

- Notes:
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to this Development)

2. The dimensions in the floor plans are all in millimetre.

3. Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plans.

備註：

1. 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：不適用於本發展項目）

2. 樓面平面圖所列之尺寸為以毫米標示。

3. 請參閱本售樓說明書第21頁為樓面平面圖而設之名詞及簡稱的圖例。
- 23

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 1 第1座

### 7/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F FLOOR PLAN 7樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓樓面平面圖



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Unit 單位										
			A	B	C	D	E	F	G	H	J	K	L
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1 第1座	7/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 7樓至12樓、15樓至23樓、 25樓至33樓及35樓至38樓	150, 175	150, 175	150, 175	150, 175	150, 175	150, 175	150	150	150, 175	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)			3150, 3150^, 3150%, 3150@	3150, 3150^, 3150@	3150, 3150^, 3150@, 3150*	3150, 3150@	3150, 3150#, 3150@	3150, 3150%, 3150@, 3150*	3150, 3150#	3150, 3150^, 3150#	3150, 3150#	3150, 3150#	3150, 3150^, 3150#, 3150@

^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (200mm)  
% Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)  
# Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)  
@ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)  
\* Inclusive of the sunken depth of the sunken slab on the floor of this floor (425mm)

^ 包括本層地台之跌級深度(200毫米)  
% 包括本層地台之跌級深度(250毫米)  
# 包括本層地台之跌級深度(300毫米)  
@ 包括本層地台之跌級深度(350毫米)  
\* 包括本層地台之跌級深度(425毫米)

- Notes:
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to this Development)

2. The dimensions in the floor plans are all in millimetre.

3. Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plans.

- 備註：
1. 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：不適用於本發展項目）

2. 樓面平面圖所列之尺寸為以毫米標示。

3. 請參閱本售樓說明書第21頁為樓面平面圖而設之名詞及簡稱的圖例。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

**TOWER 1**  
第1座

**39/F FLOOR PLAN**  
39樓樓面平面圖



Scale : 0M/米  
比例 : 5M/米



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Unit 單位										
			A	B	C	D	E	F	G	H	J	K	L
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1 第1座	39/F 39樓	150, 175	150, 175	150, 175	150, 175	150, 175	150, 175	150	150	150, 175	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)			3150, 3150^, 3150%, 3150@	3150, 3150^, 3150@	3150, 3150^, 3150@, 3150*	3150, 3150@	3150, 3150#, 3150@	3150, 3150%, 3150@, 3150*	3150, 3150#	3150, 3150^, 3150#	3150, 3150#	3150, 3150#	3150, 3150^, 3150#, 3150@

^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (200mm)  
% Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)  
# Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)  
@ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)  
\* Inclusive of the sunken depth of the sunken slab on the floor of this floor (425mm)

^ 包括本層地台之跌級深度(200毫米)  
% 包括本層地台之跌級深度(250毫米)  
# 包括本層地台之跌級深度(300毫米)  
@ 包括本層地台之跌級深度(350毫米)  
\* 包括本層地台之跌級深度(425毫米)

- Notes:
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to this Development)
  - The dimensions in the floor plans are all in millimetre.
  - Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plans.

- 備註：
- 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：不適用於本發展項目)
  - 樓面平面圖所列之尺寸為以毫米標示。
  - 請參閱本售樓說明書第21頁為樓面平面圖而設之名詞及簡稱的圖例。



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

**TOWER 1**  
第1座

**40/F FLOOR PLAN**  
40樓樓面平面圖



Scale : 0M/米  
比例 : 5M/米



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Unit 單位										
			A	B	C	D	E	F	G	H	J	K	L
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1 第1座	40/F 40樓	150, 175	150, 175	150, 175	150, 175	150, 175	150, 175	150	150	150, 175	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)			3500, 3500^, 3500%, 3500@	3500, 3500^, 3500@	3500, 3500^, 3500@, 3500*	3500, 3500@	3500, 3500#, 3500@	3500, 3500%, 3500@, 3500*	3500, 3500#	3500, 3500^, 3500#	3500, 3500#	3500, 3500#	3500, 3500^, 3500#, 3500@

^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (200mm)  
% Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)  
# Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)  
@ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)  
\* Inclusive of the sunken depth of the sunken slab on the floor of this floor (425mm)

^ 包括本層地台之跌級深度(200毫米)  
% 包括本層地台之跌級深度(250毫米)  
# 包括本層地台之跌級深度(300毫米)  
@ 包括本層地台之跌級深度(350毫米)  
\* 包括本層地台之跌級深度(425毫米)

- Notes:
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to this Development)
2. The dimensions in the floor plans are all in millimetre.
3. Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plans.
- 備註：
1. 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：不適用於本發展項目）
2. 樓面平面圖所列之尺寸為以毫米標示。
3. 請參閱本售樓說明書第21頁為樓面平面圖而設之名詞及簡稱的圖例。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

**TOWER 1**  
第1座

**41/F FLOOR PLAN**  
41樓樓面平面圖



Scale : 0M/米  
比例 : 5M/米





# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Unit 單位										
			A	B	C	D	E	F	G	H	J	K	L
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1 第1座	41/F 41樓	150, 175	150, 175	150, 175	150, 175	150, 175	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)			3500, 3700 <sup>^</sup> , 3750 <sup>%</sup> , 3850 <sup>@</sup>	3500, 3700 <sup>^</sup> , 3850 <sup>@</sup>	3500, 3700 <sup>^</sup> , 3850 <sup>@</sup> , 3925 <sup>*</sup>	3500, 3850 <sup>@</sup>	3500, 3800 <sup>#</sup> , 3850 <sup>@</sup>	3500, 3750 <sup>%</sup> , 3850 <sup>@</sup> , 3925 <sup>*</sup>	3500, 3800 <sup>#</sup>	3500, 3700 <sup>^</sup> , 3800 <sup>#</sup>	3500, 3800 <sup>#</sup>	3500, 3800 <sup>#</sup>	3500, 3700 <sup>^</sup> , 3800 <sup>#</sup> , 3850 <sup>@</sup>

<sup>^</sup> Inclusive of the sunken depth of the sunken slab on the floor of this floor (200mm)  
<sup>%</sup> Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)  
<sup>#</sup> Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)  
<sup>@</sup> Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)  
<sup>\*</sup> Inclusive of the sunken depth of the sunken slab on the floor of this floor (425mm)

<sup>^</sup> 包括本層地台之跌級深度(200毫米)  
<sup>%</sup> 包括本層地台之跌級深度(250毫米)  
<sup>#</sup> 包括本層地台之跌級深度(300毫米)  
<sup>@</sup> 包括本層地台之跌級深度(350毫米)  
<sup>\*</sup> 包括本層地台之跌級深度(425毫米)

### Notes:

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to this Development)
- The dimensions in the floor plans are all in millimetre.
- Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plans.

### 備註：

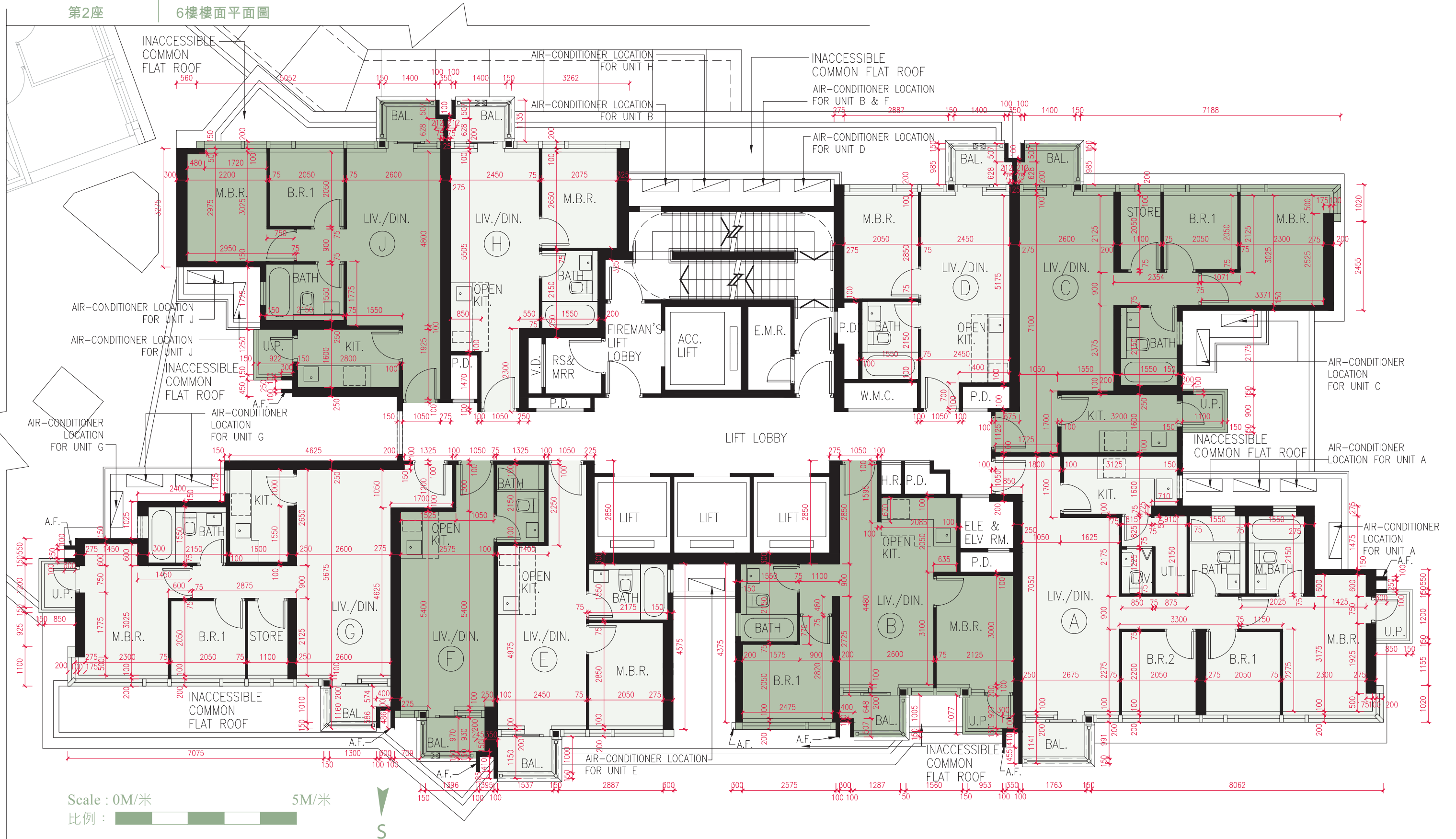
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(備註：不適用於本發展項目)
- 樓面平面圖所列之尺寸為以毫米標示。
- 請參閱本售樓說明書第21頁為樓面平面圖而設之名詞及簡稱的圖例。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

**TOWER 2**  
第2座

**6/F FLOOR PLAN**  
6樓樓面平面圖



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Unit 單位								
			A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 2 第2座	6/F 6樓	150, 175	150	150	150, 175	150	150	150	150, 175	150, 175
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)			2800, 2850, 2900, 3150	2800, 2850, 3150	2800, 2850, 2900, 3150	2800, 2850, 3150	2725, 2800, 2900, 3150	2800, 2900, 3150	2800, 2850, 3150	2850, 2950, 3150	2800, 2950, 3150

### Notes:

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to this Development)
- The dimensions in the floor plans are all in millimetre.
- Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plans.

### 備註：

- 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：不適用於本發展項目）
- 樓面平面圖所列之尺寸為以毫米標示。
- 請參閱本售樓說明書第21頁為樓面平面圖而設之名詞及簡稱的圖例。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### TOWER 2 第2座

### 7/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F FLOOR PLAN 7樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓樓面平面圖



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Unit 單位								
			A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 2 第2座	7/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 7樓至12樓、15樓至23樓、 25樓至33樓及35樓至38樓	150, 175	150	150	150, 175	150	150	150	150, 175	150, 175
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)			3150, 3150%, 3150#, 3150@	3150, 3150#, 3150@	3150, 3150%, 3150#, 3150@	3150, 3150#, 3150@	3150, 3150%, 3150@, 3150*	3150, 3150%, 3150@	3150, 3150#, 3150@	3150, 3150^, 3150#	3150, 3150^, 3150@

^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (200mm)  
% Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)  
# Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)  
@ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)  
\* Inclusive of the sunken depth of the sunken slab on the floor of this floor (425mm)

^ 包括本層地台之跌級深度(200毫米)  
% 包括本層地台之跌級深度(250毫米)  
# 包括本層地台之跌級深度(300毫米)  
@ 包括本層地台之跌級深度(350毫米)  
\* 包括本層地台之跌級深度(425毫米)

- Notes:
- 備註：
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to this Development)

2. The dimensions in the floor plans are all in millimetre.

3. Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plans.

1. 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：不適用於本發展項目)

2. 樓面平面圖所列之尺寸為以毫米標示。

3. 請參閱本售樓說明書第21頁為樓面平面圖而設之名詞及簡稱的圖例。
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# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

**TOWER 2**  
第2座

**39/F FLOOR PLAN**  
39樓樓面平面圖



Scale : 0M/米  
比例 : 5M/米



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Unit 單位								
			A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 2 第2座	39/F 39樓	150, 175	150	150	150, 175	150	150	150	150, 175	150, 175
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)			3150, 3150%, 3150#, 3150@	3150, 3150#, 3150@	3150, 3150%, 3150#, 3150@	3150, 3150#, 3150@	3150, 3150%, 3150@, 3150*	3150, 3150%, 3150@	3150, 3150#, 3150@	3150, 3150^, 3150#	3150, 3150^, 3150@

^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (200mm)  
% Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)  
# Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)  
@ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)  
\* Inclusive of the sunken depth of the sunken slab on the floor of this floor (425mm)

^ 包括本層地台之跌級深度（200毫米）  
% 包括本層地台之跌級深度（250毫米）  
# 包括本層地台之跌級深度（300毫米）  
@ 包括本層地台之跌級深度（350毫米）  
\* 包括本層地台之跌級深度（425毫米）

- Notes:
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to this Development)
  - The dimensions in the floor plans are all in millimetre.
  - Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plans.

- 備註：
- 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：不適用於本發展項目）
  - 樓面平面圖所列之尺寸為以毫米標示。
  - 請參閱本售樓說明書第21頁為樓面平面圖而設之名詞及簡稱的圖例。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

**TOWER 2**  
第2座

**40/F FLOOR PLAN**  
40樓樓面平面圖



Scale : 0M/米 5M/米  
比例 :





# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Unit 單位								
			A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 2 第2座	40/F 40樓	150, 175	150, 175	150	150, 175	150	150	150	150, 175	150, 175
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)			3200, 3450%, 3500, 3500#, 3550@, 3750%	3150, 3500, 3800#, 3850@	3150, 3200, 3400%, 3500, 3500@, 3800#, 3850@	3075, 3150, 3425@, 3500, 3450#, 3850@	3200, 3500, 3500@, 3575*, 3750%, 3850@, 3925*	3150, 3200, 3500, 3750%, 3850@	3150, 3500, 3450#, 3500@, 3800#, 3850@	3150, 3500, 3450#, 3700^, 3800#	3150, 3500, 3350^, 3500@

^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (200mm)  
% Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)  
# Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)  
@ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)  
\* Inclusive of the sunken depth of the sunken slab on the floor of this floor (425mm)

^ 包括本層地台之跌級深度(200毫米)  
% 包括本層地台之跌級深度(250毫米)  
# 包括本層地台之跌級深度(300毫米)  
@ 包括本層地台之跌級深度(350毫米)  
\* 包括本層地台之跌級深度(425毫米)

### Notes:

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to this Development)
- The dimensions in the floor plans are all in millimetre.
- Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plans.

### 備註：

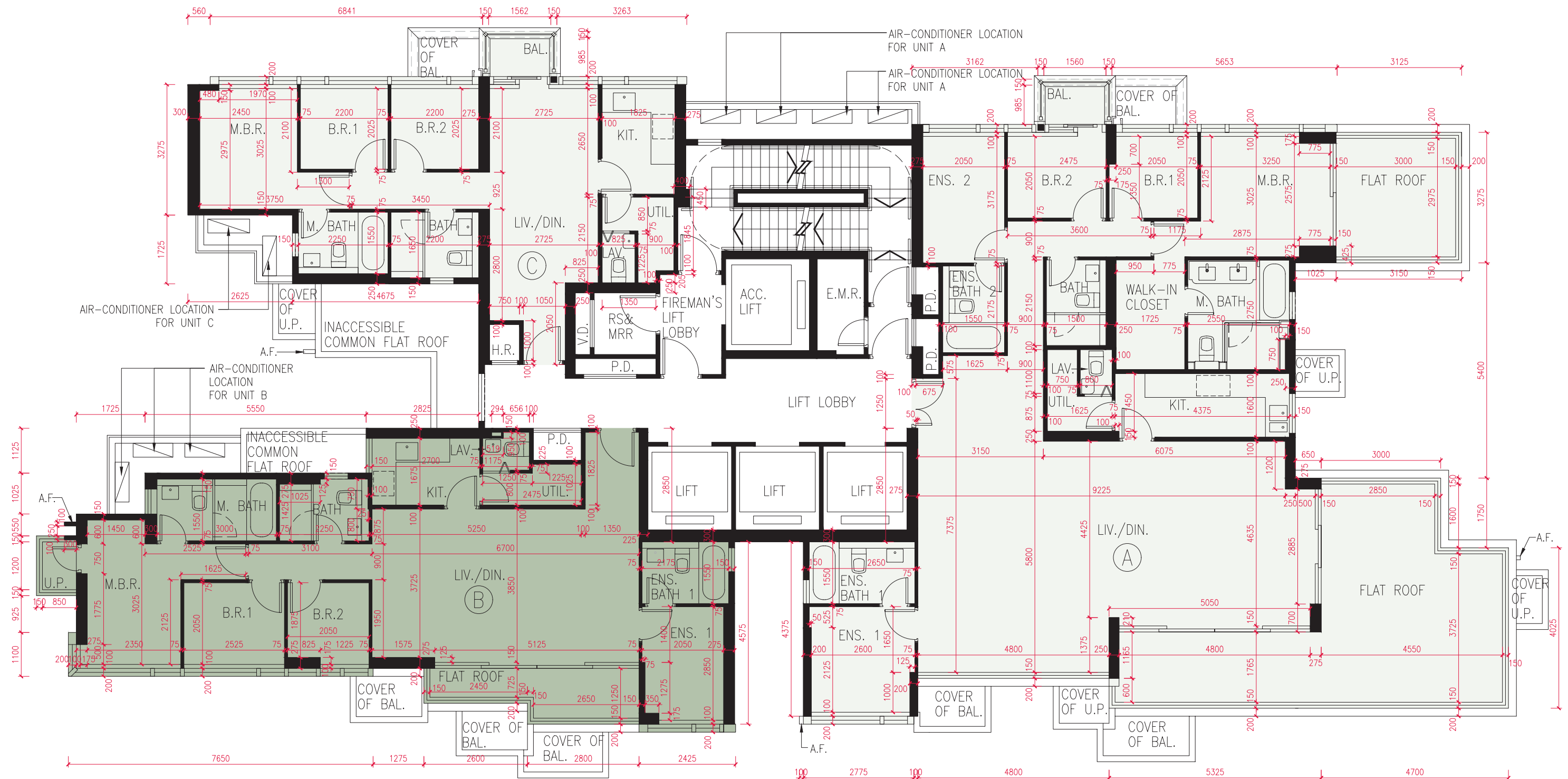
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(備註：不適用於本發展項目)
- 樓面平面圖所列之尺寸為以毫米標示。
- 請參閱本售樓說明書第21頁為樓面平面圖而設之名詞及簡稱的圖例。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

TOWER 2  
第2座

41/F FLOOR PLAN  
41樓樓面平面圖



Scale : 0M/米  
比例 : 5M/米



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

	Tower 座數	Floor 樓層	Unit 單位		
			A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 2 第2座	41/F 41樓	150, 175	150, 175	150, 175
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)			3500, 3850@, 3925*	3500, 3850@	3500, 3850@

@ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)  
\* Inclusive of the sunken depth of the sunken slab on the floor of this floor (425mm)

@ 包括本層地台之跌級深度（350毫米）  
\* 包括本層地台之跌級深度（425毫米）

- Notes:
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to this Development)
  - The dimensions in the floor plans are all in millimetre.
  - Please refer to page 21 of this sales brochure for legend of the terms and abbreviation shown on the floor plans.

- 備註：
- 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：不適用於本發展項目）
  - 樓面平面圖所列之尺寸為以毫米標示。
  - 請參閱本售樓說明書第21頁為樓面平面圖而設之名詞及簡稱的圖例。



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

Description of Residential Property 住宅物業的描述			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)									
Tower 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	6/F 6樓	A	44.042 (474) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		B	24.242 (261) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		C	30.728 (331) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		D	47.391 (510) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		E	31.323 (337) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		F	31.724 (341) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		G	43.281 (466) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-

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 the other specified items (if any), to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- Notes:
- The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer which may be slightly different from that shown in square metre.
  - The symbol "-" as shown in the above table denotes "Not provided".
  - 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
  - Unit "I" is omitted.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、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。在構成住宅物業的一部分的範圍內的其他指明項目（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。

- 備註：
- 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數，平方呎與以平方米表述之面積可能有些微差異。
  - 上表所顯示之「-」符號代表「不提供」。
  - 不設4樓、13樓、14樓、24樓及34樓。
  - 不設「I」單位。

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

Description of Residential Property 住宅物業的描述			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)									
Tower 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	6/F 6樓	H	33.799 (364) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		J	29.890 (322) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		K	28.377 (305) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		L	48.540 (522) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
	7/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-41/F 7樓至12樓、 15樓至23樓、 25樓至33樓及 35樓至41樓	A	44.042 (474) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		B	24.242 (261) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		C	30.728 (331) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-

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 the other specified items (if any), to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer which may be slightly different from that shown in square metre.
2. The symbol "-" as shown in the above table denotes "Not provided".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
4. Unit "I" is omitted.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、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。在構成住宅物業的一部分的範圍內的其他指明項目（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。

備註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 不設4樓、13樓、14樓、24樓及34樓。
4. 不設「I」單位。

12

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

Description of Residential Property 住宅物業的描述			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)									
Tower 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	7/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-41/F 7樓至12樓、 15樓至23樓、 25樓至33樓及 35樓至41樓	D	47.391 (510) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		E	31.325 (337) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		F	31.724 (341) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		G	43.281 (466) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		H	33.799 (364) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		J	29.925 (322) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		K	28.377 (305) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		L	48.540 (522) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-

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 the other specified items (if any), to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer which may be slightly different from that shown in square metre.
2. The symbol "-" as shown in the above table denotes "Not provided".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
4. Unit "I" is omitted.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、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。在構成住宅物業的一部分的範圍內的其他指明項目（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。

備註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 不設4樓、13樓、14樓、24樓及34樓。
4. 不設「I」單位。



12

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

Description of Residential Property 住宅物業的描述			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)									
Tower 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	6/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-40/F 6樓至12樓、 15樓至23樓、 25樓至33樓及 35樓至40樓	A	67.856 (730) Balcony 露台：2.270 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		B	43.305 (466) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		C	53.657 (578) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		D	28.949 (312) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		E	30.777 (331) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		F	22.841 (246) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-

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 the other specified items (if any), to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- Notes:
- The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer which may be slightly different from that shown in square metre.
  - The symbol "-" as shown in the above table denotes "Not provided".
  - 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
  - Unit "I" is omitted.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、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。在構成住宅物業的一部分的範圍內的其他指明項目（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。

- 備註：
- 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數，平方呎與以平方米表述之面積可能有些微差異。
  - 上表所顯示之「-」符號代表「不提供」。
  - 不設4樓、13樓、14樓、24樓及34樓。
  - 不設「I」單位。

12

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

Description of Residential Property 住宅物業的描述			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)									
Tower 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	6/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-40/F 6樓至12樓、 15樓至23樓、 25樓至33樓及 35樓至40樓	G	54.750 (589) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		H	31.368 (338) Balcony 露台：2.000 (22) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		J	46.308 (498) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
	41/F 41樓	A	148.752 (1,601) Balcony 露台：2.111 (23) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	39.879 (429)	-	-	-	-	-	-
		B	90.159 (970) Balcony 露台：- (-) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	5.198 (56)	-	-	-	-	-	-
		C	66.353 (714) Balcony 露台：2.113 (23) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-

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 the other specified items (if any), to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- Notes:
1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer which may be slightly different from that shown in square metre.

2. The symbol "-" as shown in the above table denotes "Not provided".

3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

4. Unit "I" is omitted.

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、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。在構成住宅物業的一部分的範圍內的其他指明項目（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。

- 備註：
1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數，平方呎與以平方米表述之面積可能有些微差異。

2. 上表所顯示之「-」符號代表「不提供」。

3. 不設4樓、13樓、14樓、24樓及34樓。

4. 不設「I」單位。

# 13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖

### B2/F FLOOR PLAN

地庫2層平面圖



 Residential Parking Spaces  
住宅停車位

 Visitors' Parking Spaces  
訪客停車位

 Visitors' Parking Spaces (also Parking Spaces for Disabled Persons)  
訪客停車位 (同時亦為傷殘人士停車位)

 Commercial Parking Spaces  
商用停車位

 Residential Motor Cycle Parking Spaces  
住宅電單車停車位

 Commercial Motor Cycle Parking Spaces  
商用電單車停車位

 Boundary of the Development  
發展項目的界線

Scale : 0M/米  
比例 :

25M/米





# 13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖

### B1/F FLOOR PLAN


地庫1層平面圖



 Residential Parking Spaces  
住宅停車位

 Visitors' Parking Spaces (also Parking Spaces for Disabled Persons)  
訪客停車位 (同時亦為傷殘人士停車位)

 Residential Motor Cycle Parking Spaces  
住宅電單車停車位

 Boundary of the Development  
發展項目的界線

Scale : 0M/米

比例 :

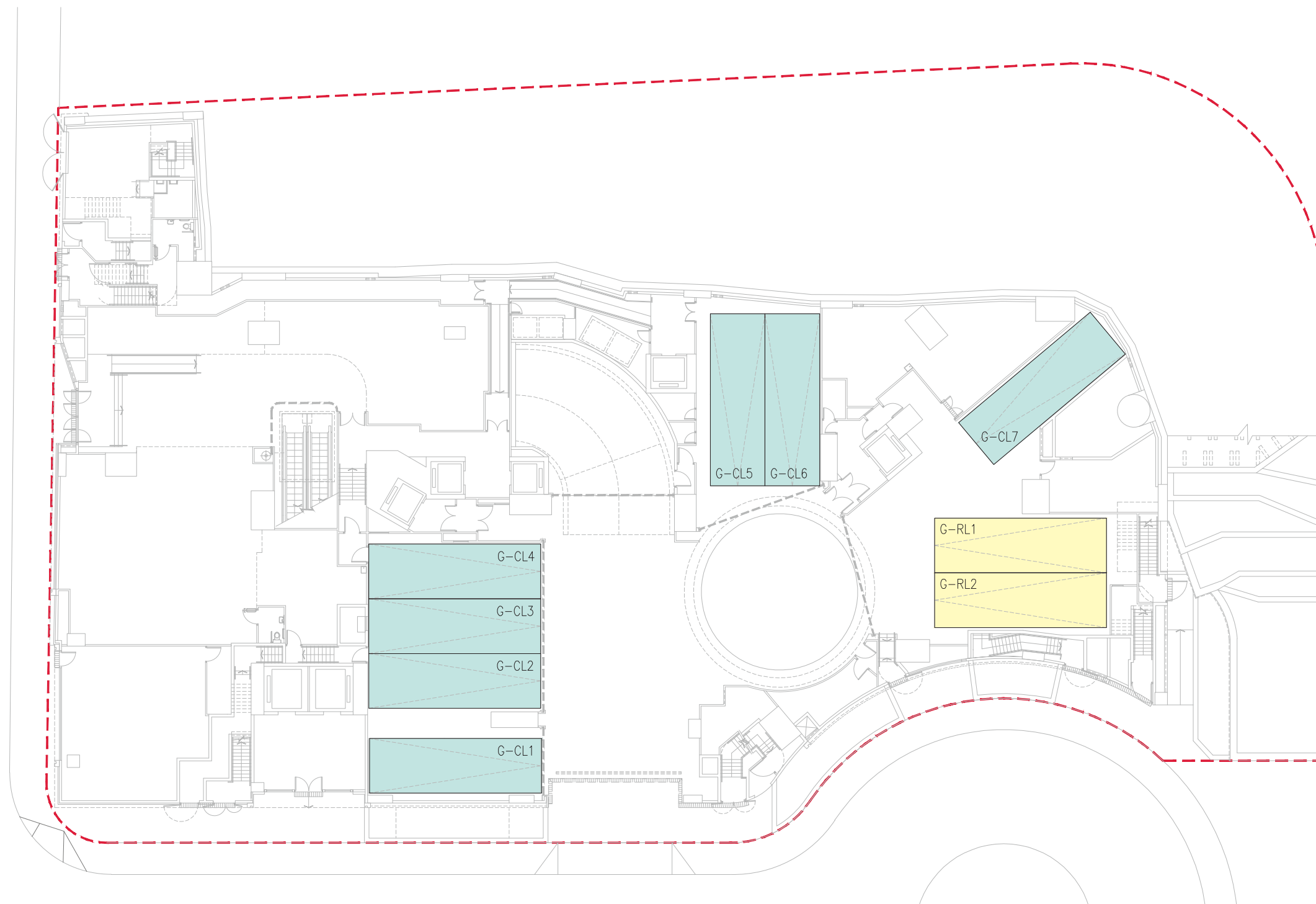


25M/米

# 13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖

G/F FLOOR PLAN  
地下平面圖



- Residential Loading and Unloading Spaces  
住宅上落客貨停車位
- Commercial Loading and Unloading Spaces  
商用上落客貨停車位

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

Scale : 0M/米  
比例 :



25M/米

13

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES

停車位的位置、數目、尺寸及面積

Number, dimensions and area of parking spaces 停車位數目、尺寸及面積			
Category of parking space 停車位類別	Number 數目	Dimensions of each parking space (W x L) (m) 每個停車位的尺寸(寬 x 長)(米)	Area of each parking space (sq. m) 每個停車位面積(平方米)
<div></div> Residential Parking Spaces 住宅停車位	40	2.5 x 5.0	12.5
<div></div> Visitors' Parking Spaces 訪客停車位	4	2.5 x 5.0	12.5
<div></div> Visitors' Parking Spaces (also Parking Spaces for Disabled Persons) 訪客停車位(同時亦為傷殘人士停車位)	2	3.5 x 5.0	17.5
<div></div> Commercial Parking Spaces 商用停車位	28	2.5 x 5.0	12.5
<div></div> Residential Motor Cycle Parking Spaces 住宅電單車停車位	6	1.0 x 2.4	2.4
<div></div> Commercial Motor Cycle Parking Spaces 商用電單車停車位	3	1.0 x 2.4	2.4
<div></div> Residential Loading and Unloading Spaces 住宅上落客貨停車位	2	3.5 x 11.0	38.5
<div></div> Commercial Loading and Unloading Spaces 商用上落客貨停車位	7	3.5 x 11.0	38.5



# 14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

## 臨時買賣合約的摘要

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- |  |   |
|--|---|
| <p>1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the 'preliminary agreement');</p> <p>2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;</p> <p>3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement-</p> <ul style="list-style-type: none"><li>(i) that preliminary agreement is terminated;</li><li>(ii) the preliminary deposit is forfeited; and</li><li>(iii) the owner does not have any further claim against the purchaser for the failure.</li></ul> | <p>1. 在簽署臨時買賣合約(該“臨時合約”)時須支付款額為5%的臨時訂金；</p> <p>2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；</p> <p>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-</p> <ul style="list-style-type: none"><li>(i) 該臨時合約即告終止；</li><li>(ii) 有關的臨時訂金即予沒收；及</li><li>(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。</li></ul> |
|--|---|

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### A. The common parts of the Development

According to the latest draft Deed of Mutual Covenant incorporating Management Agreement (“DMC”) in respect of the Development:

1. **“Common Areas”** means all of the Development Common Areas, Residential Common Areas, Commercial Common Areas and Car Park Common Areas.
2. **“Common Facilities”** means all of the Development Common Facilities, Residential Common Facilities, Commercial Common Facilities and Car Park Common Facilities.
3. **“Common Areas and Facilities”** means all of the Common Areas and all of the Common Facilities.
4. **“Car Park Common Areas”** means all those areas or parts of the Land (as defined in the DMC) and the Development, the right to the use of which is designated for the common use and benefit of the Owners (as defined in the DMC) and occupiers of Car Parks (as defined in the DMC) and which is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, driveways, ramps, passages, staircases, Elect Meter Room 2 (Electrical Meter Room 2), carpark fan rooms and carpark air ducts PROVIDED THAT where appropriate, if (1) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Ordinance (as defined in the DMC) and/or (2) any parts specified in Schedule 1 to the Ordinance (unless they are specified or designated in an instrument registered in the Land Registry as being for the exclusive use, occupation or enjoyment of an Owner) shall also be covered by the provisions hereinbefore provided in this definition of “Car Park Common Areas”, such parts shall be deemed to have been included as, and shall form part of, the Car Park Common Areas,

but shall exclude the Development Common Areas, Residential Common Areas and Commercial Common Areas.

Car Park Common Areas are for the purpose of identification shown coloured Indigo on the plan(s) (certified as to its/their accuracy by the Authorized Person (as defined in the DMC)) annexed to the DMC.

5. **“Car Park Common Facilities”** means all those installations and facilities in the Car Park Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Car Parks and not for the exclusive use or benefit of any individual Owner of the Car Park or the Development as a whole and, without limiting the generality of the foregoing, including but not limited to ramps, drop-bar, EV charging kiosk(s) and equipment (electric vehicle charging kiosk(s) and equipment), drains, manholes, channel(s), water mains (if any), sewers, gutters, watercourses, well(s) (if any), pipes, pumps, salt and fresh water intake (if any) and mains, wires, cables, firefighting installations, security installations and equipment, switches, metres, lighting, ceiling panels, refuse disposal equipment and facility, mechanical ventilation equipment and facility(ies), ventilation air ducts and associated plant room(s), conduits, trunking(s), signages, access barrier equipment, petrol interceptor(s) and other apparatus, devices, equipment, systems and facilities of and in the Development within the Car Park Common Areas.

6. **“Commercial Common Areas”** means all those areas or parts of the Land and the Development the right to the use of which is or is to be designated for common use and benefit of the Owner(s) and occupier(s) of the Commercial Accommodation (as defined in the DMC) and is not otherwise specifically assigned other than to the Manager (as defined in the DMC) on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, include the Commercial Loading and Unloading Spaces (as defined in the DMC) but shall exclude the Car Park Common Areas, the Development Common Areas, the Residential Common Areas and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy of which belongs to any particular Owner Provided That if and when any part or parts of the Commercial Accommodation shall have been designated as Commercial Common Areas under a sub-deed of mutual covenant, such part or parts of the Commercial Accommodation shall thereafter be construed as forming part of the Commercial Common Areas.

Commercial Common Areas as at the date of the DMC are, for the purpose of identification, shown coloured Pink Hatched Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

7. **“Commercial Common Facilities”** means all those installations and facilities in the Commercial Common Areas used in common by or installed for the common benefit of all the Owner(s) and occupier(s) of the Commercial Accommodation as part of the amenities thereof.

8. **“Development Common Areas”** means all those areas or parts of the Land and the Development, the right to the use of which is designated for the common use and benefit of the Owners and occupiers of the Units (as defined in the DMC) and is not given or reserved by the DMC or otherwise to the First Owner (as defined in the DMC) or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing:

(a) Greenery Areas (as defined in the DMC) (excluding those forming part of the Residential Common Areas);

(b) the Slopes and Retaining Walls (as defined in the DMC) which are located within the Land;

(c) Caretaker’s Offices (as defined in the DMC);

(d) Owners’ Committee Office (as defined in the DMC);

(e) external walls of the Development which include:

(i) cladding systems, architectural fins and features forming part of such external walls; and

(ii) windows and window frames of the Common Areas;

but exclude

(i) the external walls (including curtain walls, glass walls, window walls) which form part of the Residential Units (as defined in the DMC), the Commercial Accommodation, the Commercial Common Areas and the Residential Common Areas;

(ii) the shopfront, the internal surface of the wall facing the Units, the window and window frame forming of the Unit; and

(iii) the signage area(s) forming part of the Commercial Accommodation;

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(f) cavity wall, parapet wall (if any), staircase, ramp, Transformer Rooms (as defined in the DMC) (being identified as transformer room 1 and transformer room 2), switch room 1, switch room 2, R.S. & M.R.C. (refuse storage and material recovery chamber), F.S. & sprinkler water tank and pump room (for podium) (fire services and sprinkler water tank and pump room (for podium)), F. S. inlet (fire services inlet), cable riser ducts, fireman's lift lobby (excluding those forming part of the Residential Common Areas), generator room, potable water tank & pump room, potable water tank & transfer pump room, fuel tank room, flushing transfer pump and water tank room, R.C. sprinkler water tank (podium) (reinforced concrete sprinkler water tank (podium)), ELV. (extra low voltage), P.D. (pipe duct), F.S. control room (w./ SPR. control valve) (fire services control room (with sprinkler control valve)), equipment hoist areas for transformer rooms, ELV. Ducts (extra low voltage ducts), void, transformer delivery service corridor, R.C.F.S. water tank (podium) (reinforced concrete fire services water tank (podium)), W.M.C. (water meter cabinet), run in / out, TBE Room (for podium) (telecommunication broadcasting equipment room (for podium)), EL. Rooms (electrical rooms), EL & ELV Room (Electrical and Extra Low Voltage Room), and protected lobby(ies) to a required staircase (excluding those forming part of the Commercial Accommodation and the Residential Common Areas);

PROVIDED THAT where appropriate, if (1) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Ordinance and/or (2) any parts specified in Schedule 1 to the Ordinance (unless they are specified or designated in an instrument registered in the Land Registry as being for the exclusive use, occupation or enjoyment of an Owner) shall also be covered by the provisions hereinbefore provided in this definition of "Development Common Areas", such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas,

but shall exclude the Residential Common Areas, Commercial Common Areas and Car Park Common Areas.

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

9. **"Development Common Facilities"** means all those installations and facilities in the Development Common Areas

used in common by or installed for the common benefit of the Owners and occupiers of the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Owner of a Unit and, without limiting the generality of the foregoing, including but not limited to drains, manhole cabinet(s), channels, water mains, sewers, gutters, watercourses (if any), cables, wells (if any), town gas valve cabinet(s), pipes, pumps, wires, salt and fresh water intakes and mains, firefighting and security equipment and facilities, switches, meters, meter cabinet(s), lighting, sanitary fittings, refuse disposal equipment and facilities, communal aerials and other apparatus, devices, equipment, systems and facilities, building maintenance unit(s), signage and other apparatus, devices, equipment, systems and facilities of and in the Development within the Development Common Areas.

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

- (a) Greenery Areas (excluding those forming part of the Development Common Areas);
- (b) Covered Landscaped and Play Areas (as defined in the DMC);
- (c) covered areas underneath balconies, covered areas underneath utility platforms, flat roofs (which do not form part of any Unit), refuge roofs, covers of BAL. (covers of balconies), covers of U.P. (covers of utility platforms), inaccessible common flat roofs, common flat roofs, fireman's lift lobby(ies) (excluding those forming part of the Development Common Areas), pavement, lift pits, ramps, outdoor filtration plant sets, outdoor M/E equipment sets (outdoor mechanical and electrical equipment sets), P.D. (pipe duct), F.S. & sprinkler water tank and pump room (for T1) (fire services & sprinkler water tank and pump room (for Tower 1)), F.S. & sprinkler water tank and pump room (for T2) (fire services & sprinkler water tank and pump room (for Tower 2)), TBE Room (for Tower 1) (telecommunication broadcasting equipment room (for Tower 1)), TBE Room (for Tower 2) (telecommunication broadcasting equipment room (for Tower 2)), lift lobbies, lift shafts, staircases, H.R. (hose reel), RS & MRR (refuse storage and material recovery room), potable & flushing

water pump rooms, potable water tanks, flushing water tanks, lifts, mail delivery area, mail delivery area / corridor, A/C platforms (air conditioner platforms), V. D. (vent duct), pipe wells, lift machine rooms, residential shuttle lift lobby, fireman's lift lobbies / residential shuttle lobbies, shuttle lift lobby, W.M.C. (water meter cabinet), A.F. (architectural feature), and protected lobby(ies) to a required staircase (excluding those forming part of the Commercial Accommodation and the Development Common Areas);

- (d) Recreational Facilities (as defined in the DMC);
- (e) Residential Loading and Unloading Spaces (as defined in the DMC);
- (f) Visitors' Parking Spaces (as defined in the DMC) (among which, for the avoidance of doubt, (i) Visitors' Parking Space shown coloured Yellow and marked "V5" on the B2/F PLAN (Drawing No. DMC-A-01) (certified as to its accuracy by the Authorized Person) annexed to the DMC and (ii) Visitors' Parking Space shown coloured Yellow and marked "V7" on the B1/F PLAN (Drawing No. DMC-A-01-1) (certified as to its accuracy by the Authorized Person) annexed to the DMC are also Parking Spaces for Disabled Persons (as defined in the DMC));
- (g) wider common corridors and lift lobbies (which are, for the purpose of identification, shown coloured Yellow Hexagon-Hatched Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC);
- (h) external walls of the Recreational Facilities and external walls of Residential Units, all of which said external walls include, without limitation:
  - (i) curtain wall system (except window panes forming part of the curtain wall system and wholly enclosing or fronting a Residential Unit and the openable windows of the curtain wall system wholly enclosing or fronting a Residential Unit which said window panes and openable windows shall form part of the relevant Residential Unit); and
  - (ii) architectural fins and features (if any) forming part of or on such external walls and/or curtain walls; and



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(iii) non-structural prefabricated external walls (which are, for the purpose of identification, shown in Brown broken line on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC);

but, for the avoidance of doubt, EXCLUDE:

(iv) the external walls (including boundary walls and any curtain walls) which form part of the Development Common Areas; and

(v) the internal surfaces of the walls enclosing any Residential Unit and exclude also the railings, glass balustrades, sliding doors or swing doors to balconies or utility platforms and windows and the frames and panes of the sliding doors or swing doors to balconies or utility platforms and windows and any louvers and louver frames (if any) forming part of any Residential Unit);

PROVIDED THAT where appropriate, if (1) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Ordinance and/or (2) any parts specified in Schedule 1 to the Ordinance (unless they are specified or designated in an instrument registered in the Land Registry as being for the exclusive use, occupation or enjoyment of an Owner) shall also be covered by the provisions hereinafter provided in this definition of “Residential Common Areas”, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas,

but shall exclude the Development Common Areas, Commercial Common Areas and Car Park Common Areas.

Residential Common Areas are for the purpose of identification shown coloured Yellow, Yellow Stippled Black, Yellow Hatched Black, Yellow Cross Hatched Black, Yellow Hexagon-Hatched Black, and shown in Brown broken line on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

11. **“Residential Common Facilities”** means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of the Owners

and occupiers of the Residential Units and not for the exclusive use or benefit of any individual Owner of a Residential Unit or the Development as a whole and which, without limiting the generality of the foregoing, include but are not limited to gondola(s), drains, switches, meters, pipes, pumps, wires, cables, lights, antennae, external decorative aluminium louvres, lifts, installations and facilities in the lift machine rooms, water tanks, reinforced concrete sprinkler water tanks, fire services water tanks, fire warning and fighting equipment, refuse disposal equipment and apparatus, electric vehicle charging facilities serving the Visitors’ Parking Spaces exclusively and other apparatus, device, equipment, system and facility of and in the Development within the Residential Common Areas.

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

#### (a) Tower 1

Floor	Residential Unit	No. of Undivided Shares allocated to each Residential Unit
6/F	Unit A	44 / 31,871
	Unit B	24 / 31,871
	Unit C	31 / 31,871
	Unit D	47 / 31,871
	Unit E	31 / 31,871
	Unit F	32 / 31,871
	Unit G	43 / 31,871
	Unit H	34 / 31,871
	Unit J	30 / 31,871
	Unit K	28 / 31,871
7/F-40/F (total 30 storeys)	Unit L	49 / 31,871
	Unit A	44 / 31,871
	Unit B	24 / 31,871
	Unit C	31 / 31,871
	Unit D	47 / 31,871
	Unit E	31 / 31,871
	Unit F	32 / 31,871
	Unit G	43 / 31,871
	Unit H	34 / 31,871
	Unit J	30 / 31,871
	Unit K	28 / 31,871
	Unit L	49 / 31,871

41/F	Unit A	44 / 31,871
	Unit B	24 / 31,871
	Unit C	31 / 31,871
	Unit D	47 / 31,871
	Unit E	31 / 31,871
	Unit F	32 / 31,871
	Unit G	43 / 31,871
	Unit H	34 / 31,871
	Unit J	30 / 31,871
	Unit K	28 / 31,871
	Unit L	49 / 31,871

#### (b) Tower 2

Floor	Residential Unit	No. of Undivided Shares allocated to each Residential Unit
6/F	Unit A	68 / 31,871
	Unit B	43 / 31,871
	Unit C	54 / 31,871
	Unit D	29 / 31,871
	Unit E	31 / 31,871
	Unit F	23 / 31,871
	Unit G	55 / 31,871
	Unit H	31 / 31,871
7/F-40/F (total 30 storeys)	Unit J	46 / 31,871
	Unit A	68 / 31,871
	Unit B	43 / 31,871
	Unit C	54 / 31,871
	Unit D	29 / 31,871
	Unit E	31 / 31,871
	Unit F	23 / 31,871
	Unit G	55 / 31,871
41/F	Unit H	31 / 31,871
	Unit J	46 / 31,871
	Unit A	153 / 31,871
	Unit B	91 / 31,871
	Unit C	66 / 31,871

Remarks:

- 13/F, 14/F, 24/F and 34/F are omitted in Tower 1 and Tower 2.
- Residential Unit “I” is omitted in Tower 1 and Tower 2.

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

Subject to the provisions of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong), the DMC Manager (as defined in the DMC) will be appointed as the first Manager to manage the Land and the Development for the initial term of TWO years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

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

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

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

Part A shall cover the estimated management expenses which, in the opinion of the Manager, are attributable to the management and maintenance of the Development Common Areas, the Development Common Facilities, the Green Hatched Black Area, the Inside Works (if any), the Outside Works and any works as required under Special Condition No.(32) of Government Grant (as defined in the DMC) or for the benefit of all the Owners (excluding those estimated management expenses contained in Part B, Part C and Part D of the Management Budget);

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

Part B shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the management and maintenance of the Residential Common Areas and the Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities and, for the avoidance of doubt and in addition to the above, Part B shall also contain such portion of the estimated management expenses in respect of Car Park Common Areas and Car Park Common Facilities which are attributable to the use of the Visitors' Parking Spaces (among which, for the avoidance of doubt, (i) Visitors' Parking Space shown coloured Yellow and marked "V5" on the B2/F PLAN (Drawing No. DMC-A-01) (certified as to its accuracy by the Authorized Person) annexed to the DMC and (ii) Visitors' Parking Space shown coloured Yellow and marked "V7" on the B1/F PLAN (Drawing No. DMC-A-01-1) (certified as to its accuracy by the Authorized Person) annexed to the DMC are also Parking Spaces for Disabled Persons), such portion being calculated in the following proportion:

$$\frac{X}{Y}$$

where:

"X" is the aggregate of the number of the Visitors' Parking Spaces (among which, for the avoidance of doubt, (i) Visitors' Parking Space shown coloured Yellow and marked "V5" on the B2/F PLAN (Drawing No. DMC-A-01) (certified as to its accuracy by the Authorized Person) annexed to the DMC and (ii) Visitors' Parking Space shown coloured Yellow and marked "V7" on the B1/F PLAN (Drawing No. DMC-A-01-1) (certified as to its accuracy by the Authorized Person) annexed to the DMC are also Parking Spaces for Disabled Persons); and

"Y" is the aggregate of the number of Car Parks and the Visitors' Parking Spaces (among which, for the avoidance of doubt, (i) Visitors' Parking Space shown coloured Yellow and marked "V5" on the B2/F PLAN (Drawing No. DMC-A-01) (certified as to its accuracy by the Authorized Person) annexed to the DMC and (ii) Visitors' Parking Space shown coloured Yellow and marked "V7" on the B1/F PLAN (Drawing No. DMC-A-01-1) (certified as to its accuracy by the Authorized Person) annexed to the DMC are also Parking Spaces for Disabled Persons);

- (c) Each Owner, in addition to the amount payable under sub-clause (a) above, shall, in respect of the Commercial

Accommodation of which he is the Owner, contribute to the amount assessed under Part C of the annual Management Budget.

Part C shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the management and maintenance of the Commercial Common Areas and the Commercial Common Facilities or solely for the benefit of the Owner(s) of the Commercial Accommodation and, for the avoidance of doubt and in addition to the above, Part C shall also contain such portion of the estimated management expenses in respect of Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the lift lobby and lifts shown coloured Pink and respectively marked "LIFT LOBBY" and "LIFT" on the B2/F PLAN (Drawing No. DMC-A-01) (certified as to its accuracy by the Authorized Person) annexed to the DMC forming part of the Commercial Accommodation; and

- (d) Each Owner, in addition to the amount payable under sub-clause (a) above, shall, in respect of each Car Park of which he is the Owner, contribute to the amount assessed under Part D of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Park bears to the total number of Management Shares allocated to all Car Parks of and in the Development.

Part D shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the management and maintenance of the Car Park Common Areas and the Car Park Common Facilities or solely for the benefit of all the Owners of the Car Parks and, for the avoidance of doubt,

- (i) Part D shall exclude the following portion which shall be treated as falling within Part B of the annual Management Budget:

such portion of the estimated management expenses in respect of Car Park Common Areas and Car Park Common Facilities which is attributable to the use of the Visitors' Parking Spaces (among which, for the avoidance of doubt, (i) Visitors' Parking Space shown coloured Yellow and marked "V5" on the B2/F PLAN (Drawing No. DMC-A-01) (certified as to its accuracy by the Authorized Person) annexed to the DMC and (ii) Visitors' Parking Space shown coloured Yellow and marked "V7" on the B1/F PLAN (Drawing No. DMC-A-01-1) (certified as to its

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accuracy by the Authorized Person) annexed to the DMC are also Parking Spaces for Disabled Persons), such portion being calculated in the following proportion:

X

Y

where:

“X” is the aggregate of the number of the Visitors’ Parking Spaces (among which, for the avoidance of doubt, (i) Visitors’ Parking Space shown coloured Yellow and marked “V5” on the B2/F PLAN (Drawing No. DMC-A-01) (certified as to its accuracy by the Authorized Person) annexed to the DMC and (ii) Visitors’ Parking Space shown coloured Yellow and marked “V7” on the B1/F PLAN (Drawing No. DMC-A-01-1) (certified as to its accuracy by the Authorized Person) annexed to the DMC are also Parking Spaces for Disabled Persons); and

“Y” is the aggregate of the number of Car Parks and the Visitors’ Parking Spaces (among which, for the avoidance of doubt, (i) Visitors’ Parking Space shown coloured Yellow and marked “V5” on the B2/F PLAN (Drawing No. DMC-A-01) (certified as to its accuracy by the Authorized Person) annexed to the DMC and (ii) Visitors’ Parking Space shown coloured Yellow and marked “V7” on the B1/F PLAN (Drawing No. DMC-A-01-1) (certified as to its accuracy by the Authorized Person) annexed to the DMC are also Parking Spaces for Disabled Persons);

(ii) Part D shall also exclude such portion of the estimated management expenses in respect of Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the lift lobby and lifts shown coloured Pink and respectively marked “LIFT LOBBY” and “LIFT” on the B2/F PLAN (Drawing No. DMC-A-01) (certified as to its accuracy by the Authorized Person) annexed to the DMC forming part of the Commercial Accommodation which shall be treated as falling within Part C of the annual Management Budget.

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

The management fee deposit is equivalent to two (2) months’ contribution of the first year’s budgeted management expenses payable in respect of a Unit and such sum shall not be used to set off against monthly contribution of the management expenses or any other contributions to be made by the first Owner of each Unit and such sum is non-refundable but transferable.

F. The area (if any) in the Development retained by the owner for that owner’s own use

Not applicable.

Remarks:

- (1) Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC.
- (2) For full details, please refer to the latest draft of the DMC. A copy of the latest draft DMC is available for inspection by the general public free of charge at the sales office during opening hours and on the website designated by the Vendor for the sale of residential properties in the Development.



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### A. 發展項目的公用部分

根據發展項目公契及管理合約（「公契」）的最新擬稿：

1. 「**公用地方**」指所有發展項目公用地方、住宅公用地方、商業公用地方及停車場公用地方。
2. 「**公用設施**」指所有發展項目公用設施、住宅公用設施、商業公用設施及停車場公用設施。
3. 「**公用地方與設施**」指所有公用地方及所有公用設施。

4. 「**停車場公用地方**」指該土地（按公契界定）及發展項目的所有該等範圍或部分，其使用權指定為供停車位（按公契界定）的業主（按公契界定）和佔用人共同使用及享用，而沒有另外特別轉讓，在不限制前文的概括性的原則下，包括行車道、坡道、通道、樓梯、電錶房2、停車場風機房及停車場通風管道，惟在適當情況下，如(1)發展項目的任何部分受條例（按公契界定）第2條中「公用部分」第(a)段的釋義所涵蓋及/或(2)條例附表1指明的任何部分（除非該等部分在一份於土地註冊處登記的文書中被指明或指定專供某一業主使用、佔用或享用），該等部分亦受本定義「停車場公用地方」的上述條文所涵蓋並須視為納入並且屬於停車場公用地方一部分，

但不包括發展項目公用地方、住宅公用地方及商業公用地方。

停車場公用地方在附錄於公契的圖則（經認可人士（按公契界定）核證為準確）上以靛藍色顯示，以資識別。

5. 「**停車場公用設施**」指停車場公用地方內供停車場業主和佔用人共同使用或為供停車場業主和佔用人共同享用而安裝，而並非供任何個別停車位業主獨家使用或享用或整體發展項目使用或享用的所有該等裝置及設施，在不限制前文的概括性的原則下，包括但不限於坡道、閘杆、EV充電站及設備（電動車輛充電站及設備）、排水溝、沙井、渠道、總水喉（如有）、污水管、明渠、水道、井（如有）、管道、泵、鹹水及食水入水掣（如有）及總喉、電線、電纜、消防裝置、保安裝置及設備、電掣、儀錶、照明、天花面板、垃圾處理設備及設施、機械

通風設備及設施、通風管道及相關機房、導管、線槽、標誌牌、通道閘機設備、截油器，以及其他屬發展項目並位於發展項目之中停車場公用地方內的其他器具、裝置、設備、系統及設施。

6. 「**商業公用地方**」指該土地及發展項目的所有該等範圍或部分，其使用權指定或將指定為供商場（按公契界定）的業主和佔用人共同使用及享用，而沒有另外特別轉讓（管理人（按公契界定）以信託形式為所有業主的利益持有的範圍或部分除外），在不限制前文的概括性的原則下，包括商用上落客貨停車位（按公契界定），但不包括停車場公用地方、發展項目公用地方、住宅公用地方及發展項目內任何個別業主具有獨家權利及特權持有、使用、佔用及享用的該等範圍，但如果及當商場任何一個或多個部分根據副公契被指定為商業公用地方，則商場的該或該等部分須在其後被解釋為商業公用地方的一部分。

商業公用地方在公契之日在附錄於公契的圖則（經認可人士核證為準確）上以粉紅色間黑斜線顯示，以資識別。

7. 「**商業公用設施**」指商業公用地方內供商場業主和佔用人共同使用及構成商場部分的便利設施或為供商場業主和佔用人共同享用而安裝，構成商場部分的便利設施的所有該等裝置及設施。
8. 「**發展項目公用地方**」指該土地及發展項目的所有該等範圍或部分，其使用權指定為供單位（按公契界定）的業主和佔用人共同使用及享用，而沒有根據公契或以其他方式授予或保留予第一業主（按公契界定）或任何個別單位的業主，亦沒有另外特別轉讓，在不限制前文的概括性的原則下，包括：

(a) 綠化範圍（按公契界定）（構成住宅公用地方部分的綠化範圍除外）；

(b) 位於該土地內的斜坡及護土牆（按公契界定）；

(c) 保安員辦事處（按公契界定）；

(d) 業主委員會辦事處（按公契界定）；

(e) 發展項目的外牆，包括：

(i) 構成該等外牆一部分的覆蓋層系統、建築鱗片及裝置；及

(ii) 公用地方的窗戶及窗框；

但不包括

(i) 構成住宅單位（按公契界定）、商場、商業公用地方及住宅公用地方一部分的外牆（包括幕牆、玻璃牆、窗牆）；

(ii) 店面、正面朝向單位的牆壁內表面、構成單位一部分的窗戶及窗框；及

(iii) 構成商場一部分的標誌牌範圍；

- (f) 中空心牆、護牆（如有）、樓梯、坡道、變壓器房（按公契界定）（標識為變壓器房1和變壓器房2）、電掣房1、電掣房2、R.S. & M.R.C.（垃圾收集及物料回收室）、F.S.及花灑水箱及泵房（平台專用）（消防及花灑水箱及泵房（平台專用））、F. S.入水掣（消防入水掣）、電纜立管、消防員升降機大堂（構成住宅公用地方的部分除外）、發電機房、食水水箱及泵房、食水水箱及輸送泵房、燃料箱房、沖廁水輸送泵及水箱房、R.C.花灑水箱（平台）（鋼筋混凝土花灑水箱（平台））、ELV.（超低電壓）、P.D.（管道槽）、F.S.控制室（w./ SPR.控制閥）（消防控制室（連帶花灑控制閥））、變壓器房專用設備起吊區、ELV.管道槽（超低電壓管道槽）、中空、變壓器輸送服務走廊、R.C.F.S.水箱（平台）（鋼筋混凝土消防水箱（平台））、W.M.C.（水錶櫃）、車輛進/出口、TBE房（平台專用）（電訊及廣播設備房（平台專用））、EL.房（電力房）、EL & ELV 房（電線及特低壓電線房）及通往指定樓梯的防護門廊（構成商場及住宅公用地方的部分除外），

惟在適當情況下，如(1)發展項目的任何部分受條例第2條中「公用部分」第(a)段的釋義所涵蓋及/或(2)條例附表1指明的



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任何部分（除非該等部分在一份於土地註冊處登記的文書中被指明或指定專供某一業主使用、佔用或享用），該等部分亦受本「發展項目公用地方」定義的上述條文所涵蓋並須視為納入並且屬於發展項目公用地方一部分，

但不包括住宅公用地方、商業公用地方及停車場公用地方。

發展項目公用地方在附錄於公契的圖則（經認可人士核證為準確）上以綠色和綠色加黑點顯示，以資識別。

9. 「發展項目公用設施」指發展項目公用地方內供發展項目單位業主和佔用人共同使用或為供發展項目單位業主和佔用人共同享用而安裝及構成發展項目部分的便利設施，而並非供任何個別單位業主獨家享用的所有該等裝置及設施，在不限制前文的概括性的原則下，包括但不限於排水管、沙井櫃、渠道、總水喉、污水管、明渠、水道（如有）、電纜、井（如有）、煤氣閥櫃、管道、泵、電線、鹹水及食水入水掣及總喉、消防及保安設備及設施、電掣、儀錶、儀錶櫃、照明、衛生裝置、垃圾處理設備及設施、公共天線及其他器具、裝置、設備、系統和設施、大廈維修裝置、標誌牌，以及其他屬發展項目並位於發展項目之中發展項目公用地方內的其他器具、裝置、設備、系統及設施。

10. 「住宅公用地方」指該土地及發展項目的所有該等範圍或部分，其使用權指定為供住宅單位的業主及佔用人共同使用及享用，而沒有根據公契或以其他方式授予或保留予第一業主或任何個別住宅單位的業主，亦沒有另外特別轉讓，在不限制前文的概括性的原則下，包括：

(a) 綠化範圍（構成發展項目公用地方部分的綠化範圍除外）；

(b) 有蓋園景及遊樂區（按公契界定）；

(c) 露台下方的有蓋區域、工作平台下方的有蓋區域、平台（不構成任何單位的一部分）、庇護天台、BAL.上蓋（露台上蓋）、U.P. 上蓋（工作平台上蓋）、不可通達之公共平台、公用平台、消防員升降機大堂（構成發展項目公用地方的部分除外）、行人道、升降機坑、坡道、室外過濾裝置機組、室外M/E設備裝置（室外機電設備裝置）、

P.D.（管道）、F.S. 及花灑水箱及泵房（T1專用）（消防及花灑水箱及泵房（第1座專用））、F.S. 及花灑水箱及泵房（T2專用）（消防及花灑水箱及泵房（第2座專用））、TBE房（第1座專用）（電訊及廣播設備房（第1座專用））、TBE房（第2座專用）（電訊及廣播設備房（第2座專用））、升降機大堂、升降機槽、樓梯、H.R.（消防喉轆）、RS & MRR（垃圾及物料回收室）、食水及沖廁水泵房、食水水箱、沖廁水水箱、升降機、郵件派遞區、郵件派遞區/走廊、A/C平台（空調機平台）、V.D.（排風管）、管井、升降機機房、住宅穿梭升降機大堂、消防員升降機大堂/住宅穿梭大堂、穿梭升降機大堂、W.M.C.（水錶櫃）、A.F.（建築裝飾）及通往指定樓梯的防護門廊（構成商場及發展項目公用地方的部分除外）；

(d) 康樂設施（按公契界定）；

(e) 住宅上落客貨停車位（按公契界定）；

(f) 訪客停車位（按公契界定）（為免存疑，其中(i)在附錄於公契的B2/F PLAN(圖則編號DMC-A-01)（經認可人士核證為準確）上以黃色顯示並標註為「V5」的訪客停車位及(ii)在附錄於公契的B1/F PLAN(圖則編號DMC-A-01-1)（經認可人士核證為準確）上以黃色顯示並標註為「V7」的訪客停車位同時亦為傷殘人士停車位（按公契界定））；

(g) 加闊公共走廊和升降機大堂（在附錄於公契的圖則（經認可人士核證為準確）上以黃色間六邊形黑線顯示，以資識別）；

(h) 康樂設施的外牆和住宅單位的外牆，所有該等外牆包括但不限於：

(i) 幕牆系統（構成幕牆系統一部分並完全圍封或正面朝向住宅單位的窗格和完全圍封或正面朝向住宅單位的幕牆系統之可開啟窗戶除外，該等窗格和可開啟窗戶構成相關住宅單位之部分）；及

(ii) 構成該等外牆和/或幕牆的一部分或在該等外牆和/或幕牆之上的建築鱗片及裝置（如有）；及

(iii) 非結構預製外牆（在附錄於公契的圖則（經認可人士核證為準確）上以棕色虛線顯示，以資識別）；

但是，為免存疑，不包括：

(iv) 構成發展項目公用地方一部分的外牆（包括邊界牆及任何幕牆）；及

(v) 圍封任何住宅單位的牆壁的內表面，也不包括欄杆、玻璃欄杆、通往露台或工作平台的趟門或擺動門及窗戶，及通往露台或工作平台的趟門或擺動門之框架和窗格，及構成任何住宅單位一部分的窗戶及任何百葉窗和百葉窗框架（如有），

惟在適當情況下，如(1)發展項目的任何部分受條例第2條中「公用部分」第(a)段的釋義所涵蓋及/或(2)條例附表1指明的任何部分（除非該等部分在一份於土地註冊處登記的文書中被指明或指定專供某一業主使用、佔用或享用），該等部分亦受本定義「住宅公用地方」的上述條文所涵蓋並須視為納入並且屬於住宅公用地方一部分，

但不包括發展項目公用地方、商業公用地方及停車場公用地方。

住宅公用地方在附錄於公契的圖則（經認可人士核證為準確）上以黃色、黃色加黑點、黃色間黑斜線、黃色間黑交叉線、黃色間六邊形黑線和棕色虛線顯示，以資識別。

11. 「住宅公用設施」指住宅公用地方內供住宅單位業主及佔用人共同使用或為供他們共同享用，而並非供任何個別住宅單位業主獨家使用或享用或整體發展項目使用或享用而安裝的所有該等裝置及設施。在不限制前文的概括性的原則下，包括但不限於吊船、排水渠、電掣、儀錶、管道、泵、電線、電纜、照明、天線、外部裝飾的鋁百葉窗、升降機、升降機機房內的裝置及設施、水箱、鋼筋混凝土花灑水箱、消防水箱、火警警示及滅火設備、垃圾處理設備及器具、專門服務訪客停車位的電動車輛的充電設施，以及其他屬發展項目並位於發展項目之中住宅公用地方內的其他器具、裝置、設備、系統及設施。

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### B. 分配予發展項目中的每個住宅物業的不分割份數的數目

#### (a) 第1座

樓層	住宅單位	分配予每個住宅單位的不分割份數的數目
6樓	A單位	44 / 31,871
	B單位	24 / 31,871
	C單位	31 / 31,871
	D單位	47 / 31,871
	E單位	31 / 31,871
	F單位	32 / 31,871
	G單位	43 / 31,871
	H單位	34 / 31,871
	J單位	30 / 31,871
	K單位	28 / 31,871
	L單位	49 / 31,871
7樓至40樓 (共30層)	A單位	44 / 31,871
	B單位	24 / 31,871
	C單位	31 / 31,871
	D單位	47 / 31,871
	E單位	31 / 31,871
	F單位	32 / 31,871
	G單位	43 / 31,871
	H單位	34 / 31,871
	J單位	30 / 31,871
	K單位	28 / 31,871
	L單位	49 / 31,871
41樓	A單位	44 / 31,871
	B單位	24 / 31,871
	C單位	31 / 31,871
	D單位	47 / 31,871
	E單位	31 / 31,871
	F單位	32 / 31,871
	G單位	43 / 31,871
	H單位	34 / 31,871
	J單位	30 / 31,871
	K單位	28 / 31,871
	L單位	49 / 31,871

#### (b) 第2座

樓層	住宅單位	分配予每個住宅單位的不分割份數的數目
6樓	A單位	68 / 31,871
	B單位	43 / 31,871
	C單位	54 / 31,871
	D單位	29 / 31,871
	E單位	31 / 31,871
	F單位	23 / 31,871
	G單位	55 / 31,871
	H單位	31 / 31,871
7樓至40樓 (共30層)	J單位	46 / 31,871
	A單位	68 / 31,871
	B單位	43 / 31,871
	C單位	54 / 31,871
	D單位	29 / 31,871
	E單位	31 / 31,871
	F單位	23 / 31,871
	G單位	55 / 31,871
	H單位	31 / 31,871
	J單位	46 / 31,871
41樓	A單位	153 / 31,871
	B單位	91 / 31,871
	C單位	66 / 31,871

備註：

- 第1座和第2座不設13樓、14樓、24樓及34樓。
- 第1座和第2座不設「I」住宅單位。

### C. 有關發展項目的管理人的委任年期

受制於《建築物管理條例》（香港法例第344章）條文的前提下，公契管理人（按公契界定）將獲委任為管理該土地及發展項目的第一任管理人，起始任期為公契日期起計兩年，其後將繼續管理發展項目，直至其委任按公契規定終止為止。

### D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

管理人將根據以下原則釐定每名業主須分擔之管理開支款額：

- (a) 發展項目每個單位業主須按其單位獲分配的管理份數（按公契界定）的數目佔發展項目所有單位獲分配的管理份數的總數之比例分擔年度管理預算（按公契界定）A部分評估的款項。

A部分涵蓋管理人認為歸屬管理與保養發展項目公用地方、發展項目公用設施、綠色間黑斜線範圍、內部工程（如有）、外部工程及批地文件（按公契界定）特別條款第（32）條規定的任何工程或供全體業主享用的預計管理開支（不包括管理預算B部分、C部分及D部分所載的預計管理開支）；

- (b) 每個業主除了支付以上第(a)項應付的款項外，還須就他作為業主擁有的每個住宅單位按其住宅單位獲分配的管理份數的數目佔發展項目所有住宅單位獲分配的管理份數的總數之比例分擔年度管理預算B部分評估的款項。

B部分載有管理人認為僅歸屬管理與保養住宅公用地方及住宅公用設施或僅供所有住宅單位業主享用的預計管理開支，包括但不限於康樂設施的操作、保養、維修、清潔、照明及保安之開支，另為免存疑及除上述提及之外，B部分並載有停車場公用地方及停車場公用設施的預計管理開支中歸屬於使用訪客停車位（為免存疑，其中(i)在附錄於公契的B2/F PLAN（圖則編號DMC-A-01）（經認可人士核證為準確）上以黃色顯示並標註為「V5」的訪客停車位及(ii)在附錄於公契的B1/F PLAN（圖則編號DMC-A-01-1）（經認可人士核證為準確）上以黃色顯示並標註為「V7」的訪客停車位同時亦為傷殘人士停車位）的該預計管理開支部分，該部分按以下比例計算：

$$\frac{X}{Y}$$

其中：

「X」為訪客停車位的總數（為免存疑，其中(i)在附錄於公契的B2/F PLAN（圖則編號DMC-A-01）（經認可人士核證為準確）

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上以黃色顯示並標註為「V5」的訪客停車位及(ii)在附錄於公契的B1/F PLAN (圖則編號DMC-A-01-1) (經認可人士核證為準確) 上以黃色顯示並標註為「V7」的訪客停車位同時亦為傷殘人士停車位)；及

「Y」為停車位和訪客停車位的總數 (為免存疑，其中(i)在附錄於公契的B2/F PLAN (圖則編號DMC-A-01) (經認可人士核證為準確) 上以黃色顯示並標註為「V5」的訪客停車位及(ii)在附錄於公契的B1/F PLAN (圖則編號DMC-A-01-1) (經認可人士核證為準確) 上以黃色顯示並標註為「V7」的訪客停車位同時亦為傷殘人士停車位)；

- (c) 每個業主除了支付以上第(a)項應付的款項外，還須就他作為業主擁有的商場分擔年度管理預算C部分評估的款項。

C部分載有管理人認為僅歸屬管理與保養商業公用地方及商業公用設施或僅供商場業主享用的預計管理開支，另為免存疑及除上述提及之外，C部分並載有停車場公用地方及停車場公用設施的預計管理開支中歸屬於使用在附錄於公契的B2/F PLAN (圖則編號DMC-A-01) (經認可人士核證為準確) 上以粉紅色顯示並分別標註為「LIFT LOBBY」及「LIFT」並構成商場一部分的升降機大堂及升降機；及

- (d) 每個業主除了支付以上第(a)項應付的款項外，還須就他作為業主擁有的每個停車位按其停車位獲分配的管理份數的數目佔發展項目所有停車位獲分配的管理份數的總數之比例分擔年度管理預算D部分評估的款項。

D部分載有管理人認為僅歸屬管理與保養停車場公用地方及停車場公用設施或僅供所有停車位業主享用的預計管理開支，另為免存疑：

- (i) D部分不包括歸屬年度管理預算B部分之下列部分：

停車場公用地方及停車場公用設施的預計管理開支中歸屬於使用訪客停車位 (為免存疑，其中(i)在附錄於公契的B2/F PLAN (圖則編號DMC-A-01) (經認可人士核證為準確) 上以黃色顯示並標註為「V5」的訪客停車位及(ii)在附錄於公契

的B1/F PLAN (圖則編號DMC-A-01-1) (經認可人士核證為準確) 上以黃色顯示並標註為「V7」的訪客停車位同時亦為傷殘人士停車位)的該部分，該部分按以下比例計算：

$$\frac{X}{Y}$$

其中：

「X」為訪客停車位的總數 (為免存疑，其中(i)在附錄於公契的B2/F PLAN (圖則編號DMC-A-01) (經認可人士核證為準確) 上以黃色顯示並標註為「V5」的訪客停車位及(ii)在附錄於公契的B1/F PLAN (圖則編號DMC-A-01-1) (經認可人士核證為準確) 上以黃色顯示並標註為「V7」的訪客停車位同時亦為傷殘人士停車位)；及

「Y」為停車位和訪客停車位的總數 (為免存疑，其中(i)在附錄於公契的B2/F PLAN (圖則編號DMC-A-01) (經認可人士核證為準確) 上以黃色顯示並標註為「V5」的訪客停車位及(ii)在附錄於公契的B1/F PLAN (圖則編號DMC-A-01-1) (經認可人士核證為準確) 上以黃色顯示並標註為「V7」的訪客停車位同時亦為傷殘人士停車位)；

- (ii) D部分亦不包括停車場公用地方及停車場公用設施的預計管理開支中管理人合理認為歸屬於使用在附錄於公契的B2/F PLAN (圖則編號DMC-A-01) (經認可人士核證為準確) 上以粉紅色顯示並分別標註為「LIFT LOBBY」及「LIFT」並構成商場一部分的升降機大堂及升降機的該部分，該部分歸屬年度管理預算C部分。

### E. 計算管理費按金的基準

管理費按金相等於每個單位應付的首年度預算管理開支的分擔款項的兩個月款項，該等款項不可用以抵銷管理開支的每月分擔款項或每個單位的第一任業主所須支付的任何其他分擔款項，該等款項不可退還，但可轉讓。

### F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

備註：

- (1) 除非在售樓說明書中另行定義，否則以上英文本中以大楷顯示的用詞將等同於公契內的該用詞的意義。
- (2) 詳情請參閱公契的最新擬稿，公契的最新擬稿已備存於售樓處在開放時間內供公眾免費閱覽，公眾亦可在賣方就銷售發展項目住宅物業所指定的互聯網網站內免費閱覽公契的最新擬稿。



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1. The Development is situated on New Kowloon Inland Lot No.6593 (“the Lot”).
2. The Lot is held under an Agreement and Conditions of Sale dated the 12<sup>th</sup> day of September 2018 and registered in the Land Registry as Conditions of Sale No.20326 (“the Land Grant”) for a term of 50 years commencing from the 12<sup>th</sup> day of September 2018.
3. General Condition No. 7 of the Land Grant stipulates that:
  - (a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with the General and Special Conditions of the Land Grant (“these Conditions”):
    - (i) maintain all buildings in accordance with the approved design and disposition, and any approved building plans without variation or modification thereto; and
    - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
  - (b) In the event of the demolition at any time during the tenancy of any building then standing on the Lot or any part thereof, the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director of Lands (hereinafter referred to as “the Director”). In the event of demolition as aforesaid, the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the Lot and upon receiving such consent shall within three calendar months thereof commence the necessary redevelopment works and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.
4. General Condition No. 9 of the Land Grant stipulates that:
 

Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Purchaser and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Purchaser and in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Purchaser shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.
5. Special Condition No. (1) of the Land Grant stipulates that:
  - (a) Subject to payment of the balance of the premium as provided in General Condition No. 2 of the Land Grant and subject to the provisions of General Condition No. 1 of the Land Grant:
    - (i) possession of the Lot other than that portion of the Lot shown edged by a pecked red line on the plan annexed to the Land Grant (that portion of the Lot is hereinafter referred to as “the Edged Pecked Red Area”) shall be deemed to be given to the Purchaser on the date of this Agreement; and
    - (ii) possession of the Edged Pecked Red Area shall be deemed to be given to the Purchaser on a date as specified in a letter to be issued by the Director, such date to be not later than the 30th day of September 2020.
  - (b) The Purchaser hereby acknowledges and accepts that the Director shall have the absolute discretion to determine the date on which possession of the Edged Pecked Red Area shall be given. The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or in connection with sub-clause (a)(ii) of this Special Condition pursuant to which the giving of possession of the Edged Pecked Red Area shall be deferred, and no claim for compensation, refund of premium or otherwise whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
  - (c) The Purchaser hereby acknowledges and accepts that there may be a retaining wall or walls erected or constructed within the Edged Pecked Red Area at the time when possession of the Edged Pecked Red Area is deemed to be given to the Purchaser pursuant to sub-clause (a)(ii) of this Special Condition (hereinafter referred to as “the Future Retaining Walls”). The Government gives no warranty, express or implied, as to the physical condition, state or structural safety of the Future Retaining Walls or whether the Future Retaining Walls or any part thereof are erected or constructed in compliance with the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation.
  - (d) The Purchaser may at his own expense and in all respects to the satisfaction of the Director demolish and remove the Future Retaining Walls from the Lot after possession of the Edged Pecked Red Area is deemed to be given to the Purchaser pursuant to sub-clause (a)(ii) of this Special Condition.
  - (e) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or in connection with the erection, construction, existence, maintenance, demolition or removal of the Future Retaining Walls or otherwise, and no claim whatsoever shall be made against the Government or its authorized officers by the Purchaser in respect of any such loss, damage, nuisance or disturbance. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, existence, maintenance, demolition or removal of the Future Retaining Walls.



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

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

\*Note: The completion date in Special Condition No.(2) has been amended to “not later than 30 June 2025” pursuant to the letter from the District Lands Office, Kowloon East of the Lands Department dated 20th May 2022.

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

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

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

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

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

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

(c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Conditions Nos. (19) and (20) of the Land Grant (as may be respectively varied under Special Condition No. (21) of the Land Grant) or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause (c) shall be final and binding on the Purchaser.

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

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

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

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

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

(b) (i) Not less than 20% of the area of the Lot shall be planted with trees, shrubs or other plants.

(ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as “the Greenery Area”) shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the Lot.

(iii) The decision of the Director as to which landscaping works proposed by the Purchaser constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Purchaser.

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

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

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

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (16) (a)(v) of the Land Grant.

### 10. Special Condition No. (6) of the Land Grant stipulates, inter alia, that:

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

(c) (i) the total gross floor area of any building or buildings erected or to be erected on the Lot shall not be less than 19,872 square metres and shall not exceed 33,120 square metres;

(ii) of the total gross floor area stipulated in sub-clause (c)(i) of this Special Condition, the total gross floor area of any building or buildings or part or parts of the building or buildings erected or to be erected on the Lot designed and intended to be used for private residential purposes shall not exceed 27,600 square metres;

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(d) no part of any building or other structure erected or to be erected on the Lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 170 metres above the Hong Kong Principal Datum, or such other height limit as the Director at his sole discretion may, subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director, approve, provided that:

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

(ii) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No.(42)(b)(i)(II) of the Land Grant.

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

Notwithstanding the user restriction stipulated in Special Condition No. (3) of the Land Grant, no air sensitive uses including but not limited to domestic use and outdoor recreational facilities such as exercise area, gardens with seats, playground, swimming pool and ball courts shall be erected, constructed or provided on, over or within that portion of the Lot shown edged blue on the plan annexed to the Land Grant. For the purpose of this Special Condition, the decision of the Director of Environmental Protection as to what constitute air sensitive uses shall be final and binding on the Purchaser.

12. Special Condition No. (10) of the Land Grant stipulates, inter alia, that:

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

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

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Land Grant;

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

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

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

Office accommodation for watchmen or caretakers or both may be provided within the Lot subject to the following conditions:

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

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

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

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

Quarters for watchmen or caretakers or both may be provided within the Lot subject to the following conditions:

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

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

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

One office for the use of the Owners’ Corporation or the Owners’ Committee may be provided within the Lot provided that:

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

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

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

(a) (i) Subject to sub-clause (a)(ii) of this Special Condition, the Purchaser shall have no right of ingress or egress to or from the Lot for the passage of motor vehicles except after the owner of all that piece or parcel of ground to be known and registered in the Land Registry as New Kowloon Inland Lot No. 6602 (hereinafter referred to as “N.K.I.L. 6602”) shall have completed the construction of the future public road shown and marked “FUTURE PUBLIC ROAD” on the plan annexed to the Land Grant (hereinafter referred to as “the Future Public Road”) in all respects to the satisfaction of the Director, between the points X and Y through Z shown and marked on the plan annexed to the Land Grant or at such other points as may be approved in writing by the Director.

(ii) Prior to completion of the construction of the Future Public Road by the owner of N.K.I.L. 6602, the owner of N.K.I.L. 6602 will provide to the Purchaser a free right of way for motor vehicles access to and from the Lot of such width, in such positions and to such standards, levels and alignment as the Director shall approve or determine and the provision of the right of way may be subject to such conditions as may be imposed by the Director. Upon completion of the



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construction of the Future Public Road, the Purchaser shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which such right of way was constructed.

(iii) For the purpose of sub-clauses (a)(i) and (a)(ii) of this Special Condition, the decision of the Director as to when the construction of the Future Public Road shall have been completed shall be final and binding on the Purchaser.

(b) Upon development or redevelopment of the Lot, a temporary access for construction vehicles into the Lot may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Purchaser shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.

17. Special Condition No. (19) of the Land Grant stipulates, inter alia, that:

(a) (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Residential Parking Spaces”) at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the Lot as set out in the table below unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below:

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 27.78 residential units or part thereof

Not less than 40 square metres but less than 70 square metres	One space for every 15.87 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 5.29 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 2.02 residential units or part thereof
Not less than 160 square metres	One space for every 1.17 residential units or part thereof

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

(I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the Lot, at a rate of three spaces for every such block of residential units; or

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

(iv) The spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (21) of the Land Grant) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles at the following rates unless the Director consents to another rate:

(I) one space for every 150 square metres or part thereof of the first 15,000 square metres of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the Lot for office purposes and one space for every 200 square metres or part thereof of the remaining gross floor area to be used for such purposes; and

(II) one space for every 200 square metres or part thereof of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the Lot for non-industrial (excluding private residential, office, hotel, godown and petrol filling station) purposes.

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

(c) (i) Out of the spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (21) of the Land Grant), (a)(iii), (b)(i)(I) and (b)(i)(II) of this Special Condition, the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved or designated are hereinafter referred to as “the Parking Spaces for Disabled Persons”) as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the Purchaser shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition to become the Parking Spaces for Disabled Persons.

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

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

(I) one space for every 125 residential units or part thereof or at such other rates as may be approved by the Director (hereinafter referred to as “the Residential Motor Cycle Parking Spaces”);

(II) 10% of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition; and

(III) 10% of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition.

If the respective number of spaces to be provided under sub-clause (d)(i)(II) or (d)(i)(III) of this Special Condition is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Residential Motor Cycle Parking Spaces (as may be varied under Special Condition No. (21) of the Land Grant) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

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

(e) (i) Except for the Parking Spaces for Disabled Persons, each of the spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (21) of the Land Grant), (a)(iii), (b)(i)(I) and (b)(i)(II) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

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

(iii) Each of the spaces provided under sub-clauses (d)(i)(I) (as may be varied under Special Condition No. (21) of the Land Grant), (d)(i)(II) and (d)(i)(III) of this Special Condition shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

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

(a) Spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates:

(i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the Lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the Lot, such loading and unloading space to be located adjacent to or within each block of residential units;

(ii) one space for every 2,000 square metres or part thereof of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the Lot for office purposes; and

(iii) one space for every 800 square metres or part thereof of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the Lot for non-industrial (excluding private residential, office, hotel, godown and petrol filling station) purposes.

(b) Each of the spaces provided under sub-clause (a) of this Special Condition (as may be varied under Special Condition No. (21) of the Land Grant) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

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

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

(a) Notwithstanding Special Conditions Nos. (19)(a)(i), (19)(d)(i)(I) and (20)(a) of the Land Grant, the Purchaser may increase or reduce the respective numbers of spaces required to be provided under the said Special Conditions by not more than 5% provided that the total number of spaces so increased or reduced shall not exceed 50.

(b) In addition to sub-clause (a) of this Special Condition, the Purchaser may increase or reduce the respective numbers of spaces required to be provided under Special Conditions Nos. (19)(a)(i) and (19)(d)(i)(I) of the Land Grant (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5%.



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

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

(i) assigned except:

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

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

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

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

21. Special Condition No. (27) of the Land Grant stipulates, inter alia, that:

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased

land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

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

(d) In addition to any other rights or remedies provided in the Land Grant for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

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

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

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

Where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Purchaser shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground

anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Purchaser shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Purchaser shall on demand repay to the Government the cost thereof.

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

(a) The Purchaser shall at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director, carry out and complete such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require on the area shown coloured green hatched black on the plan annexed to the Land Grant (hereinafter referred to as “the Green Hatched Black Area”) and shall, at all times during the term hereby agreed to be granted, at the Purchaser’s own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), have also been affected. The Purchaser shall at all times indemnify and keep indemnified the Government, its agents and contractors against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers on the Green Hatched Black Area for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Government may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require and to maintain,

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reinstate and make good any land, structure or works affected by such landslide, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Government may, after the expiry of such period, execute and carry out the required works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding on the Purchaser.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officers by the Purchaser in respect of any loss, damage, nuisance or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition.

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

- (a) The Purchaser hereby acknowledges and accepts that the Lot may be affected by landslide and boulder fall hazards arising from the areas within the Lot and the area outside the Lot shown edged by a pecked green line for identification purpose on the plan annexed to the Land Grant (hereinafter referred to as “the Edged Pecked Green Area”) due to the nature of the natural terrain.
- (b) (i) The Purchaser shall at his own expense carry out and complete in all respects to the satisfaction of the Director a geotechnical investigation (hereinafter referred to as “the Investigation”) within the Lot and the Edged Pecked Green Area for the purpose of studying the natural terrain landslide and boulder fall hazards.
- (ii) The findings of the Investigation shall include but not be limited to a proposal for carrying out, completing and maintaining all necessary mitigation and stabilisation works and associated works, including works to provide access for the subsequent

maintenance of the completed mitigation and stabilisation works and associated works (such access is hereinafter referred to as “the Maintenance Access”), to be constructed within the Lot and on the Edged Pecked Green Area in all respects to the satisfaction of the Director (which proposal as approved by the Director is hereinafter referred to as “the Approved Mitigation Proposal”) to protect any building or buildings and structure or structures erected or to be erected on the Lot and the residents and occupiers therein and their bona fide guests, visitors and invitees from landslide and boulder fall hazards arising from the Lot or the Edged Pecked Green Area. Any access proposed outside the Lot and the Edged Pecked Green Area for the subsequent maintenance of the completed mitigation and stabilisation works and associated works shall be subject to separate prior written approval of the Director and if approved, shall form part of the Maintenance Access, and the proposal for works to provide such access as approved by the Director shall form part of the Approved Mitigation Proposal.

- (iii) The Purchaser hereby acknowledges that as at the date of the Land Grant, there are graves, structures and footpaths existing within the Edged Pecked Green Area. The Purchaser hereby agrees that the graves, structures and footpaths existing within the Edged Pecked Green Area shall not be demolished, damaged, interfered with, disturbed, obstructed, closed, altered, diverted or relocated. The Purchaser shall at all times, and particularly when carrying out the Investigation or carrying out, completing, inspecting and maintaining the Inside Works or the Outside Works respectively referred to in sub-clause (c) of this Special Condition, take or cause to be taken all proper measures, care, skill and precautions in all respects to the satisfaction of the Director to avoid causing any damage, interference with, disturbance or obstruction to the graves, structures and footpaths existing within the Edged Pecked Green Area.
- (iv) No ground investigation, mitigation and stabilisation works and associated works, including works for the Maintenance Access, shall be carried out on the Edged Pecked Green Area or any Government land or any part of any of them without the prior written approval of the Director.
- (c) On completion of the Investigation, the Purchaser shall on or before the 31st day of December 2024\* or such other date as may be approved by the Director, at his own expense carry out and complete in all respects

to the satisfaction of the Director such mitigation and stabilisation works and associated works, including works for the Maintenance Access, within the Lot (hereinafter collectively referred to as “the Inside Works”) and on the Edged Pecked Green Area or any Government land (hereinafter collectively referred to as “the Outside Works”) in accordance with the Approved Mitigation Proposal as the Director in his absolute discretion shall approve or require. No part of the Lot, any building or buildings and structure or structures erected or to be erected on the Lot affected by landslide and boulder fall hazards as identified in the Investigation shall be occupied by any residents or occupiers and their bona fide guests, visitors and invitees before completion of the Inside Works and the Outside Works.

\*Note: The completion date in Special Condition No.(32)(c) has been amended to “not later than 30 June 2025” pursuant to the letter from the District Lands Office, Kowloon East of the Lands Department dated 20th May 2022.

- (d) For the avoidance of doubt, subject to sub-clause (f) of this Special Condition, the Purchaser shall not be required to carry out further geotechnical investigation, mitigation and stabilisation works and associated works on the Edged Pecked Green Area or any Government land on completion of the Investigation and the Outside Works in all respects to the satisfaction of the Director.
- (e) The Purchaser shall at his own expense register at the Land Registry against the Lot a plan approved by the Director indicating the locations, nature and scope of the Inside Works and the Outside Works and the location and extent of the areas of the Lot, the Edged Pecked Green Area and the Government land on which the Purchaser may require or be required to carry out the maintenance works, including the areas of the Lot, the Edged Pecked Green Area and the Government land where the Purchaser may require or be required by the Director to carry out clearance of landslide debris or boulders under sub-clause (f) of this Special Condition (which plan is hereinafter referred to as “the Natural Terrain Hazard Mitigation and Stabilization Works Plan”). Such areas or floor spaces on or within which the Inside Works are carried out or to be carried out shall be designated as and form part of the Common Areas. No transaction (except a building mortgage under Special Condition No. (14)(d) of the Land Grant or such other transactions as the Director may approve) affecting the Lot or any part thereof or any building or part of any building erected or to be erected on the Lot shall be entered into prior to such registration.



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- (f) (i) The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the Inside Works and the Outside Works in good and substantial repair and conditions in all respects to the satisfaction of the Director to ensure that the Inside Works and the Outside Works shall continue to perform their designed functions. The maintenance works shall include but not be limited to clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the Lot, the Edged Pecked Green Area or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan.
- (ii) In addition to any rights or remedies the Government may have against the Purchaser for breach of the Purchaser's obligations to maintain the Inside Works and the Outside Works as provided in the Land Grant, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out such maintenance works to the Inside Works and the Outside Works within such period as the Director shall in his absolute discretion deem fit. If the Purchaser shall neglect or fail to comply with such notice in all respects to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out the required maintenance works and the Purchaser shall on demand repay to the Government the cost thereof, together with such supervisory and overhead charges as may be fixed by the Director or by his duly authorized officers whose determination shall be final and binding on the Purchaser.
- (g) For the purposes only of carrying out the Investigation and carrying out, completing, inspecting and maintaining the Inside Works and the Outside Works, the Purchaser shall have the right of ingress and egress to and from the Edged Pecked Green Area and any Government land where he may require or be required to carry out maintenance works, including clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the Lot, the Edged Pecked Green Area or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan, subject to such terms and conditions as may be imposed by the Director at his sole discretion.
- (h) In the event that as a result of or arising out of carrying out the Investigation or carrying out, inspecting, checking, supervising and maintaining the Inside Works or the Outside Works, any damage is done to the Edged Pecked

Green Area or any Government land, the Purchaser shall make good such damage at his own expense within such time limit as shall be determined by the Director at his absolute discretion and in all respects to the satisfaction of the Director. In the event of the non-fulfilment of the Purchaser's obligations under this sub-clause (h) within the time limit as aforesaid, the Director may forthwith execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof, together with such supervisory and overhead charges as may be fixed by the Director or by his duly authorized officers whose determination shall be final and binding on the Purchaser.

- (i) The Purchaser shall at all times permit the Director and his officers, contractors and agents and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles, the right of ingress, egress and regress to, from and through the Lot or any part thereof and any building or buildings erected or to be erected thereon for the purpose of inspecting, checking and supervising any works required to be carried out by the Purchaser under sub-clauses (b), (c), (f) and (h) of this Special Condition and carrying out, inspecting, checking and supervising any works under sub-clauses (f)(ii) and (h) of this Special Condition or any other works which the Director may consider necessary.
- (j) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of any of the Purchaser's obligations under sub-clauses (b), (c), (f) and (h) or the presence of graves, structures and footpaths existing within the Edged Pecked Green Area or the exercise of the Purchaser's right under sub-clause (g) of this Special Condition or the exercise of any of the rights by the Government under sub-clauses (f)(ii), (h) and (i) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (k) The Purchaser shall indemnify and keep indemnified the Government from and against all actions, proceedings, liabilities, claims, costs, losses, damages, expenses, charges and demands whatsoever arising out of or incidental to any works being carried out or having been carried out by the Purchaser pursuant to the terms of this Special Condition or any omission, neglect or default by the Purchaser in carrying out the Investigation or in the design, construction

and maintenance of the Inside Works or the Outside Works including but without limitation to any damage to or loss of properties, loss of life and personal injuries.

- (l) Notwithstanding sub-clauses (b), (c), (f), (g) and (h) of this Special Condition, the obligations and rights of the Purchaser in respect of the Edged Pecked Green Area and any Government land or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officers by the Purchaser in respect of any loss, damage, nuisance or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clauses (b), (c), (f), (g) and (h) of this Special Condition.

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

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



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or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of all or any one or more of the Lot, the Green Hatched Black Area, the Edged Pecked Green Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

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

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

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

- (a) The Purchaser shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Planning submit or cause to be submitted to the Director of Planning for his written approval an air ventilation assessment (hereinafter referred to as "the AVA") on the development of the Lot containing, among others, such information and particulars as the Director of Planning may require including but not limited to all potential impacts on pedestrian wind environment as may arise from the development of the Lot, and proposals for air ventilation design improvement measures, mitigation measures and other measures and works.
- (b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Planning carry out and implement the proposals in the AVA as approved by the Director of Planning in all respects to the satisfaction of the Director of Planning.
- (c) No building works (other than ground investigation, site formation works and the demolition and removal works referred to in Special Condition No. (1)(d) of the Land Grant) shall be commenced on the Lot or any part thereof until the AVA shall have been approved in writing by the Director of Planning.
- (d) For the avoidance of doubt and without prejudice to the generality of General Condition No. 5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to carry out and implement the proposals in the AVA as approved by the Director of Planning in all respects to the satisfaction of the Director of Planning. The Government and its officers shall have no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage, loss, nuisance or disturbance whatsoever caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage, loss, nuisance or disturbance.

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

- (a) The Purchaser shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment (hereinafter referred to as "the NIA") on the development of the Lot containing, among others, such information and particulars as the Director may require including but not limited to all adverse noise impacts on the development of the Lot and proposals for appropriate noise mitigation measures (hereinafter referred to as "the Noise Mitigation Measures").
- (b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (hereinafter referred to as "the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director.
- (c) No building works (other than ground investigation, site formation works and the demolition and removal works referred to in Special Condition No. (1)(d) of the Land Grant) shall be commenced on the Lot or any part thereof until the NIA shall have been approved in writing by the Director.
- (d) For the avoidance of doubt and without prejudice to the generality of General Condition No. 5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to carry out and implement the Approved Noise Mitigation Measures in all respects to the satisfaction of the Director. The Government and its officers shall have no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage, loss, nuisance or disturbance whatsoever caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage, loss, nuisance or disturbance.

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

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

- (a) the Purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
- (b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the Lot;
- (c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;
- (d) the Purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director, and if temporary traffic closure or diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;
- (e) the Noise Barrier shall not be used for any purpose other than noise barrier, and the Purchaser shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written consent of the Director;
- (f) subject to the prior written approval of the Director, the Purchaser and his contractors, workmen or any other persons authorized by the Purchaser shall be permitted to enter into the Government land adjoining the Lot with or without tools, equipment, plant, machinery or motor

vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;

- (g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;
- (h) the Purchaser shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the Lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the Lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;
- (i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Purchaser a written notice requiring the Purchaser to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the Purchaser shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;
- (j) in the event of the non-fulfilment of any of the Purchaser’s obligations under this Special Condition, the Director may carry out the necessary works and the Purchaser shall pay to the Director on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser;
- (k) the Purchaser shall at all times permit the Director, his officers, contractors, his or their workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the Lot or any part thereof and any building or

buildings erected or to be erected thereon for the purpose of inspecting, checking and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carrying out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;

- (l) neither the Government nor the Director shall have any responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Purchaser shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of any such loss, damage, nuisance or disturbance; and
- (m) the Purchaser shall at all times indemnify and keep indemnified the Government, the Director and his officers and workmen and any other persons authorized by the Director from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition.

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

- (a) The Purchaser shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Purchaser’s own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his written approval a sewerage impact assessment (hereinafter referred to as “the SIA”) on the development of the Lot containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works (hereinafter collectively referred to as “the SIA Mitigation Measures”).



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(b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement the SIA Mitigation Measures as recommended in the SIA and approved by the Director of Environmental Protection (hereinafter referred to as “the Approved SIA Mitigation Measures”) in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services.

(c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.

(d) No building works (other than ground investigation, site formation works and the demolition and removal works referred to in Special Condition No. (1)(d) of the Land Grant) shall be commenced on the Lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.

(e) For the avoidance of doubt and without prejudice to the generality of General Condition No. 5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to carry out and implement the Approved SIA Mitigation Measures in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services. The Government and its officers shall have no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage, loss, nuisance or disturbance whatsoever caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage, loss, nuisance or disturbance.

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

(a) The Purchaser shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Purchaser’s own expense and in all respects to the satisfaction of the Director of Drainage Services submit or cause to be submitted to the Director of Drainage Services for his written approval a drainage impact assessment (hereinafter referred to as

“the DIA”) on the development of the Lot containing, among others, such information and particulars as the Director of Drainage Services may require including but not limited to all adverse drainage impacts as may arise from the development on the Lot, and recommendations for mitigation measures, improvement works and other measures and works (hereinafter collectively referred to as “the DIA Mitigation Measures”).

(b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Drainage Services carry out and implement the DIA Mitigation Measures as recommended in the DIA and approved by the Director of Drainage Services (hereinafter referred to as “the Approved DIA Mitigation Measures”) in all respects to the satisfaction of the Director of Drainage Services.

(c) The technical aspects of the DIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.

(d) No building works (other than ground investigation and the demolition and removal works referred to in Special Condition No. (1)(d) of the Land Grant) shall be commenced on the Lot or any part thereof until the DIA shall have been approved in writing by the Director of Drainage Services.

(e) For the avoidance of doubt and without prejudice to the generality of General Condition No. 5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to carry out and implement the Approved DIA Mitigation Measures in all respects to the satisfaction of the Director of Drainage Services. The Government and its officers shall have no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage, loss, nuisance or disturbance whatsoever caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage, loss, nuisance or disturbance.

33. Special Condition No. (40) of the Land Grant stipulates that:

(a) Prior to the commencement of any works whatsoever on the Lot, the Green Hatched Black Area and the Edged Pecked Green Area including but not limited to site investigation works, geotechnical investigation, piling or other foundation works and other civil engineering and building works, the Purchaser shall consult MTR Corporation Limited (hereinafter referred to as “the Corporation”) so as to ensure that any such works do not damage, interfere with, obstruct or endanger any railway works, structures, facilities or installations or the safe operation and maintenance of the railway as defined under section 2 of the Mass Transit Railway Ordinance and any extension thereto (hereinafter referred to as “the Railway”) (as to which the decision of the Director shall be conclusive) and if required by the Director the Purchaser shall, at his own expense, take such measures and precautions as may be required by the Corporation to ensure the safety of any railway works, structures, facilities or installations and the safe operation and maintenance of the Railway.

(b) The Purchaser shall comply with all Ordinance, by-laws and regulations relating to the Railway.

(c) The Purchaser shall not interfere in any way with the construction, use and operation of the Railway.

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

(e) The Purchaser shall permit the Director, the Corporation and their duly authorized officers, servants and contractors the right of ingress, egress and regress to, from and through the Lot and any building or buildings erected thereon at all times with or without tools, equipment, plant, machinery or motor vehicles to carry out works, and for the purposes of any survey, inspection, examination, maintenance, improvement or development in connection with the Railway. The Director and his duly authorized officers, servants and contractors shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise of the



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rights conferred under this sub-clause (e) and no claim or objection whatsoever shall be made against him or them by the Purchaser.

- (f) In the event that the Corporation ceases to operate the Railway or any part of the Railway affecting the Lot, the Green Hatched Black Area and the Edged Pecked Green Area upon the expiry of the franchise (including any extension thereto) granted under section 4 of the Mass Transit Railway Ordinance or otherwise, any reference to the Corporation in this Special Condition shall where appropriate mean the Government, its nominee or a third party designated by the Government.

Remarks:

1. The expression “Purchaser” as mentioned in this section means the person entering into and executing the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. For full details, please refer to the Land Grant. A copy of the Land Grant is available for inspection by the general public free of charge at the sales office.

34. Special Condition No. (41) of the Land Grant stipulates that:

Wherever in these Conditions it is provided that:

- (a) the Government or its duly authorized officers shall or may carry out works of any description on the Lot or any part thereof or outside the Lot (whether on behalf of the Purchaser or on the failure of the Purchaser to carry out such works or otherwise) at the cost of the Purchaser or that the Purchaser shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or
- (b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

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

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

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1. 發展項目位於新九龍內地段第6593號（「該地段」）。
2. 該地段乃根據2018年9月12日訂立並在土地註冊處註冊為賣地條件第20326號之賣地協議及條件（「批地文件」）持有，租期由2018年9月12日起計50年。

3. 批地文件一般條款第7條規定：

- (a) 買方須在整個租契年期期間按批地文件一般條款和特別條款（「該等條款」）對已建或重建（該詞指本一般條款(b)款預期的重新發展）的建築物：

- (i) 按已批准的設計及佈局及任何經批准的建築圖則保養所有建築物，並不能對其作出改變或更改；及

- (ii) 保養所有已興建或今後可能按該等條款或對其作出的合同修訂興建的所有建築物，使其處於修繕妥當的狀態，直至租契年期期滿或提早終止租約時交還。

- (b) 倘若在租契年期期間的任何時候清拆當時在該地段或其中任何部分上面的任何建築物，買方須興建相同類型和不少於現有總樓面面積的良好及堅固的一幢或多幢建築物或經地政總署署長（以下簡稱「署長」）批准的類型及價值的一幢或多幢建築物作為代替。如果進行上述清拆，買方須在上述清拆的一個曆月內向署長申請其同意進行該地段的重新發展之建築工程，並在收到上述同意的三個曆月內展開重新發展所必要的工程和署長規定的時限內完成工程，並使署長滿意。

4. 批地文件一般條款第9條規定：

該等條款規定須鋪造的任何私家街、私家路及後巷，選址必須使署長滿意，並按照署長決定納入或不納入於擬批授的範圍。無論屬何情況，該等私家街、私家路及後巷必須在政府要求時免費交還給政府。如向政府交還上述私家街、私家路及後巷，政府將進行該處的路面、路緣石、排水渠（包括污水渠及雨水排水渠）、渠道及路燈建設工程，費用由買方承擔，其後則以公帑保養。如上述私家街、私家路及後巷仍然屬於批授範圍的

一部分，買方須自費在該處提供照明、路面、路緣石、排水渠、渠道及進行維修工程，在一切方面使署長滿意。署長可因應公眾利益，按需要執行或促使他人執行路燈安裝及維修工程。買方須承擔路燈安裝工程的資本開支，並允許工人和車輛自由進出及往返批授範圍，以便安裝及維修路燈。

5. 批地文件特別條款第(1)條規定：

- (a) 在買方支付批地文件一般條款第2條訂明的地價餘額並遵守批地文件一般條款第1條的規定的前提下：

- (i) 除在批地文件夾附圖則以紅色虛線圍邊顯示的該地段之該部分（該地段之該部分以下稱為「紅色虛線圍邊範圍」）外，該地段的之管有權將被視作已於本協議簽訂之日賦予買方；及

- (ii) 紅色虛線圍邊範圍的管有權將被視作已於署長向買方所發函件列明的日期賦予買方，而該日期不得遲於2020年9月30日。

- (b) 買方特此確認並接受署長有絕對酌情權決定紅色虛線圍邊範圍管有權的移交予買方的日期。政府毋須就任何因本特別條款(a)(ii)款延遲移交紅色虛線圍邊範圍管有權所直接或間接引致或與之相關的而對買方或任何其他人士造成或使買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾承擔任何責任或法律責任。買方不得就任何該等損失、損害、滋擾或干擾向政府要求補償、退還地價或其他任何索償。

- (c) 買方在此確認並接受於紅色虛線圍邊範圍的管有權根據本特別條款(a)(ii)款被視為授予買方時，在紅色虛線圍邊範圍內可能已搭建或興建一幅或多幅護土牆（以下簡稱「未來護土牆」）。政府概不保證（不論明示或暗示）未來護土牆的實際狀況、狀態或結構安全，亦不保證（不論明示或暗示）未來護土牆或其任何部分的搭建或建造是否符合《建築物條例》、其任何附屬規例及任何修訂法例的規定。

- (d) 根據本特別條款(a)(ii)款於紅色虛線圍邊範圍的管有權被視為授予買方後，買方可自費從該地段拆卸和移除未來護土牆，在一切方面使署長滿意。

- (e) 政府毋須就任何因不論是未來護土牆的搭建、建造、存在、保養、拆卸或移除或其他方面所直接或間接引致或與之有關的而對買方或任何其他人士造成或使買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾承擔任何責任或法律責任。買方不得就任何該等損失、損害、滋擾或干擾向政府或其授權人員提出任何方式的索償。買方須就未來護土牆的搭建、建造、存在、保養、拆卸或移除所直接或間接引致或與之相關的所有責任、損失、損害、申索、開支、費用、收費、要求、訴訟及司法程序向政府作出彌償，並使政府持續得到彌償。

6. 批地文件特別條款第(2)條規定：

買方須在一切方面符合該等條款及目前或任何時間在香港生效的所有有關建築、衛生及規劃條例、附例和規例之規定在該地段上興建一幢或多幢建築物以發展該地段，並於2024年12月31日\*或之前竣工和使其適宜佔用。

\*備註：特別條款第(2)條中提及的竣工日期已按照地政總署九龍東區地政處於2022年5月20日發出的信函更改為「不遲於2025年6月30日」。

7. 批地文件特別條款第(3)條規定：

- (a) 除本特別條款(b)款另有規定外，該地段或其中任何部分或在其上已建或擬建的任何建築物不得用作非工業（不包括倉庫、酒店及加油站）用途以外的任何用途。

- (b) 除以下用途外，該地段已建或擬建的任何建築物或其中任何部分不得用作任何其他用途：

- (i) 最低三層用作非工業（不包括倉庫、酒店及加油站）用途；但為免存疑，就本特別條款而言，地庫層（如已興建）須算作一層（不論其大小或樓面面積），而有關任何地庫層的用途還須受本特別條款(b)(iii)款進一步限制；

- (ii) 其他樓層（若有超過三層地庫層，不包括最低三層之

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上的任何一層地庫層或多層地庫層（如已興建）作私人住宅用途；及

(iii) 至於任何地庫層（如已興建）（不論是最低三層的其中一層或最低三層之上的地庫層）則用作非工業（不包括住宅、倉庫、酒店及加油站）用途。

(c) 根據批地文件特別條款第(19)及(20)條規定僅用作安置停車位、上落客貨停車位（可分別根據批地文件特別條款第(21)條規定更改）或機房或兩者的任何樓層不計入本特別條款(b)款提述的樓層。署長就任何樓層是否用作本(c)款准許的用途所作的決定為最終決定並對買方具約束力。

(d) 就本特別條款而言，署長就何謂一層或多層的定義及某一層或多層是否構成一層或多層地庫層所作的決定為最終決定並對買方具約束力。

8. 批地文件特別條款第(4)條規定：

未經署長的事先書面同意，不得移除或干擾在該地段或毗鄰地段生長的樹木。署長在授予書面同意時，可以就移植、代償性環境美化或補種施加他認為合適的條件。

9. 批地文件特別條款第(5)條規定：

(a) 買方須自費向署長呈交一份園景圖則以供署長批准，該園景圖則須顯示將於該地段內進行，以符合本特別條款(b)款的要求的園景工程的位置、佈局及平面圖。

(b) (i) 該地段不少於20%的面積須種植樹木、灌木或其他植物。

(ii) 在本特別條款(b)(i)款提及的20%面積當中，須有不少於50%（以下簡稱「綠化範圍」）的面積設於署長可全權酌情決定的位置或水平，使綠化範圍可被行人看見或可供任何進入該地段的人士進入。

(iii) 署長就買方建議的園景工程是否構成本特別條款(b)(i)款所指的20%面積所作的決定為最終決定並對買方具約束力。

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

(c) 買方須自費按經批准的園景圖則在該地段進行園景工程，在一切方面使署長滿意。未經署長事先書面批准，不能對經批准的園景圖則作任何修訂、更改、改動、變更或替代。

(d) 買方其後須自費保持及保養園景工程，使其達至安全、清潔、井然、整潔及健康狀態，在一切方面使署長滿意。

(e) 根據本特別條款指定的園景區域須被指定為並構成批地文件特別條款第(16)(a)(v)條所指的公用地方一部分。

10. 批地文件特別條款第(6)條規定，除了其他方面外：

受制於該等條款，在發展或重新發展（該詞僅指批地文件一般條款第7條預期的重新發展）該地段或其任何部分時：

(c) (i) 該地段上已建或擬建的任何一幢或多幢建築物的總樓面面積須不少於19,872平方米和不多於33,120平方米；

(ii) 在本特別條款(c)(i)款規定的總樓面面積中，該地段上已建或擬建並設計及擬用作私人住宅用途的任何一幢或多幢建築物或其部分的總樓面面積須不多於27,600平方米；

(d) 該地段上任何已建或擬建的建築物或其他構築物連同該建築物或構築物的任何增建物或裝置（如有）總高度不能超出香港主水平基準面之上170米或署長在買方支付署長決定的任何地價及行政費後全權酌情批准的其他高度限制，但是：

(i) 在建築物天台搭建或安置的機房、空調機、水箱、梯屋及類似屋頂構築物可超出上述高度限制，惟該屋頂構築物的設計、尺寸及佈局須使署長滿意；及

(ii) 在計算建築物或構築物的高度時，署長可全權酌情豁除批地文件特別條款第(42)(b)(i)(II)條所提述的任何構築物或樓面空間。

11. 批地文件特別條款第(8)條規定：

即使批地文件特別條款第(3)條規定用途限制，不得在批地文件夾附的圖則上以藍色界線圍邊顯示該地段的部分之上、上面或之內搭建、建造或提供用作易受空氣污染影響的用途，包括但不限於住宅用途及戶外康樂設施例如健身區、設置座椅的花園、遊樂場、游泳池及球場。就本特別條款而言，環境保護署署長對何謂易受空氣污染影響的用途之決定為最終決定並對買方具有約束力。

12. 批地文件特別條款第(10)條規定，除了其他方面外：

(a) 買方可在該地段內搭建、建築及提供該等經署長書面批准康樂設施及其附屬設施（以下簡稱「該等設施」）。該等設施的類型、大小、設計、高度及佈局亦須經署長的事先書面批准。

(c) 倘若該等設施之任何部分被豁免列入計算本特別條款(b)款的總樓面面積（以下簡稱「獲豁免設施」）：

(i) 獲豁免設施須被指定為並構成批地文件特別條款第(16)(a)(v)條提述的公用地方；

(ii) 買方須自費保養獲豁免設施，使其處於良好及修繕妥當的狀態並須運作獲豁免設施，使署長滿意；及

(iii) 獲豁免設施僅供該地段上已建或擬建的一幢或多幢住宅大廈的住客和其真正訪客使用，任何其他人士不得使用。



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## 批地文件的摘要

### 13. 批地文件特別條款第(11)(a)條規定：

該地段內可提供給看守員或管理員或兩者的辦公設施，但受下列條款規限：

- (i) 署長認為該等設施對於該地段上已建或擬建的一幢或多幢建築物的安全、保安及良好管理是必要的；
- (ii) 該等設施不得用作全職及有必要聘用於該地段的看守員或管理員或兩者的辦公設施以外的任何用途；及
- (iii) 任何此等設施的位置必須先經署長的書面批准。

### 14. 批地文件特別條款第(12)(a)條規定：

該地段內可提供看守員或管理員或兩者使用的宿舍，但受下列條款規限：

- (i) 該等宿舍須設在該地段已建的其中一座住宅單位大廈內或署長書面批准的其他位置；及
- (ii) 該等宿舍不得用作該地段內全職及有必要聘請的看守員或管理員或兩者的住宿處所以外的任何用途。

### 15. 批地文件特別條款第(13)(a)條規定：

該地段內可提供一個辦事處供業主立案法團或業主委員會使用，但是：

- (i) 該辦事處不得用作該地段和其上已建或擬建的建築物所成立或擬成立的業主立案法團或業主委員會開會及行政工作之用途以外的任何用途；及
- (ii) 任何該辦事處的位置必須先經署長的書面批准。

### 16. 批地文件特別條款第(18)條規定：

- (a) (i) 除本特別條款(a)(ii)款另有規定外，除非將被稱作並在土地註冊處登記為新九龍內地段第6602號的該整幅或整塊土地（以下簡稱「N.K.I.L. 6602」）的業主以署長全面滿意的方式完成建造在批地文件夾附圖則顯示及標註為「FUTURE PUBLIC ROAD」的未來公共道路（以下簡稱「未來公共道路」）後，買方無權使用車輛通過在批地文件夾附的圖則上顯示及標明的X點和Y點之間的Z點或署長書面批准的其他地點進出該地段。
- (ii) 在 N.K.I.L.6602的業主完成建造未來公共道路之前，N.K.I.L.6602的業主將向買方提供車輛進出該地段的自由通行權，通道的寬度、位置、標準、水平及路線由署長批准或決定，而所提供的通行權受署長可施加的條件規限。於未來公共道路的建造完成後，買方須自費在署長指定的期限內恢復用作建造該通道的區域，並在一切方面使署長滿意。
- (iii) 就本特別條款的(a)(i)款及(a)(ii)款而言，署長對未來公共道路之建造何時完成的決定為最終決定並對買方具有約束力。
- (b) 在發展或重新發展該地段時，建築車輛可在署長指定的位置和受制於署長可施加的條件下獲准一條臨時通道進出該地段。完成發展或重新發展後，買方須自費在署長指定的期限內恢復用作建造該臨時通道的一個或多個區域，並在一切方面使署長滿意。

### 17. 批地文件特別條款第(19)條規定，除了其他方面外：

- (a) (i) 該地段內須提供停車位，以供停泊根據《道路交通條例》、其下的任何附屬規例及任何修訂法例領有牌照，並屬於該地段上已建或擬建的一幢或多幢建築物之住宅單位住客和其真正來賓、訪客或被邀請者的車輛（以下簡稱「住宅停車位」），令署長滿意。除非署長同意採用不同於下表所列的比例或數目，住宅停車位數目比例須根據下表所列就已建或擬建於該地段上的每個住宅單位的面積分別計算的比例：

每個住宅單位的面積	提供住宅停車位的數目
少於40平方米	每27.78個住宅單位或其部分設置一個停車位
不少於40平方米但少於70平方米	每15.87個住宅單位或其部分設置一個停車位
不少於70平方米但少於100平方米	每5.29個住宅單位或其部分設置一個停車位
不少於100平方米但少於160平方米	每2.02個住宅單位或其部分設置一個停車位
不少於160平方米	每1.17個住宅單位或其部分設置一個停車位

- (iii) 該地段內須按以下比例提供額外的停車位，以供停泊根據《道路交通條例》、其下的任何附屬規例及任何修訂法例領有牌照，並屬於該地段上已建或擬建的一幢或多幢建築物之住宅單位住客的真正來賓、訪客或被邀請者的車輛，使署長滿意，惟該地段內最少須提供1個該等停車位：

- (I) 倘若已建或擬建於該地段上任何一座住宅單位大廈中提供超過75個住宅單位，須按每棟住宅單位大廈3個停車位之比例；或

- (II) 署長可批准的其他比例。

- (iv) 按本特別條款(a)(i)款（可按批地文件特別條款第(21)條規定更改）及(a)(iii)款提供的停車位除用作該等條款分別訂明的用途外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供汽車清潔及美容服務。

- (b) (i) 除非署長同意採用不同比例，該地段須按以下比例提供停車位，令署長滿意：

- (I) 該地段上已建或擬建的一幢或多幢作辦公室用途的建築物或其部分的總樓面面積的首15,000平方米的首150平方米或其部分須設置1個停車位，餘下屬

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該用途的總樓面面積的每200平方米或其部分亦須設置1個停車位作該用途；及

(II) 該地段上已建或擬建的一幢或多幢作非工業（不包括私人住宅、辦公室、酒店、倉庫及加油站）用途的建築物或其部分的總樓面面積的每200平方米或其部分設置1個停車位。

(iii) 按本特別條款(b)(i)(I)款及(b)(i)(II)款提供的停車位除作停泊根據《道路交通條例》、其下的任何附屬規例及任何修訂法例領有牌照，並屬於該地段上已建或擬建作上述條款分別訂明用途的一幢或多幢建築物或其部分之佔用人和其真正來賓、訪客或被邀請者的車輛外，不可用作任何其他用途，尤其是該等停車位不可用作存放、展示或展覽汽車以作出售或其他用途或提供汽車清潔及美容服務。

(c) (i) 買方須按建築事務監督的要求和批准，在按本特別條款(a)(i)款（可按批地文件特別條款第(21)條規定更改）、(a)(iii)款、(b)(i)(I)款及(b)(i)(II)款提供的停車位中，保留與指定一定數目的停車位供《道路交通條例》、其下的任何附屬規例或任何修訂法例界定的傷殘人士停泊車輛（該等保留及指定的停車位以下簡稱「傷殘人士停車位」），但是按本特別條款(a)(iii)款提供的停車位中須至少保留及指定一個停車位作傷殘人士停車位，惟買方不能將所有按本特別條款(a)(iii)款提供的停車位保留或指定為傷殘人士停車位。

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

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

(I) 每125個住宅單位或其部分提供1個停車位或署長同意的其他比例（以下簡稱「住宅電單車停車位」）；

(II) 按本特別條款(b)(i)(I)款要求提供的停車位數目的10%；及

(III) 按本特別條款(b)(i)(II)款要求提供的停車位數目的10%。

如根據本特別條款(d)(i)(II)款或(d)(i)(III)款分別提供的停車位數目含有小數位，則進位至下一個整數。

(ii) 住宅電單車停車位（可按批地文件特別條款第(21)條規定更改）除作停泊根據《道路交通條例》、其下的任何附屬規例及任何修訂法例領有牌照，並屬於該地段上已建或擬建的一幢或多幢建築物之住宅單位住客和其真正來賓、訪客或被邀請者的電單車外，不可用作任何其他用途，尤其是該等停車位不可用作存放、展示或展覽汽車以作出售或其他用途或提供汽車清潔及美容服務。

(iii) 按本特別條款(d)(i)(II)款及(d)(i)(III)款提供的停車位除作停泊根據《道路交通條例》、其下的任何附屬規例及任何修訂法例領有牌照，並屬於該地段上已建或擬建作本特別條款(b)(i)(I)款及(b)(i)(II)款指明用途的一幢或多幢建築物或其部分之佔用人和其真正來賓、訪客或被邀請者的電單車外，不可用作任何其他用途，尤其是該等停車位不可用作存放、展示或展覽汽車以作出售或其他用途或提供汽車清潔及美容服務。

(e) (i) 除傷殘人士停車位外，每個按本特別條款(a)(i)款（可按批地文件特別條款第(21)條規定更改）、(a)(iii)款、(b)(i)(I)款及(b)(i)(II)款提供的停車位須為2.5米闊及5.0米長，最低淨空高度為2.4米。

(ii) 每個傷殘人士停車位的尺寸必須為建築事務監督所要求及批准的尺寸。

(iii) 每個按本特別條款(d)(i)(I)款（可按批地文件特別條款第(21)條規定更改）、(d)(i)(II)款及(d)(i)(III)款提供的停車位的尺寸須為1.0米闊及2.4米長，最低淨空高度為2.4米或署長可批准的其他最低淨空高度。

18. 批地文件特別條款第(20)條規定：

(a) 該地段內須按以下比例提供停車位供貨車上落貨物，令署長滿意：

(i) 按該地段上已建或擬建的一座或多座建築物每800個住宅單位或其部分設置一個停車位或署長批准的其他比例，惟在該地段上已建或擬建的每座住宅單位大廈最少須設置一個上落客貨停車位，該等上落客貨停車位須位於每座住宅單位大廈旁邊或之內；

(ii) 該地段上已建或擬建作辦公室用途的一幢或多幢建築物或其部分的總樓面面積的每2,000平方米或其部分設置1個上落客貨停車位；及

(iii) 該地段上已建或擬建作非工業（不包括私人住宅、辦公室、酒店、倉庫及加油站）用途的一幢或多幢建築物或其部分的總樓面面積的每800平方米或其部分設置1個上落客貨停車位。

(b) 每個按本特別條款(a)款（可按批地文件特別條款第(21)條規定更改）提供的停車位須為3.5米闊及11.0米長，最低淨空高度為4.7米。該等停車位除作該地段上已建或擬建的一幢或多幢建築物相關的貨車裝卸貨物之用途外，不可用作任何其他用途。

(c) 就計算根據本特別條款(a)(ii)款及(a)(iii)款提供的停車位數目，任何用於泊車、上落貨用途的樓面面積將不計算在內。



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## 批地文件的摘要

### 19. 批地文件特別條款第(21)條規定：

- (a) 即使批地文件特別條款第(19)(a)(i)、(19)(d)(i)(I)及(20)(a)條另有規定，買方可以增加或減少上述特別條款要求提供的各停車位數目，幅度不超過5%，但是所增加或減少的停車位總數不得超過50。
- (b) 除了本特別條款(a)款規定外，買方可以額外增加或減少批地文件特別條款第(19)(a)(i)款及(19)(d)(i)(I)款要求提供的各停車位數目（本特別條款(a)款所計算的停車位不計算在內），幅度不超過5%。

### 20. 批地文件特別條款第(23)(a)條規定：

即使已按署長滿意的方式遵守和履行該等條款，住宅停車位及住宅電單車停車位不得：

#### (i) 轉讓，除非：

- (I) 連同該地段的不分割份數連同獨家使用和佔用在該地段已建或擬建的一幢或多幢建築物之一個或多個住宅單位的權利一併轉讓；或
- (II) 承讓人已經持該地段的不分割份數連同獨家使用和佔用該地段已建或擬建的一幢或多幢建築物之一個或多個住宅單位的權利；或

#### (ii) 分租，除非租予已建或擬建於該地段上的一幢或多幢建築物內之住宅單位的住客，

惟於任何情況下，不得向已建或擬建於該地段上的一幢或多幢建築物內任何一個住宅單位的業主轉讓或向已建或擬建於該地段上的一幢或多幢建築物內任何一個住宅單位的住客出租總共多過三個住宅停車位及電單車停車位。

### 21. 批地文件特別條款第(27)條規定，除了其他方面外：

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

- (c) 倘若因為任何構建、平整、開發或買方進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，買方須自費進行修復或彌補，使署長滿意，並對因上述塌方、山泥傾瀉或地陷令政府、其代理人及承辦商承受、遭受或產生的一切費用、收費、損害賠償、要求及索償作出彌償，並使政府持續得到彌償。

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

### 22. 批地文件特別條款第(28)條規定：

未經署長事先書面批准，不得在該地段使用碎石機。

### 23. 批地文件特別條款第(29)條規定：

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

### 24. 批地文件特別條款第(31)條規定：

- (a) 買方須以署長批准的方式和物料，並按署長批准的標準、水平、定線及設計在批地文件夾附的圖則以綠色間黑斜線顯示的範圍（下稱「綠色間黑斜線範圍」）內，自費進行和完成署長全權酌情要求的岩土勘測、斜坡整理、山泥傾瀉預防、緩解及補救工程以及地盤平整、岩土及斜坡工程，在一切方面使署長滿意。買方並須在批地文件授予的租契年期的任何時間內，自費保養綠色間黑斜線範圍，包括在其內及其上的所有土地、斜坡整理工程、護土築構物、排水渠及任何其他工程，使其處於良好及修繕妥當的狀態，使署長滿意。倘若在批地文件授予租契年期的任何時間，綠色間黑斜線範圍內發生山泥傾瀉、地陷或塌方，買方須自費修復還原及修繕該部分及任何署長認為（其意見為最終決定並對買方具有約束力）受到影響的毗鄰或毗連土地，使署長滿意。買方須就該等山泥傾瀉、地陷或塌方所招致的一切責任、損失、損害、索償、開支、費用、收費、要求、訴訟及法律程序向政府、其代理人及承辦商作出彌償，並使其持續得到彌償。買方須時刻確保綠色間黑斜線範圍內不可進行非法挖掘或傾倒廢物，並且在獲得署長事先書面批准之下，買方可以在綠色間黑斜線範圍搭建圍欄或其他障礙物，以防止上述非法挖掘或傾倒廢物。除政府就任何違反該等條款而享有的任何其他權利或濟助外，署長可隨時以書面通知要求買方進行署長全權酌情要求的岩土勘測、斜坡整理、山泥傾瀉預防、緩解及補救工程及地盤平整、岩土及斜坡工程，以及維持、恢復和修繕任何受該等山泥傾瀉、地陷或塌方影響的土地、構築物或工程。如果買方疏忽或未能在指明的期限內遵從該通知並使署長滿意，政府可在該期限屆滿後執行和進行所需工程，費用由買方承擔，買方須在要求時向政府支付一筆相等於其成本的款項，該款項由署長決定，其決定為最終決定並對買方具有約束力。



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## 批地文件的摘要

(b) 即使本特別條款(a)款另有規定，買方在本特別條款下對綠色間黑斜線範圍或其任何部分的責任和權利在政府向買方發出終止通知書後終止，買方亦不得就該終止所遭受的任何損失、損害、滋擾或干擾或招致的任何開支向政府或署長或其授權人員提出任何申索。但是該終止無損政府對任何先前違反、不履行或不遵守本特別條款(a)款的行為享有的任何權利或濟助。

### 25. 批地文件特別條款第(32)條規定：

(a) 買方在此確認並接受，該地段可能會受到批地文件夾附的圖則上以綠色虛線圍邊顯示之該地段內和地段外的區域（以下簡稱「綠色虛線圍邊範圍」）因自然地形本質所引致的山泥傾瀉和巨石墜落風險所影響。

(b) (i) 買方須自費在該地段和綠色虛線圍邊範圍內進行並完成岩土勘測（以下簡稱「勘測」），以研究自然地形山泥傾瀉和巨石墜落的風險，在一切方面使署長滿意。

(ii) 勘測結果須包括但不限於一份建議以便進行、完成和保養所有須在該地段內及綠色虛線圍邊範圍上建造的緩解及穩定工程及相關工程，包括提供通道作日後保養已完成的緩解及穩定工程及相關工程之用（該通道以下稱為「維修通道」），在一切方面使署長滿意（該建議須經署長批准並在下文簡稱「經批准緩解建議」），以保障已建或擬建於該地段上的任何一幢或多幢建築物和構築物及住戶及佔用人及其真正來賓、訪客或被邀請者免受於該地段及綠色虛線圍邊範圍的山泥傾瀉和巨石墜落的危害。任何在該地段及綠色虛線圍邊範圍外提供通道以便日後維修已完成的緩解及穩定工程的建議須事先獲得署長的額外書面批准。如果獲得批准，該通道則將構成維修通道的一部分及經署長批准提供該等通道的工程建議將構成經批准緩解建議的一部分。

(iii) 買方特此確認，於批地文件之日在綠色虛線圍邊範圍內已存在墳墓、構築物及行人徑。買方特此同意，不得拆除、損壞、干涉、干擾、阻礙、關閉、更改、轉移或搬遷現有的墳墓、構築物及行人徑。買方須在任何時候，特別是在進行勘測或進行、完成、檢查及

維修本特別條款(c)款中分別提述的內部工程或外部工程時，採取或促使他人採取各方面使署長滿意的一切適當措施、謹慎、技巧及預防措施，以免對綠色虛線圍邊範圍內現有的墳墓、構築物及行人徑造成任何損害、干涉、干擾或阻塞。

(iv) 未經署長事先書面批准，不得在綠色虛線圍邊範圍內或任何政府土地或其任何部分進行土地勘測、緩解及穩定工程及相關工程，包括維修通道的工程。

(c) 勘測完成後，買方須在2024年12月31日\*或之前或署長可批准的其他日期，根據署長全權酌情批准或要求的經批准緩解建議，於該地段內（以下統稱「內部工程」）及於綠色虛線圍邊範圍或任何政府土地上（以下統稱「外部工程」），自費進行並完成該等緩解及穩定工程及相關工程，包括維修通道的工程，在一切方面使署長滿意。在內部工程及外部工程完成之前，勘測中發現的所有在該地段、該地段上已建或擬建任何一幢或多幢建築物和構築物受到山泥傾瀉和巨石墜落風險影響的部分不得讓任何住客或佔用人及其真正來賓、訪客或被邀請者佔用。

\*備註：特別條款第(32)(c)條中提及的竣工日期已按照地政總署九龍東區地政處於2022年5月20日發出的信函更改為「不遲於2025年6月30日」。

(d) 為免存疑，除本特別條款(f)款另有規定外，在勘測和外部工程完成並在一切方面使署長滿意後，買方無須在綠色虛線圍邊範圍或任何政府土地上再進行土地勘測、緩解和穩定工程及相關工程。

(e) 買方須自費在土地註冊處就該地段登記一份經署長批准的圖則，指明內部工程和外部工程的位置、性質和範圍，以及在該地段、綠色虛線圍邊範圍及政府土地內買方可能須要或被要求進行維修工程的位置和範圍，包括在該地段、綠色虛線圍邊範圍及政府土地內根據本特別條款(f)款買方可能需要或被署長要求進行清理山泥傾瀉泥石或巨石的範圍（該圖則以下稱為「自然地形風險緩解和穩定工程圖則」）。進行或將進行內部工程的範圍或樓面須指定為並構成公用地方的一部分。在上述登記之前，不得進行影響該地段或其任何部分或該地段上已建或擬建的任何建築

物或其任何部分的交易（批地文件特別條款第(14)(d)條之下的建築按揭或其他署長批准的交易除外）。

(f) (i) 在批地文件按予的租契年期期間任何時間，買方應須自費保持內部工程和外部工程處於良好及修繕妥當的狀態，在一切方面使署長滿意，以確保內部工程和外部工程繼續發揮其設計功能。該維修工程須包括但不限於清除落入內部工程或外部工程或在自然地形風險緩解和穩定工程圖則上顯示之該地段、綠色虛線圍邊範圍及政府土地上的山泥傾瀉泥石或巨石。

(ii) 除政府因買方違反其在批地文件規定之下保養內部工程和外部工程的責任而享有的任何權利或補救措施外，署長有權以書面通知要求買方在署長全權酌情認為合適的期限內對內部工程和外部工程進行上述保養工程。如買方在該通知所指明的期限內忽略或未能在各方面遵從該通知使署長滿意，署長可立即執行及進行所須的維修工程，而買方須按要求向政府償還其費用，連同署長或其妥為授權人員釐定的監管費及經費，其決定將是最終決定並對買方具有約束力。

(g) 僅為了進行勘測和進行、完成、檢查和保養內部工程和外部工程的目的，買方有權進出可能須要或被要求進行維修工程的綠色虛線圍邊範圍和任何政府土地，包括清理落入內部工程或外部工程或顯示在自然地形風險緩解和穩定工程圖則的該地段、綠色虛線圍邊範圍及政府土地範圍山泥傾瀉泥石或巨石，惟須遵守署長可全權酌情施加的條款和條件。

(h) 倘若由於進行勘測或進行、視察、檢查、監督和維護內部工程或外部工程而導致或引起對綠色虛線圍邊範圍或任何政府土地造成任何損害，買方須在署長全權酌情決定的期限內自費修復該等損害，在一切方面使署長滿意。如果買方在上述期限內未履行本(h)款規定的責任，署長可立即執行和進行所須的工程，而買方須按要求向政府償還其費用，連同署長或其妥為授權人員確定的監管費及經費，其決定將是最終決定並對買方具有約束力。

(i) 買方須在任何時候允許署長及其人員、承辦商和代理人以及署長授權的任何其他人士在帶同或不帶同工具、設備、

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機械、機器或車輛的情況下，有權出入、往返、穿過該地段或其任何部分及已建或擬建於該地段上的任何一幢或多幢建築物，以視察、檢查及監督根據本特別條款(b)、(c)、(f)及(h)款要求買方進行的任何工程，以及進行、視察、檢查及監督根據本特別條款(f)(ii)及(h)款進行的任何工程或署長認為必要的任何其他工程。

- (j) 政府對買方或任何其他人士履行(b)、(c)、(f)及(h)款的責任或在綠色虛線圍邊範圍內存在墳墓、構築物及行人徑或買方行使本特別條款(g)款的權利或政府行使本特別條款(f)(ii)、(h)和(i)款的權利或其他情況下所引起或附帶造成的任何損失、損害、滋擾或干擾概不承擔任何責任。買方不得就任何該等損失、損害、滋擾或干擾向政府索償。
- (k) 買方須就任何由買方根據本特別條款規定進行或已經進行的任何工程或買方進行勘測或內部工程或外部工程的設計、建造和保養的任何遺漏、疏忽或違反所引起或附帶的所有訴訟、司法程序、責任、申索、費用、損失、損害、開支、收費及要求向政府作出彌償，並使政府持續得到彌償，包括但不限於任何財產損壞或損失、人命損失及人身傷害。
- (l) 儘管本特別條款(b)、(c)、(f)、(g)及(h)款另有規定，買方按本特別條款對綠色虛線圍邊範圍和任何政府土地或其任何部分的責任和權利將在政府向買方發出終止通知後完全終止。買方不得就該終止所遭受的任何損失、損害、滋擾或干擾或招致的任何開支向政府或署長或其授權人員提出任何申索。但是該終止無損政府對任何先前違反、不履行或不遵守本特別條款(b)、(c)、(f)、(g)及(h)款的行為享有的任何權利或濟助。

### 26. 批地文件特別條款第(33)條規定：

買方須在任何時候，特別是在任何建築、保養、翻新或維修工程（以下簡稱「工程」）期間，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該地段、綠色間黑斜線範圍、綠色虛線圍邊範圍或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路或水道、總水管、道路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（以下統稱

為「服務」）造成任何損壞、干擾或阻礙。買方在進行任何該等工程之前須進行或促使他人進行適當的搜索及查詢，確定該等服務的位置及水平，並須就如何處理或會受該等工程影響之任何該等服務向署長提交建議書，供其就各方面審批，但必須在取得署長對該等工程及上述建議書作出的書面批准後才能進行任何工程。買方須履行署長就批准上述建議書對該等服務施加的任何要求和承擔因此而支出的費用，包括所需的改道、重鋪或修復的費用。買方必須自費在一切方面維修、彌補及修復以任何方式進行該等工程對該地段、綠色間黑斜線範圍、綠色虛線圍邊範圍或其中任何部分或任何該等服務造成的任何損壞、干擾或阻礙（除非署名另作選擇，否則明渠、污水渠、雨水渠、排水渠或總水管須由署長負責修復，買方須應要求時向政府支付該等工程的費用），使署長滿意。如果買方未能對該地段、綠色間黑斜線範圍、綠色虛線圍邊範圍或其中任何部分或該等服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的改道、重鋪、維修、修復或彌補工程，買方須在被要求時向政府支付該等工程的費用。

### 27. 批地文件特別條款第(34)條規定：

- (a) 買方須自費建造與保養該地段邊界內或政府土地內署長認為必要的排水渠及渠道，使署長滿意，以便截斷與引導落到或流入該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。買方須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其人員作出彌償並確保其獲得彌償。
- (b) 連接該地段的任何排水渠和污水渠至政府的雨水渠、排水渠及污水渠（如鋪設及運作）的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對買方負責。買方須在被要求時向政府支付上述連接工程的費用。此外，該等連接工程亦可由買方自費進行，使署長滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由買方自費保養，買方須應要求時將其移交給政府，由政府出資負責其後的保養。買方須在被要求時向政府支付有關上述連接工程的技術檢查之費用。若買方未能保養上述連接工程中在政府土地內修建的任何一段，署長可進行其認為所須的該等保養工程，買方須在被要求時向政府支付該等工程的費用。

### 28. 批地文件特別條款第(35)條規定：

- (a) 買方須在批地文件之日起的六個曆月內或署長可批准的其他期限內自費提交或促使他人提交一份有關發展該地段的空氣流通評估（以下簡稱「空氣流通評估」）給規劃署署長作書面審批，在一切方面使規劃署署長滿意。該評估除了其他事項外，還須載有規劃署署長可要求的資料及詳情，包括但不限於所有因發展該地段對行人通風環境造成的所有潛在影響，以及空氣通風設計改善措施、緩解措施和其他措施和工程的建議。
- (b) 買方須在規劃署署長指定的期限內自費進行及實施經規劃署署長批准的空氣流通評估的建議，在一切方面使規劃署署長滿意。
- (c) 在規劃署署長書面批准空氣流通評估之前，不得在該地段或其任何部分展開任何建築工程（批地文件特別條款第(1)(d)條所指的土壤勘測、地盤平整工程及拆卸和移除工程除外）。
- (d) 為免存疑和在不影響批地文件一般條款第5條的概括性原則下，買方特此明文確認及同意，他須獨自負責並自費進行及實施經規劃署署長批准的空氣流通評估的建議，在一切方面使規劃署署長滿意。政府及其人員對買方履行本特別條款或其他責任所產生或附帶造成買方遭受或蒙受任何費用、損害、損失、滋擾或干擾，概不承擔任何責任、義務或法律責任。買方不得就任何有關費用、損害、損失、滋擾或干擾向政府或其人員索償。

### 29. 批地文件特別條款第(36)條規定：

- (a) 買方須在批地文件之日起的六個曆月內或署長可批准的其他期限內自費提交或促使他人提交一份發展該地段的噪音影響評估（以下簡稱「噪音影響評估」）給署長作書面審批，在一切方面使署長滿意。該評估除了其他事項外，還須載有署長可要求的資料及詳情，包括但不限於所有因發展該地段可能產生的不利的噪音影響和採取適當的噪音緩解措施（以下簡稱「噪音緩解措施」）的建議。



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- (b) 買方須在署長指定的期限內自費進行與實施噪音影響評估中所建議並經署長批准的噪音緩解措施（以下簡稱「經批准噪音緩解措施」），在一切方面使署長滿意。
- (c) 在署長書面批准噪音影響評估之前，不得在該地段或其任何部分展開任何建築工程（批地文件特別條款第(1)(d)條所指的土壤勘測、地盤平整工程及拆卸和移除工程除外）。
- (d) 為免存疑和在不影響本批地文件一般條款第5條的概括性原則的下，買方特此明文確認及同意，他須獨自負責並自費進行及實施經批准的噪音緩解措施，在一切方面使署長滿意。政府及其人員對買方履行本特別條款或其他條款的責任所產生或附帶造成買方遭受或蒙受任何費用、損害、損失、滋擾或干擾，概不承擔任何責任、義務或法律責任。買方不得就任何有關費用、損害、損失、滋擾或干擾向政府或其人員索償。

### 30. 批地文件特別條款第(37)條規定：

倘若經批准噪音緩解措施包括在該地段上搭建或建造伸展超出該地段的邊界和在毗鄰政府土地任何部分之上及上方的隔音屏障（以下簡稱「隔音屏障」），下列條件適用：

- (a) 買方須按建築事務監督批准的圖則自費設計、搭建及建造隔音屏障，在一切方面符合《建築物條例》、其任何附屬規例及任何修訂法例；
- (b) 不得在毗鄰該地段的任何政府土地之上、上面或之下為隔音屏障豎設地基或承托物；
- (c) 未經署長的事先書面批准，不得在隔音屏障或其任何部分之處或之上作出任何更改、增建、更換或附加裝置；
- (d) 買方須在任何時候自費維護、保養及維修隔音屏障或（如獲署長批准）其任何替代物，使其保持良好及修繕妥當的狀態，在一切方面使署長滿意。如因按本(d)款進行任何工程需要實施臨時交通封路或改道，開展工程前必須就臨時交通安排獲得運輸署署長的書面批准；

- (e) 隔音屏障不能用作隔音屏障以外的任何其他用途。未經署長的事先書面同意，買方不得使用或容受或允許他人使用隔音屏障或其任何部分張貼廣告或展示任何招牌、告示或海報；
- (f) 經署長事先書面批准，買方及其承辦商、工人或任何其他獲買方授權的人士可獲准帶同或不帶同工具、設備、機械、機器或車輛進入毗鄰該地段的政府土地，按照本特別條款對伸入政府土地上的隔音屏障部分進行搭建、建造、檢查、修理、保養、清潔、更新及更換；
- (g) 對於買方或任何其他人士遭受或蒙受的任何損失、損害、滋擾或干擾，不論是由於買方或任何其他人士進入本特別條款(f)款提述的土地或進行該特別條款提述的該等工程所產生或附帶造成的，政府毋須承擔任何責任或法律責任。買方不得就任何該等損失、損害、滋擾或干擾向政府索償；

- (h) 買方須在任何時候採取必要的預防措施，防止因為搭建、建造、維修、保養、更改、使用、拆卸或移除隔音屏障對任何該地段毗鄰的政府土地和隔音屏障或任何進入或使用任何該地段毗鄰的政府土地和隔音屏障的任何人士或車輛造成任何損害或損傷；

- (i) 署長有權在任何時候全權酌情決定向買方發出書面通知，要求買方在收到該書面通知後及在通知日起的六個曆月內拆卸與移除伸展到政府土地的隔音屏障部分，且不可設置任何替代物。買方須在上述書面通知指定的期間內自費拆卸與移除上述隔音屏障部分，在一切方面使署長滿意；

- (j) 倘若買方未能履行本特別條款的任何責任，署長可進行所須工程及買方須應要求向署長支付相等於該等工程費用的金額，該金額由署長決定，署長的決定為最終決定並對買方具有約束力；

- (k) 買方須在任何時候允許署長、其人員、承辦商、其工人及署長授權的任何其他人士帶同或不帶同工具、設備、機械、機器或車輛自由和不受限制地出入、經過及穿過該地段或其任何部分及已建或擬建於該地段的一幢或多幢建築物，以視察、檢查和監督根據本特別條款(a)、(d)及

- (i)款進行的任何工程，及進行根據本特別條款(j)款規定的任何工程或署長認為必要的任何其他工程；

- (l) 對於買方或任何其他人士遭受或蒙受的任何損失、損害、滋擾或干擾，不論是由於買方履行本特別條款之下的責任、署長行使本特別條款(k)款的進入權或進行本特別條款(j)款規定的任何工程所產生或附帶造成的，政府或署長概毋須承擔任何責任。買方不得就任何該等損失、損害、滋擾或干擾向政府或署長或其授權人員索償或要求任何賠償；及

- (m) 買方須在任何時候就隔音屏障之搭建、建造、存在、維修、保養、更改、使用、拆卸或移除，或按本特別條款(j)款進行任何工程而直接或間接造成或有關的一切責任、損失、損害、申索、開支、費用、收費、要求、訴訟或司法程序向政府、署長及其人員及工人及署長授權的任何其他人士作出彌償，並使其持續得到彌償。

### 31. 批地文件特別條款第(38)條規定：

- (a) 買方須在批地文件之日起的六個曆月內或署長可批准的其他期限內自費提交或促使他人提交有關發展該地段的排污影響評估（以下簡稱「排污影響評估」）給環境保護署署長作書面審批，在一切方面使環保署署長滿意。該評估除了其他事項外，還須載有環保署署長可要求的資料及詳情，包括但不限於所有因發展該地段可能產生的不利的排污影響和實施緩解措施、改善工程及其他措施及工程的建議（以下統稱「排污影響評估緩解措施」）。

- (b) 買方須在環保署署長指定的期限內自費進行與實施排污影響評估中所建議並經環保署署長批准的排污影響評估緩解措施（以下簡稱「經批准的排污影響評估緩解措施」），在一切方面使環保署署長及渠務署署長滿意。

- (c) 排污影響評估的技術方面須由香港工程師學會會員（以土木工程為專業學科）或特許土木工程師負責。



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(d) 在環境保護署署長書面批准排污影響評估之前，不得在該地段或其任何部分展開任何建築工程（批地文件特別條款第(1)(d)條所指的土壤勘測、地盤平整工程及拆卸和移除工程除外）。

(e) 為免存疑和在不影響本批地文件一般條款第5條的概括性原則下，買方特此明文確認及同意，他須獨自負責並自費進行及實施經批准的排污影響評估緩解措施，在一切方面使環保署署長及渠務署署長滿意。政府及其人員對買方履行本特別條款或其他條款的責任所產生或附帶造成買方遭受或蒙受任何費用、損害、損失、滋擾或干擾，毋須向買方承擔任何責任、義務或法律責任。買方不得就任何有關費用、損害、損失、滋擾或干擾向政府或其人員索償。

### 32. 批地文件特別條款第(39)條規定：

(a) 買方須在批地文件之日起的六個曆月內或署長可批准的其他期限內自費提交或安排他人提交有關發展該地段的排水影響評估（以下簡稱「排水影響評估」）給渠務署署長作書面審批，在一切方面使渠務署署長滿意。該評估除了其他事項外，還須載有渠務署署長可要求的資料及詳情，包括但不限於所有因發展該地段可能產生的不利的排水影響和實施緩解措施、改善工程及其他措施及工程的建議（以下統稱「排水影響評估緩解措施」）。

(b) 買方須在渠務署署長指定的期限內自費進行及實施排水影響評估建議並經渠務署署長批准的排水影響評估緩解措施（以下簡稱「經批准的排水影響評估緩解措施」），在一切方面使渠務署署長滿意。

(c) 排水影響評估的技術方面須由香港工程師學會會員（以土木工程為專業學科）或特許土木工程師負責。

(d) 在渠務署署長書面批准排水影響評估之前，不得在該地段或其任何部分展開任何建築工程（批地文件特別條款第(1)(d)條所指的土壤勘測、地盤平整工程及拆卸和移除工程除外）。

(e) 為免存疑和在不影響本批地文件一般條款第5條的概括性原則的下，買方特此明文承認及同意，他須獨自負責並自費進行及實施經批准的排水影響評估緩解措施，在一切方面使渠務署署長滿意。政府及其官員對買方履行本特別條款或其他條款的責任所產生或附帶造成買方遭受或蒙受任何費用、損害、損失、滋擾或干擾，毋須向買方承擔任何責任、義務或法律責任。買方不得就任何有關費用、損害、損失、滋擾或干擾向政府或其官員索償。

### 33. 批地文件特別條款第(40)條規定：

(a) 在該地段、綠色間黑斜線範圍及綠色虛線圍邊範圍展開任何工程包括但不限於地盤勘測工程、岩土勘測、打樁或其他地基工程及其他土木工程和建築工程之前，買方須諮詢香港鐵路有限公司（以下簡稱「港鐵公司」），以確保任何該等工程不會損壞、干擾、阻礙或危及任何鐵路工程、構築物、設施或裝置或《香港鐵路條例》第2條界定的鐵路及其任何延伸段（以下簡稱「鐵路」）的安全運作及保養（署長對此作出的決定為最終決定）。如署長要求，則買方須自費採取港鐵公司要求的該等措施和預防措施，以確保任何鐵路工程、構築物、設施、裝置的安全和鐵路的安全運行和保養。

(b) 買方須遵守與鐵路有關的所有條例、附例及法規。

(c) 買方不得以任何方式干預鐵路的建設、使用及運營。

(d) 買方須自費遵守建築事務監督、消防處處長及所有其他相關政府及法定主管機構有關連接或鄰近鐵路的一幢或多幢建築物的任何部分之建造（包括所用材料）、維修及保養的所有特殊要求。

(e) 買方須允許署長、港鐵公司及其妥為授權的人員、僱員和承辦商有權在任何時候帶同或不帶同工具、設備、機械、機器或車輛出入、經過及再經過該地段及在其上已建的一幢或多幢建築物以進行工程，及進行任何與鐵路有關的測量、視察、檢查、保養、改善或發展。署長及其妥為授權的人員、僱員和承辦商對行使本(e)款賦予的權利所產生或附帶造成買方遭受或蒙受的任何損失、損害、滋擾或

干擾，概不承擔任何責任或法律責任。買方不得向署長及其妥為授權的人員、僱員和承辦商提出任何索償或異議。

(f) 如港鐵公司根據《香港鐵路條例》第4條所批出的專營權（包括其任何延續）屆滿或其他原因而終止該鐵路營運或任何影響該地段、綠色間黑斜線範圍及綠色虛線圍邊範圍的鐵路部分之運作，在本特別條款中對港鐵公司的提述將為（如屬適當）政府、其代名人或政府指定的第三方。

### 34. 批地文件特別條款第(41)條規定：

凡在該等條款中規定：

(a) 政府或其妥為授權人員將或可能在該地段或其任何部分或該地段外進行任何類型之工程（無論是代表買方或因為買方未能進行該等工程或其他原因），費用由買方承擔，或買方按要求向政府或其妥為授權的人員支付或償還此類工程的費用，該等費用須包括政府或其妥為授權人員釐定的監管費及經費；或

(b) 須政府或其妥為授權人員事先批准或同意時，他們可按其認為合適的條款和條件給予批准或同意或全權酌情拒絕。

### 35. 批地文件特別條款第(43)條規定：

不准在該地段搭建或製作墳墓或骨灰龕，亦不准在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。

備註：

1. 本節提及的「買方」一詞指簽署及訂立批地文件的人及在文意允許或要求的情況下，包括其遺囑執行人、遺產管理人及承讓人及（如為法團）包括其繼承人及承讓人。
2. 欲悉詳情請參考批地文件。批地文件的文本已在售樓處提供以供公眾免費閱覽。

# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

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

#### 1. Description:

The Green Hatched Black Area as referred to in Special Condition No. (31)(a) of Conditions of Sale No.20326 ("the Land Grant").

#### 2. General public's right to use:

Section 16(4) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) is not applicable to the Green Hatched Black Area.

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

Not applicable.

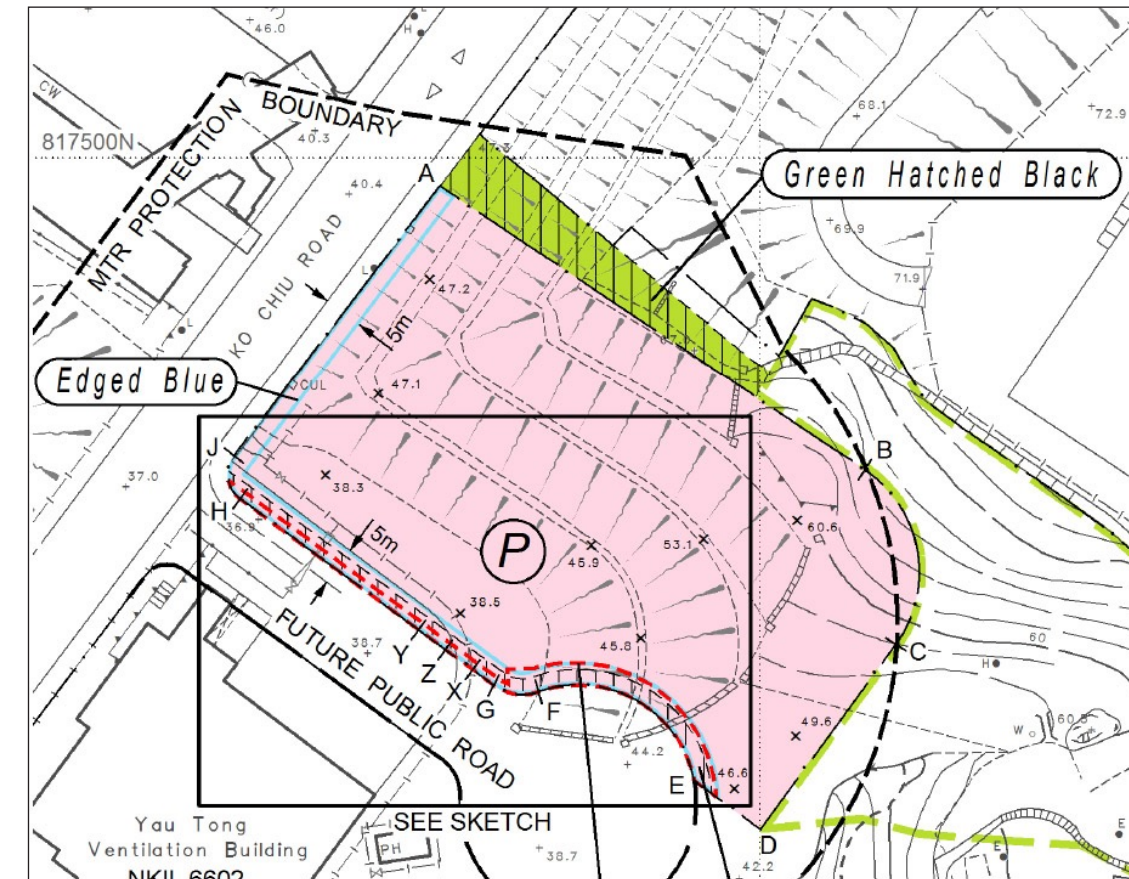
### C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable.

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

Not applicable.

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



Remarks: The plan above is extracted from the plan annexed to the Land Grant. The Green Hatched Black Area is shown coloured green hatched black on the plan above. The above plan is solely for the purpose of showing the location of the Green Hatched Black Area, and other information and matters shown therein may not reflect the latest conditions thereof.



# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

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

The Green Hatched Black Area

Special Condition	Provisions of the Land Grant
Special Condition No. (31)	(a) The Purchaser shall at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director, carry out and complete such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require on the area shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as “the Green Hatched Black Area”) and shall, at all times during the term hereby agreed to be granted, at the Purchaser’s own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslide, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), have also been affected. The Purchaser shall at all times indemnify and keep indemnified the Government, its agents and contractors against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever incurred by reason of such landslide, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers on the Green Hatched Black Area for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Government may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require and to maintain, reinstate and make good any land, structure or works affected by such landslide, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Government may, after the expiry of such period, execute and carry out the required works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding on the Purchaser.

Special Condition	Provisions of the Land Grant
Special Condition No. (31)	(b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officers by the Purchaser in respect of any loss, damage, nuisance or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition.

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

The Green Hatched Black Area

Clause	Provisions of the deed of mutual covenant
Section I	<p>“In this Deed, the following words and expressions shall have the following meanings ascribed to them:</p> <p>“Corporation” means MTR Corporation Limited as referred to in Special Condition No.(40)(a) of the Government Grant Provided That in the event that the Corporation (as defined in this definition of “Corporation”) ceases to operate the Railway or any part of the Railway affecting the Land, the Green Hatched Black Area and the Edged Pecked Green Area upon the expiry of the franchise (including any extension thereto) granted under section 4 of the Mass Transit Railway Ordinance (Chapter 556 of the Laws of Hong Kong) or otherwise, any reference to the Corporation (as defined in this definition of “Corporation”) in this Deed shall, where appropriate, mean the Government, its nominee or a third party designated by the Government.</p> <p>“Green Hatched Black Area” means the Green Hatched Black Area as defined in Special Condition No.(31)(a) of the Government Grant.”</p>



# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

Clause	Provisions of the deed of mutual covenant
Section VI Subsection B Clause 1(bm)	<p>“The Manager will manage the Land and the Development in a proper manner and in accordance with this Deed and except as otherwise herein expressly provided the Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper management of the Land and the Development. Without in any way limiting the generality of the foregoing, the Manager shall have the following duties and powers namely:</p> <p>(bm) To maintain in good and substantial repair and condition to the satisfaction of the Director of Lands the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon pursuant to Special Condition No.(31)(a) of the Government Grant; and to prevent any illegal excavation or dumping on the Green Hatched Black Area.”</p>
Section VI Subsection B Clause 1(bq)	<p>“The Manager will manage the Land and the Development in a proper manner and in accordance with this Deed and except as otherwise herein expressly provided the Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper management of the Land and the Development. Without in any way limiting the generality of the foregoing, the Manager shall have the following duties and powers namely:</p> <p>(bq) Prior to the commencement of any works whatsoever on the Land, the Green Hatched Black Area and the Edged Pecked Green Area including but not limited to site investigation works, geotechnical investigation, piling or other foundation works and other civil engineering and building works, to consult the Corporation so as to ensure that any such works do not damage, interfere with, obstruct or endanger any railway works, structures, facilities or installations or the safe operation and maintenance of the Railway and if required by the Director of Lands, to take such measures and precautions as may be required by the Corporation to ensure the safety of any railway works, structures, facilities or installations and the safe operation and maintenance of the Railway pursuant to Special Condition No.(40)(a) of the Government Grant.”</p>

Clause	Provisions of the deed of mutual covenant
Section VI Subsection D Clause 3(p)	<p>“Subject to Clause 1(h) of this Subsection, the management expenses in the Management Budget shall include but not be limited to the following:</p> <p>(p) The costs of maintaining in good and substantial repair and condition to the satisfaction of the Director of Lands the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon pursuant to Special Condition No.(31)(a) of the Government Grant;”</p>
Section VI Subsection D Clause 4(a)	<p>“Each annual Management Budget shall be divided into the following parts:</p> <p>(a) Part A shall cover the estimated management expenses which, in the opinion of the Manager, are attributable to the management and maintenance of the Development Common Areas, the Development Common Facilities, the Green Hatched Black Area, the Inside Works (if any), the Outside Works and any works as required under Special Condition No.(32) of Government Grant or for the benefit of all the Owners (excluding those estimated management expenses contained in Part B, Part C and Part D of the Management Budget hereinafter mentioned);”</p>

# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

### A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

#### 1. 描述：

賣地條件第20326號（「批地文件」）特別條款第(31)(a)條所提述的綠色間黑斜線範圍。

#### 2. 公眾使用該等設施的權利：

《一手住宅物業銷售條例》（第621章）附表1第1部第16(4)條不適用於綠色間黑斜線範圍。

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

不適用。

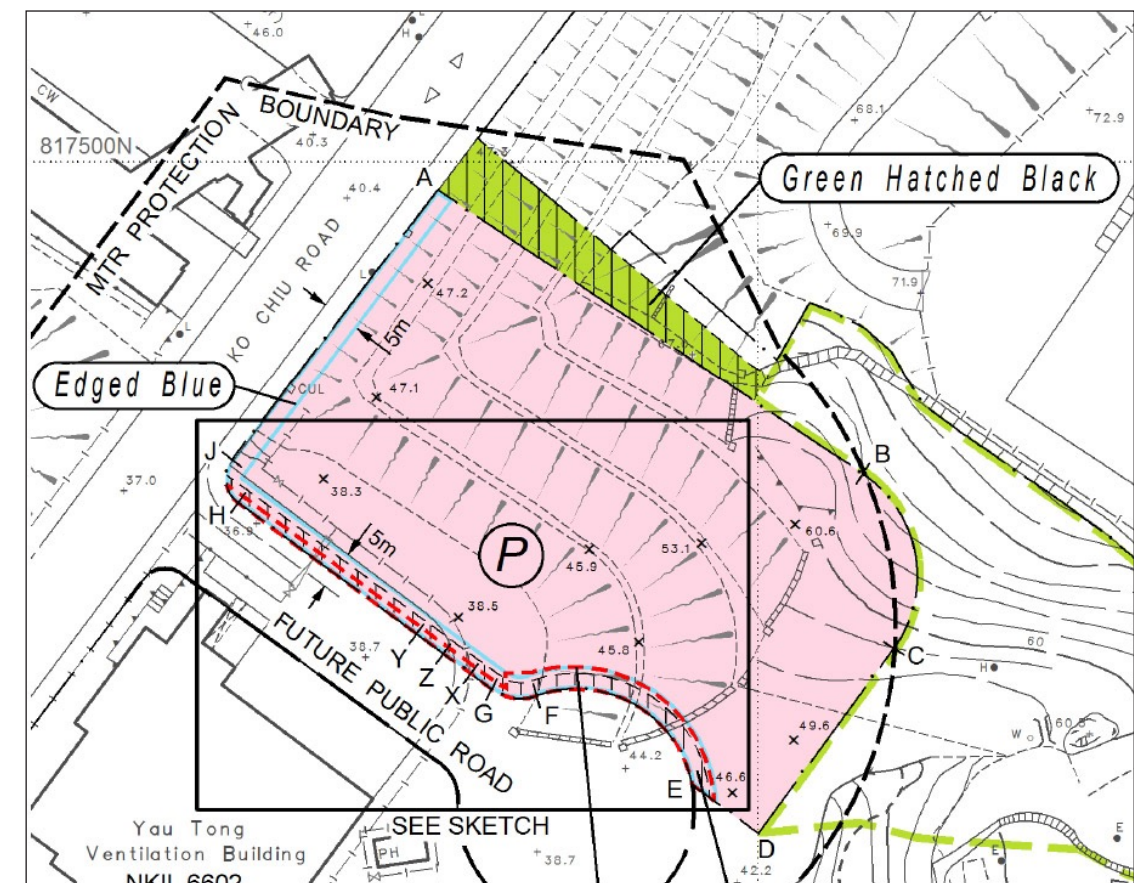
### C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用。

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

不適用。

### E. 顯示該等設施、休憩用地及土地中的該等部分的圖則



備註：上圖摘錄自夾附於批地文件的圖則。「綠色間黑斜線範圍」於上圖中以綠色間黑斜線顯示。上圖僅作顯示「綠色間黑斜線範圍」的位置之用，其中所示的其他資料及事項未必能反映其最新狀況。

# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

### F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

#### 綠色間黑斜線範圍

特別條款	批地文件條款
特別條款第(31)條	<p>(a) 買方須以署長批准的方式和物料，並按署長批准的標準、水平、定線及設計在夾附於此的圖則以綠色間黑斜線顯示的範圍（下稱「綠色間黑斜線範圍」）內，自費進行和完成署長全權酌情要求的岩土勘測、斜坡整理、山泥傾瀉預防、緩解及補救工程以及地盤平整、岩土及斜坡工程，在一切方面使署長滿意。買方並須在此授予的租契年期的任何時間內，自費保養綠色間黑斜線範圍，包括在其內及其上的所有土地、斜坡整理工程、護土築構物、排水渠及任何其他工程，使其處於良好及修繕妥當的狀態，使署長滿意。倘若在此授予租契年期的任何時間，綠色間黑斜線範圍內發生山泥傾瀉、地陷或塌方，買方須自費修復還原及修繕該部分及任何署長認為（其意見為最終決定並對買方具有約束力）受到影響的毗鄰或毗連土地，使署長滿意。買方須就該等山泥傾瀉、地陷或塌方所招致的一切責任、損失、損害、索償、開支、費用、收費、要求、訴訟及法律程序向政府、其代理人及承辦商作出彌償，並使其持續得到彌償。買方須時刻確保綠色間黑斜線範圍內不可進行非法挖掘或傾倒廢物，並且在獲得署長事先書面批准之下，買方可以在綠色間黑斜線範圍搭建圍欄或其他障礙物，以防止上述非法挖掘或傾倒廢物。除政府就任何違反該等條款而享有的任何其他權利或濟助外，署長可隨時以書面通知要求買方進行署長全權酌情要求的岩土勘測、斜坡整理、山泥傾瀉預防、緩解及補救工程及地盤平整、岩土及斜坡工程，以及維持、恢復和修繕任何受該等山泥傾瀉、地陷或塌方影響的土地、構築物或工程。如果買方疏忽或未能在指明的期限內遵從該通知並使署長滿意，政府可在該期限屆滿後執行和進行所需工程，費用由買方承擔，買方須在要求時向政府支付一筆相等於其成本的款項，該款項由署長決定，其決定為最終決定並對買方具有約束力。</p> <p>(b) 即使本特別條款(a)款另有規定，買方在本特別條款下對綠色間黑斜線範圍或其任何部分的責任和權利在政府向買方發出終止通知書後終止，買方亦不得就該終止所遭受的任何損失、損害、滋擾或干擾或招致的任何開支向政府或署長或其授權人員提出任何申索。但是該終止無損政府對任何先前違反、不履行或不遵守本特別條款(a)款的行為享有的任何權利或濟助。</p>

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

#### 綠色間黑斜線範圍

條款	公契的條文
第I節	<p>「在公契中，下列字及詞具有下述所給予它們的涵義：</p> <p>「港鐵公司」指在批地文件特別條款第(40)(a)條所提述的香港鐵路有限公司，但如港鐵公司（按本「港鐵公司」的定義界定）根據《香港鐵路條例》（香港法例第556章）第4條所批出的專營權（包括其任何延續）屆滿或其他原因而終止該鐵路營運或任何影響該地段、綠色間黑斜線範圍及綠色虛線圍邊範圍的鐵路部分之運作，任何對港鐵公司（按本「港鐵公司」的定義界定）的提述將為（如屬適當）政府、其代名人或政府指定的第三方。</p> <p>「綠色間黑斜線範圍」指在批地文件特別條款第(31)(a)條所定義之綠色間黑斜線範圍。」</p>
第VI節第B分節第1(bm)條	<p>「管理人須按本公契規定以妥善的方式管理該土地及發展項目，除本公契明文規定外，管理人須負責並具有充分及不受限制的授權作出妥善管理該土地及發展項目所必要或適當的一切行為及事情。在任何方面不限制前文的概括性的原則下，管理人具有下列權力及職責，即：</p> <p>(bm) 根據批地文件特別條款第(31)(a)條規定保養綠色間黑斜線範圍，包括在其內及其上的所有土地、斜坡整理工程、護土築構物、排水渠及任何其他工程，使其處於良好及修繕妥當的狀態，並使地政總署署長滿意；以及防止在綠色間黑斜線範圍內進行任何非法挖掘或傾倒廢物。」</p>
第VI節第B分節第1(bq)條	<p>「管理人須按本公契規定以妥善的方式管理該土地及發展項目，除本公契明文規定外，管理人須負責並具有充分及不受限制的授權作出妥善管理該土地及發展項目所必要或適當的一切行為及事情。在任何方面不限制前文的概括性的原則下，管理人具有下列權力及職責，即：</p> <p>(bq) 根據批地文件特別條款第(40)(a)條規定，在該土地、綠色間黑斜線範圍及綠色虛線圍邊範圍展開任何工程包括但不限於地盤勘測工程、岩土勘測、打樁或其他地基工程及其他土木工程和建築工程之前，諮詢港鐵公司，以確保任何該等工程不會損壞、干擾、阻礙或危及任何鐵路工程、構築物、設施或裝置或鐵路的安全運作及保養，並且如地政總署署長要求，採取港鐵公司要求的該等措施和預防措施，以確保任何鐵路工程、構築物、設施、裝置的安全和鐵路的安全運行和保養。」</p>



17

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

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條款	公契的條文
第VI節第D分節第3(p)條	<p>「除本分節第1(h)條另有規定外，管理預算內的管理開支包括但不限於以下項目：</p> <p>(p) 根據批地文件特別條款第(31)(a)條規定保養綠色間黑斜線範圍，包括在其內及其上的所有土地、斜坡整理工程、護土築構物、排水渠及任何其他工程，使其處於良好及修繕妥當的狀態，並使地政總署署長滿意的費用；」</p>
第VI節第D分節第4(a)條	<p>「每份年度管理預算須劃分為下列部分：</p> <p>(a) A部分涵蓋管理人認為歸屬管理與保養發展項目公用地方、發展項目公用設施、綠色間黑斜線範圍、內部工程（如有）、外部工程及批地文件特別條款第(32)條規定的任何工程或供全體業主享用的預計管理開支（不包括下文提述的管理預算B部分、C部分及D部分所載的該等預計管理開支）；」</p>

# 18 WARNING TO PURCHASERS

## 對買方的警告

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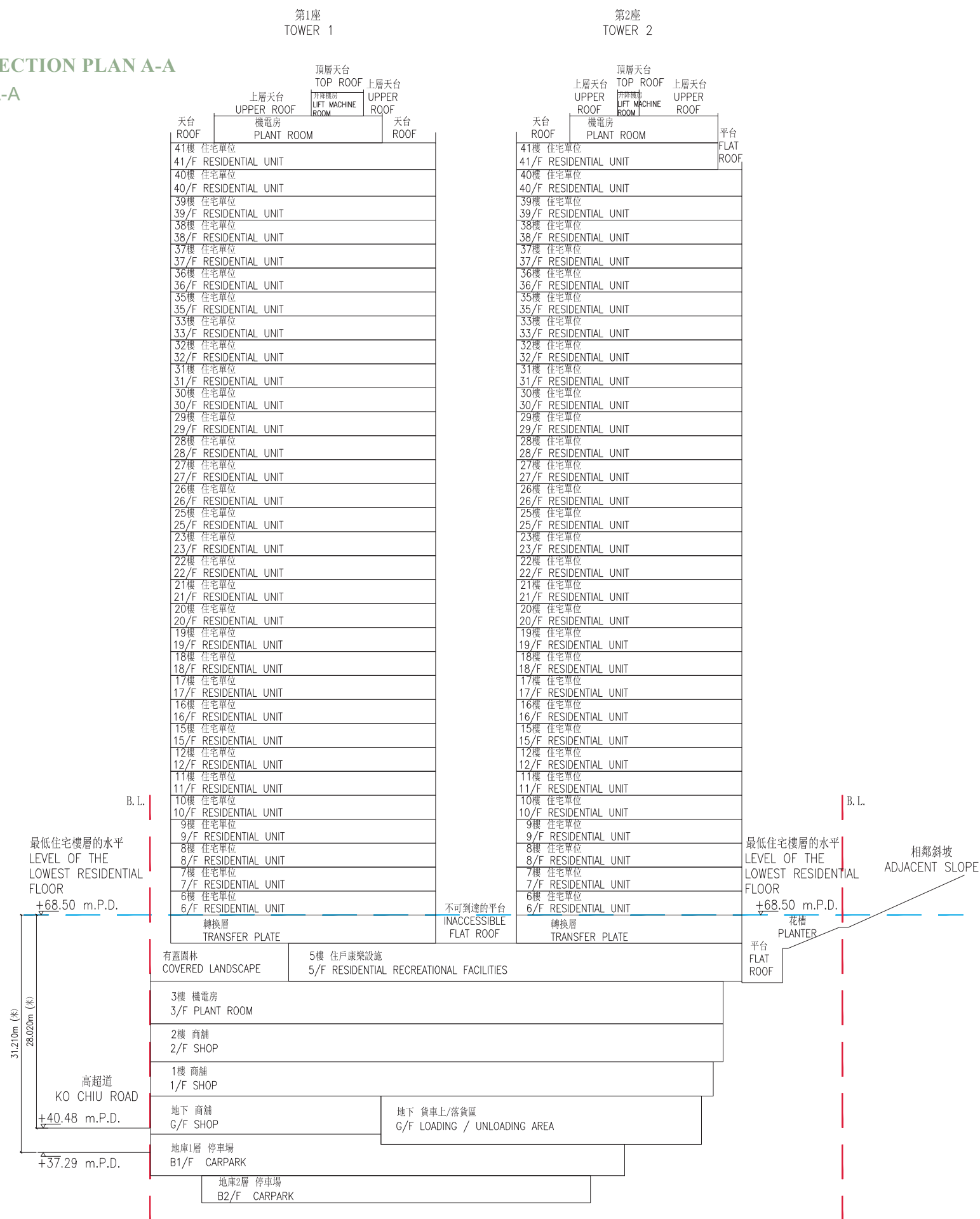
- |   |   |
|---|---|
| <p>a) The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.</p> <p>b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.</p> <p>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 -</p> <p style="padding-left: 20px;">(i) that firm may not be able to protect the purchaser's interests; and</p> <p style="padding-left: 20px;">(ii) the purchaser may have to instruct a separate firm of solicitors.</p> <p>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.</p> | <p>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。</p> <p>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。</p> <p>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 -</p> <p style="padding-left: 20px;">(i) 該律師事務所可能不能夠保障買方的利益；及</p> <p style="padding-left: 20px;">(ii) 買方可能要聘用一間獨立的律師事務所。</p> <p>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。</p> |
|---|---|

# 19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

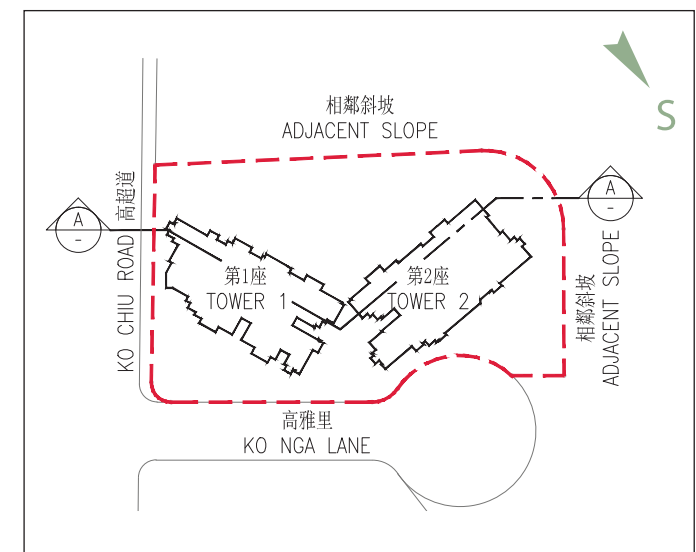
### CROSS-SECTION PLAN A-A

#### 橫截面圖A-A



### KEY PLAN

#### 索引圖



The part of Ko Chiu Road adjacent to the building is 37.29 metres to 40.48 metres above the Hong Kong Principal Datum.

毗連建築物的一段高超道為香港主水平基準以上37.29米至40.48米。

### Legend:

#### 圖例：

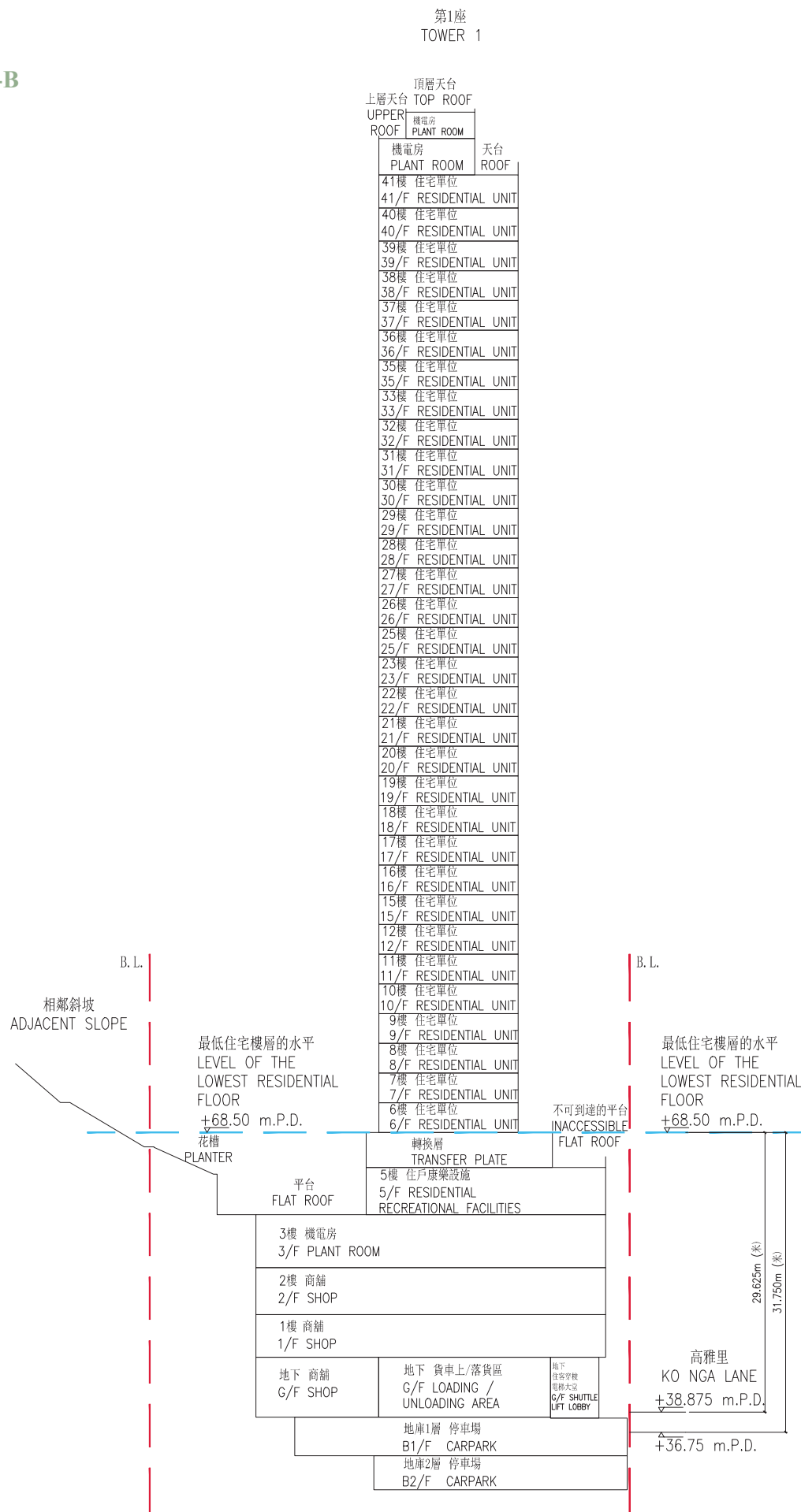
- Dotted line denotes the level of the lowest residential floor of the building  
虛線為該建築物最低住宅樓層水平
- Height in metres above the Hong Kong Principal Datum (m. P. D.)  
香港主水平基準以上高度(米)
- Boundary of the Development  
發展項目的界線



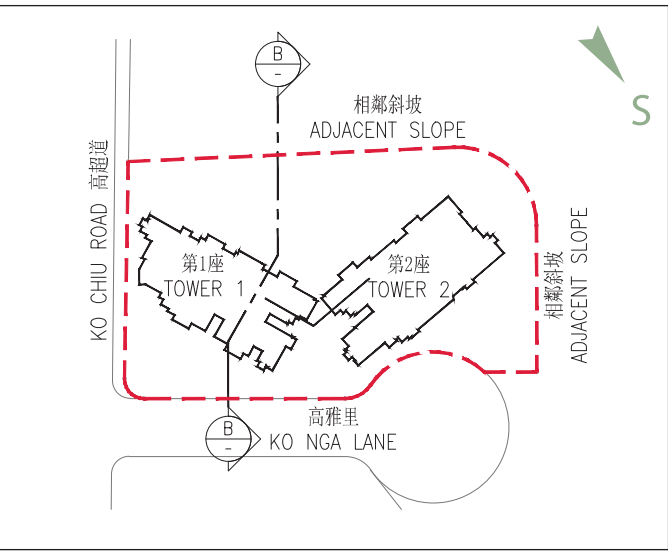
# 19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN B-B  
橫截面圖B-B



KEY PLAN  
索引圖



The part of Ko Nga Lane adjacent to the building is 36.75 metres to 38.875 metres above the Hong Kong Principal Datum.

毗連建築物的一段高雅里為香港主水平基準以上36.75米至38.875米。

Legend:

圖例：

----- 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

Height in metres above the Hong Kong Principal Datum (m. P. D.)

香港主水平基準以上高度(米)

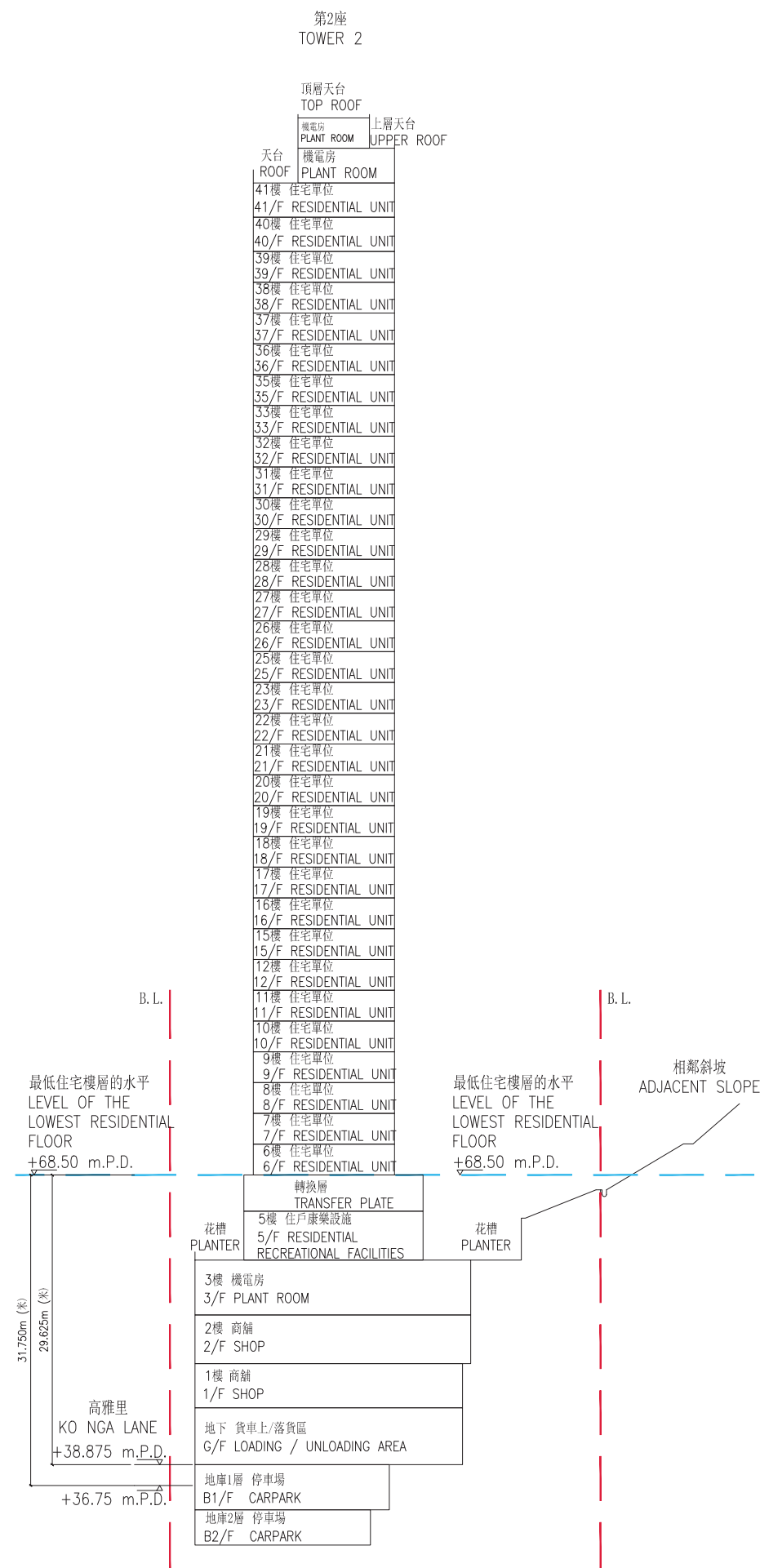
B. L. ----- Boundary of the Development

發展項目的界線

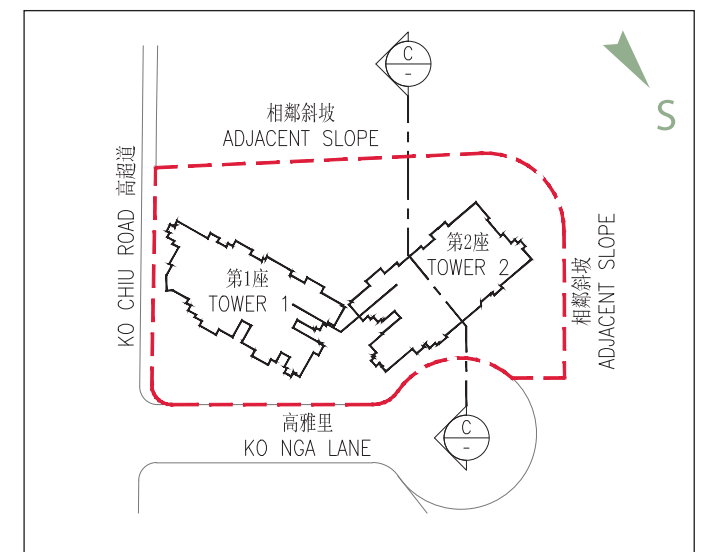
# 19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN C-C  
橫截面圖C-C



KEY PLAN  
索引圖



The part of Ko Nga Lane adjacent to the building is 36.75 metres to 38.875 metres above the Hong Kong Principal Datum.

毗連建築物的一段高雅里為香港主水平基準以上36.75米至38.875米。

Legend:

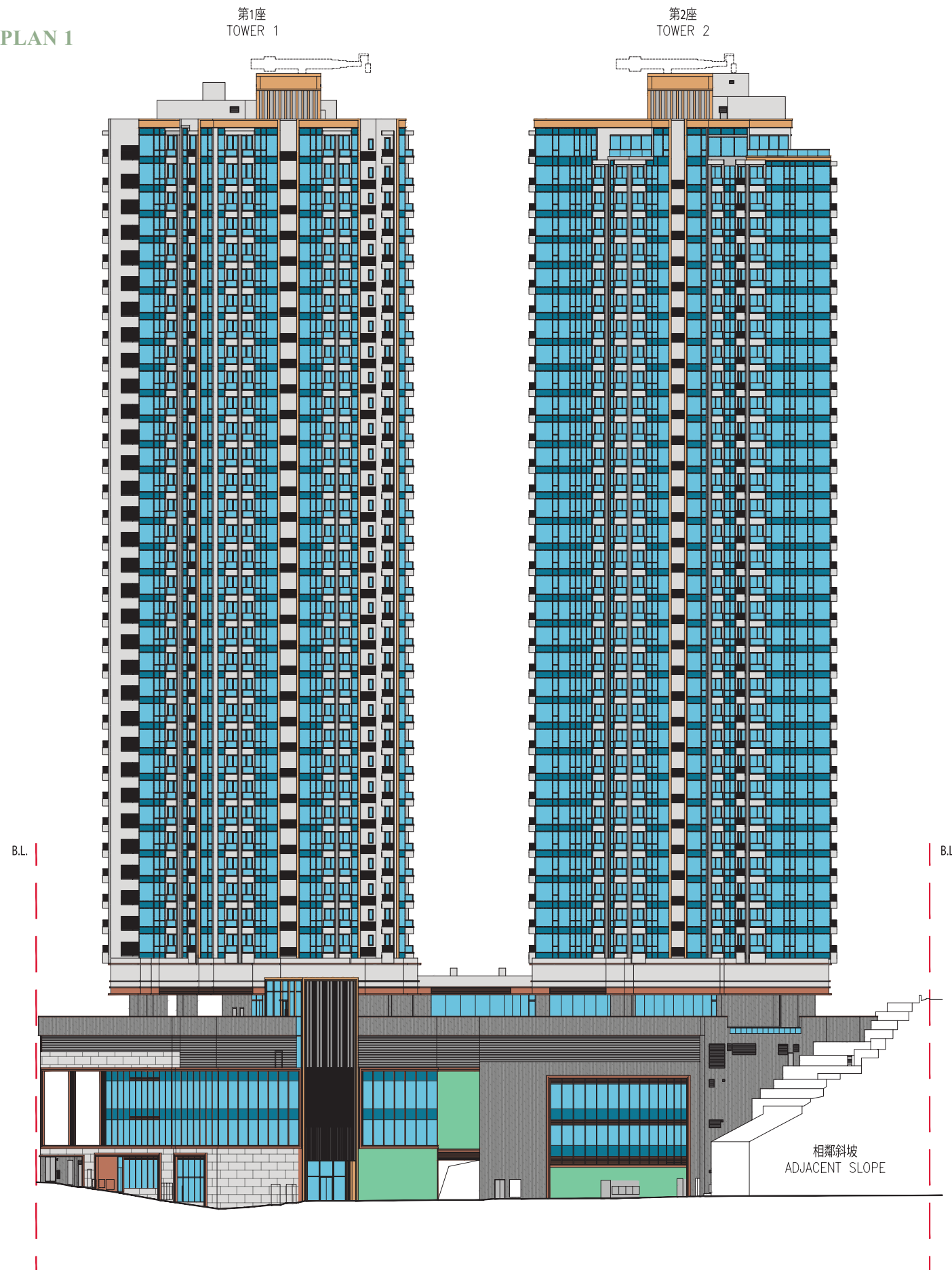
圖例：

- 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
- Height in metres above the Hong Kong Principal Datum (m. P. D.)  
香港主水平基準以上高度(米)
- B. L. Boundary of the Development  
發展項目的界線

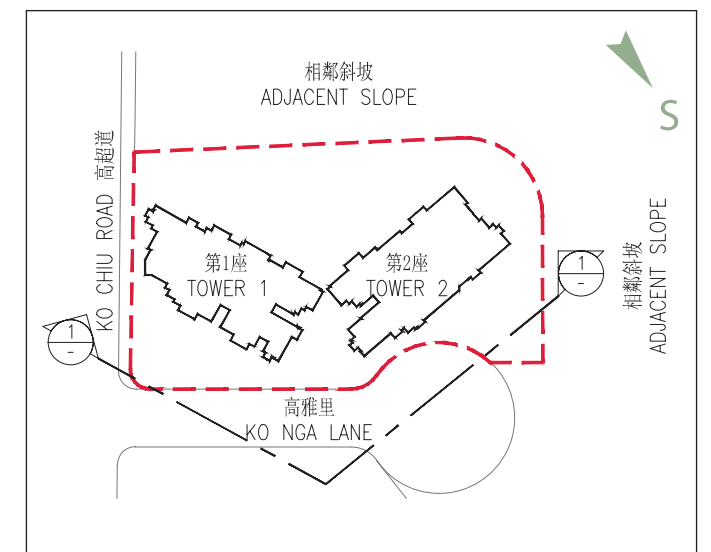
## 20 ELEVATION PLAN 立面圖

## ELEVATION PLAN 1

### 立面圖1



KEY PLAN  
索引圖



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

發展項目的認可人士已證明本立面圖所顯示的立面：

- (1) are prepared on the basis of the approved building plans for the Development as of 5 December 2024; and  
以2024年12月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) are in general accordance with the outward appearance of the Development.

大致上與發展項目的外觀一致。

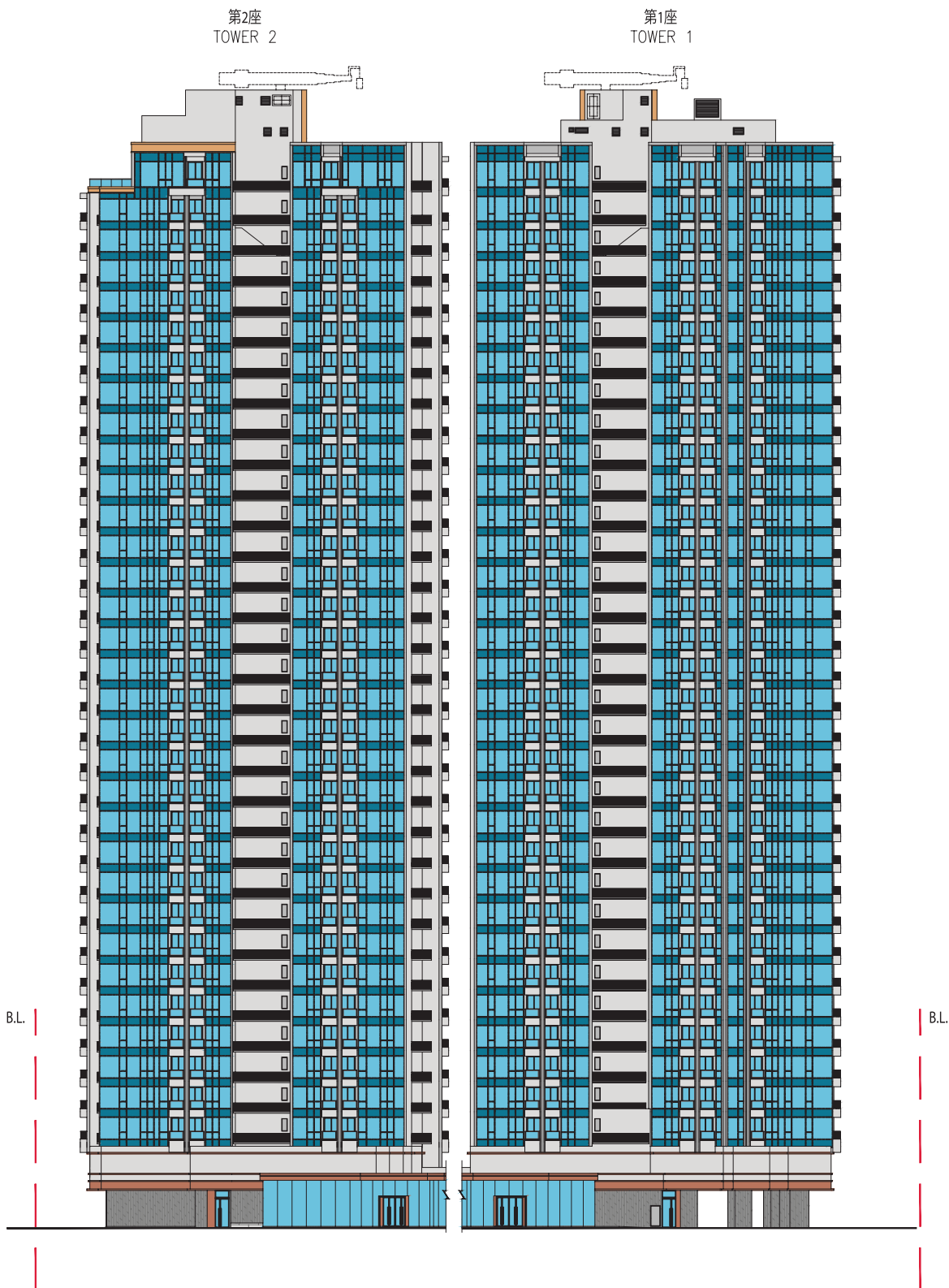
Legend:  
圖例：

B. L.  Boundary of the Development  
發展項目的界線

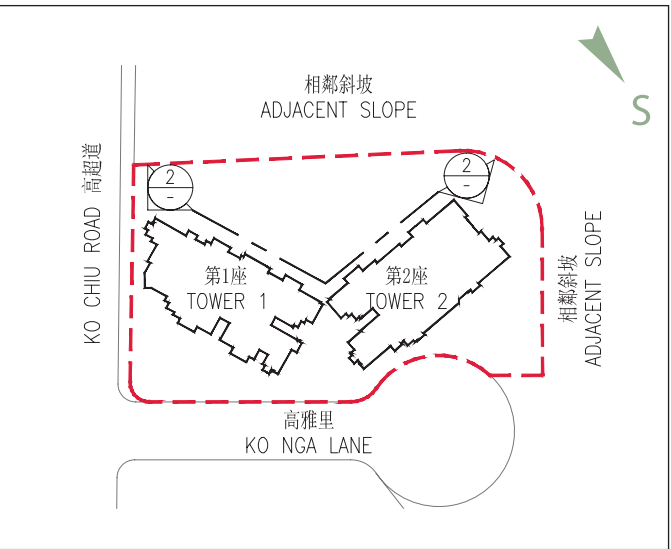


# 20 ELEVATION PLAN 立面圖

ELEVATION PLAN 2  
立面圖2



KEY PLAN  
索引圖



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

發展項目的認可人士已證明本立面圖所顯示的立面：

- (1) are prepared on the basis of the approved building plans for the Development as of 5 December 2024; and

以2024年12月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

- (2) are in general accordance with the outward appearance of the Development.

大致上與發展項目的外觀一致。

Legend:

圖例：

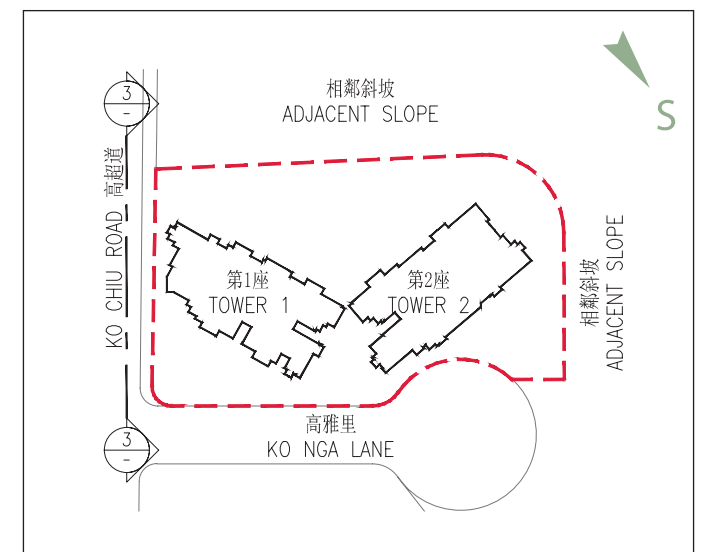
B.L. ——— Boundary of the Development  
發展項目的界線

# 20 ELEVATION PLAN 立面圖

ELEVATION PLAN 3  
立面圖3



KEY PLAN  
索引圖



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

發展項目的認可人士已證明本立面圖所顯示的立面：

- (1) are prepared on the basis of the approved building plans for the Development as of 5 December 2024; and  
以2024年12月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

- (2) are in general accordance with the outward appearance of the Development.

大致上與發展項目的外觀一致。

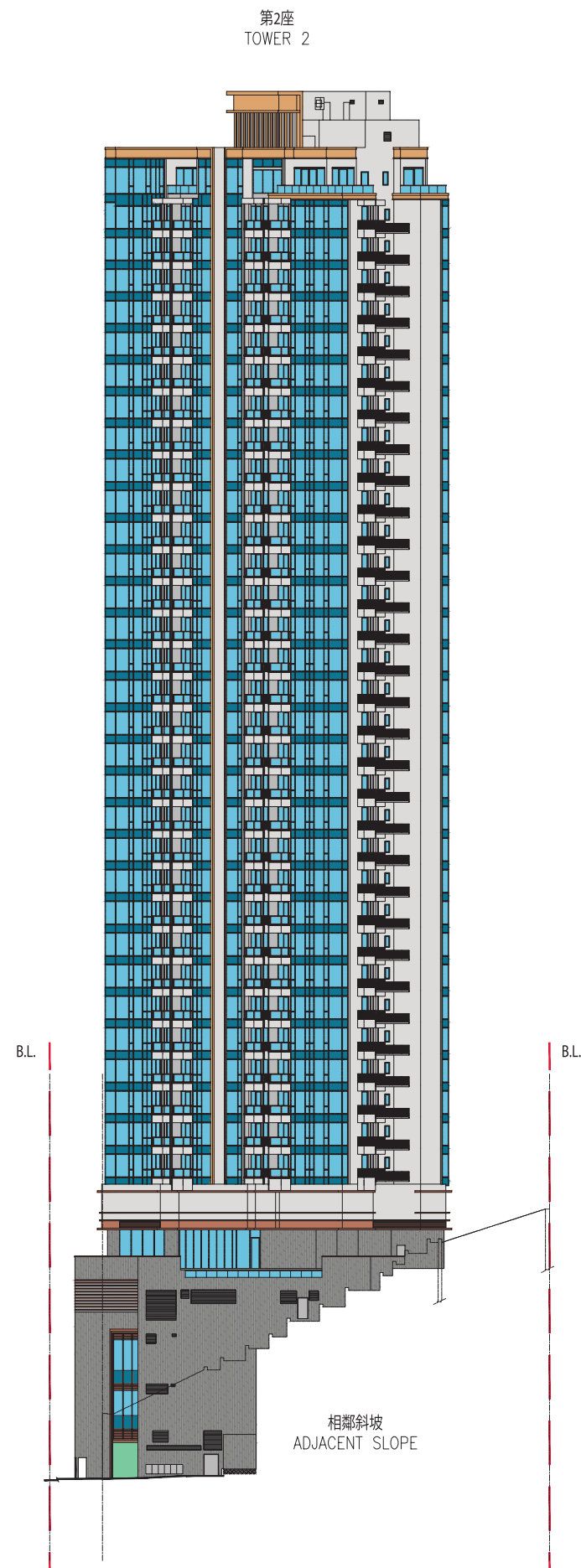
Legend:

圖例：

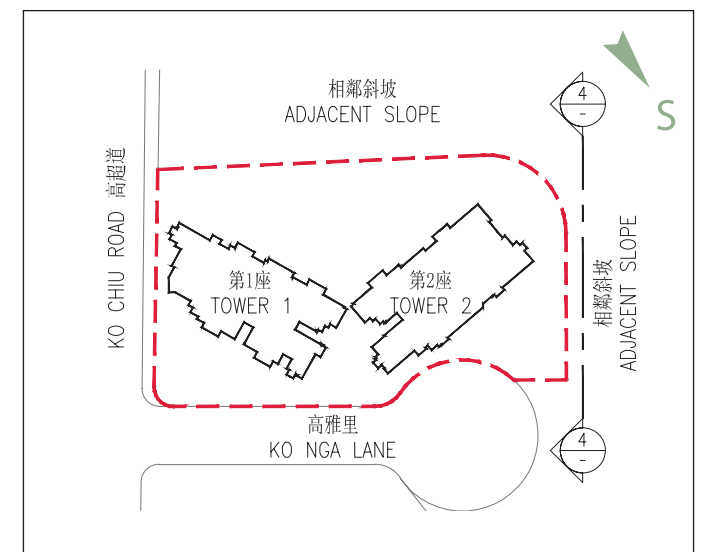
B. L. ——— Boundary of the Development  
發展項目的界線

# 20 ELEVATION PLAN 立面圖

ELEVATION PLAN 4  
立面圖4



KEY PLAN  
索引圖



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

發展項目的認可人士已證明本立面圖所顯示的立面：

- (1) are prepared on the basis of the approved building plans for the Development as of 5 December 2024; and  
以2024年12月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

- (2) are in general accordance with the outward appearance of the Development.

大致上與發展項目的外觀一致。

Legend:

圖例：

B.L. ——— Boundary of the Development  
發展項目的界線



21

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

Category of common facilities 公用設施的類別	Covered Area 有上蓋面積		Uncovered Area 無上蓋面積		Total Area 總面積	
	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	806.964	8686	100.053	1077	907.017	9763
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	-	-	-	-	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	153.531	1653	519.629	5593	673.160	7246

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. The symbol (-) as shown in the above table denotes "Not applicable".

備註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
2. 上表內之(-)符號代表"不適用"。

1. The address of the website on which a copy of each of the Outline Zoning Plans relating to the Development is available for inspection at [www.ozp.tpb.gov.hk](http://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 property is 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. 備有關乎本發展項目的每份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](http://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。

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior finishes			
Item	Description		
(a) External wall	Type of finishes	Façade of residential towers finished with tile, curtain wall, glass cladding, metal cladding, paint, louvres and grille	
		Transfer plate finished with tile and metal cladding	
		Podium finished with curtain wall, window wall, glass cladding, vertical greenery, tile, stone cladding, metal cladding, louvre, grille and paint	
(b) Window	Material of frame	Fluorocarbon coated aluminum frame	
	Material of glass	Insulating glass unit for living room / dining room, bedroom, ensuite and store (if ensuite or store is provided)	
		Tinted glass for kitchen (if window is provided)	
		Obscure glass for bathroom with window (if window is provided)	
(c) Bay window	Material of bay window	No bay window	
	Finishes of window sill	No bay window sill	
(d) Planter	Type of finishes	No planter	
(e) Verandah or Balcony	(i) Type of finishes	Balcony	Glass balustrade with aluminium post, top rail and tile
		Balcony floor	Tile
		Balcony wall	Tile and aluminum cladding
		Balcony ceiling	All balcony (Except specified below):
			Paint
		Tower 1 8/F to 22/F Unit H and Tower 1 15/F to 22/F Unit G:	
		Metal panel and fiberglass	
	(ii) Whether it is covered	Verandah	No verandah
		Balcony	Balcony is covered
		Verandah	No verandah
(f) Drying facilities for clothing	Type	No drying facilities	
	Material	No drying facilities	

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、幕牆、玻璃蓋板、金屬蓋板、油漆、百葉及裝飾格柵	
		轉換層鋪砌瓷磚及金屬蓋板	
		平台鋪砌幕牆、玻璃窗牆、玻璃蓋板、垂直綠化、瓷磚、石蓋板、金屬蓋板、百葉、裝飾格柵及油漆	
(b) 窗	框的用料	氟化碳塗鋁框	
	玻璃的用料	中空玻璃於客廳/飯廳、睡房、套房及儲物房(如設有套房或儲物房)	
		有色玻璃於廚房(如設有窗)	
(c) 窗台	窗台的用料	沒有窗台	
		窗台板的裝修物料	
	窗台板的裝修物料	沒有窗台板	
(d) 花槽	裝修物料的類型	沒有花槽	
(e) 陽台或露台	(i) 裝修物料的類型	露台	玻璃欄杆配以鋁質企柱、頂欄及瓷磚
		露台地台	瓷磚
		露台外牆	瓷磚及鋁質蓋板
		露台天花	所有露台(以下指定除外)：
			油漆
		陽台	1座8樓至22樓H單位及1座15樓至22樓G單位：
			金屬面板及玻璃纖維
	(ii) 是否有蓋	陽台	沒有陽台
(f) 乾衣設施	類型	露台	露台有蓋
	用料	陽台	沒有陽台
	類型	沒有乾衣設施	
	用料	沒有乾衣設施	



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

2. Interior finishes				
Item	Description			
(a) Lobby		Type of wall finishes	Type of floor finishes	Type of ceiling finishes
	Residential Lift Lobby at B1/F & G/F (Lift T1-L1 and T2-L1)	Plastic laminate and metal on exposed surface	Tile on exposed surface	Gypsum board false ceiling with emulsion paint on exposed surface
	Residential shuttle Lift Lobby at B1/F and B2/F (Lift L1 and L2)	Plastic laminate and metal on exposed surface	Tile on exposed surface	Gypsum board false ceiling with emulsion paint on exposed surface
	Residential Entrance Lift Lobby at G/F and Residential Shuttle Lift Lobby at 5/F (Lift L1 and L2)	Natural stone and metal on exposed surface	Natural stone on exposed surface	Gypsum board false ceiling with emulsion paint and metal (5F only) on exposed surface
	Residential Lift Lobby at 5/F (Lift T1-L2, T1-L3, T1-L4) (Lift T2-L2, T2-L3 and T2-L4)	Natural stone, tile, plastic laminate, glass and metal on exposed surface	Natural stone on exposed surface and metal	Gypsum board false ceiling with emulsion paint on exposed surface
	Tower 1 and Tower 2 Residential Typical Floor Lift Lobby (Lift T1-L2, T1-L3, T1-L4) (Lift T2-L2, T2-L3 and T2-L4)	Tile, plastic laminate, glass and metal on exposed surface	Tile on exposed surface	Gypsum board false ceiling with emulsion paint on exposed surface
	Tower 2 Residential Simplex Floor Lift Lobby at 41/F (Lift T2-L2, T2-L3, T2-L4)	Natural stone, resin, plastic laminate, glass and metal on exposed surface	Tile on exposed surface	Gypsum board false ceiling with emulsion paint on exposed surface
Item	Description			
(b) Internal wall and ceiling		Type of wall finishes	Type of ceiling finishes	
	Living Room / Dining Room, Bedroom and Ensuite except specified below:	Emulsion paint on exposed surface	Emulsion paint on gypsum board bulkhead and exposed surface	
	Living Room / Dining Room, Walk-in closet of Master Bedroom, Master Bedroom of Tower 2 Unit A on 41/F	Emulsion paint on exposed surface	Emulsion paint on gypsum board false ceiling and exposed surface	
Item	Description			
(c) Internal floor		Material of floor	Material of skirting	
	Living Room / Dining Room	Tile on exposed surface	Engineered Timber	
	Bedroom and Ensuite	Tile on exposed surface	Engineered Timber	

2. 室內裝修物料				
細項	描述			
(a) 大堂		牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型
	地庫1層及地下住宅升降機大堂(升降機T1-L1及T2-L1)	外露位置鋪砌膠板及金屬	外露位置鋪砌瓷磚	外露位置裝設石膏板假天花髹乳膠漆
	地庫1層及地庫2層住宅穿梭升降機大堂(升降機L1及L2)	外露位置鋪砌膠板及金屬	外露位置鋪砌瓷磚	外露位置裝設石膏板假天花髹乳膠漆
	地下住宅入口大堂及5樓住宅穿梭升降機大堂(升降機L1及L2)	外露位置鋪砌天然石材及金屬	外露位置鋪砌天然石材	外露位置裝設石膏板假天花髹乳膠漆及金屬(5樓)
	5樓住宅升降機大堂(升降機T1-L2，T1-L3及T1-L4) (升降機T2-L2，T2-L3及T2-L4)	外露位置鋪砌天然石材、瓷磚、膠板、玻璃及金屬	外露位置鋪砌天然石材及金屬	外露位置裝設石膏板假天花髹乳膠漆
	1座及2座住宅標準層升降機大堂 (升降機T1-L2，T1-L3及T1-L4) (升降機T2-L2，T2-L3及T2-L4)	外露位置鋪砌瓷磚、膠板、玻璃及金屬	外露位置鋪砌瓷磚	外露位置裝設石膏板假天花髹乳膠漆
	2座住宅41樓特色層升降機大堂 (升降機T2-L2, T2-L3, T2-L4)	外露位置鋪砌天然石材、樹脂纖維、膠板、玻璃及金屬	外露位置鋪砌瓷磚	外露位置裝設石膏板假天花髹乳膠漆
細項	描述			
(b) 內牆及天花板		牆壁的裝修物料的類型	天花板的裝修物料的類型	
	客廳 / 飯廳、睡房及套房 (以下指定除外)	外露位置髹乳膠漆	石膏板假樑及外露位置髹乳膠漆	
	2座41樓A單位客廳 / 飯廳、主人睡房之衣櫥間及主人睡房	外露位置髹乳膠漆	石膏板假天花及外露位置髹乳膠漆	
細項	描述			
(c) 內部地板		地板的用料	牆腳線的用料	
	客廳 / 飯廳	外露位置鋪砌瓷磚	複合木	
	睡房及套房	外露位置鋪砌瓷磚	複合木	

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

2. Interior finishes					
Item	Description				
(d) Bathroom			Type of wall finishes	Type of floor finishes	Type of ceiling finishes
	(i)	Bathroom and Master Bathroom (except specified below):	Tile on exposed surface	Tile on exposed surface	Gypsum board false ceiling with emulsion paint and metal ceiling on exposed surface
		Bathroom of Tower 1 Unit B on 6/F to 41/F, Tower 2 Unit A and Unit F on 6/F to 40/F, Tower 2 Unit A on 41/F, Tower 2 Unit B on 41/F, Tower 2 Unit C on 41/F	Tile and reconstituted stone on exposed surface	Tile and reconstituted stone on exposed surface	Gypsum board false ceiling with emulsion paint and metal ceiling on exposed surface
		Master Bathroom of Tower 2 Unit A on 41/F and Tower 2 Unit B on 41/F			
		Bathroom of Tower 1 Unit H on 6/F to 41/F	Tile on exposed surface	Tile and reconstituted stone on exposed surface	Gypsum board false ceiling with emulsion paint and metal ceiling on exposed surface
		Ensuite Bathroom of Tower 2 Unit A & Unit B on 41/F	Tile on exposed surface	Tile on exposed surface	Gypsum board false ceiling with emulsion paint and metal ceiling on exposed surface
		Lavatory	Tile on exposed surface	Tile on exposed surface	Metal ceiling on exposed surface
(ii) Whether the wall finishes run up to the ceiling			Wall finishes run up to the false ceiling		

2. 室內裝修物料					
細項	描述				
(d) 浴室			牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型
	(i)	浴室及主人浴室 (以下指定除外)	外露位置鋪砌瓷磚	外露位置鋪砌瓷磚	外露位置裝設石膏板假天花髹乳膠漆及金屬天花
		1座6樓至41樓B單位、2座6樓至40樓A單位及F單位、2座41樓A單位、2座41樓B單位、2座41樓C單位之浴室	外露位置鋪砌瓷磚及人造石	外露位置鋪砌瓷磚及人造石	外露位置裝設石膏板假天花髹乳膠漆及金屬天花
		2座41樓A單位及2座41樓B單位之主人浴室			
		1座6樓至41樓H單室之浴室	外露位置鋪砌瓷磚	外露位置鋪砌瓷磚及人造石	外露位置裝設石膏板假天花髹乳膠漆及金屬天花
		2座41樓A單位及B單位之套房浴室	外露位置鋪砌瓷磚	外露位置鋪砌瓷磚	外露位置裝設石膏板假天花髹乳膠漆及金屬天花
		衛生間	外露位置鋪砌瓷磚	外露位置鋪砌瓷磚	外露位置裝設金屬天花
(ii) 牆壁的裝修物料是否鋪至天花板			牆壁的裝修物料鋪至假天花底		

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

2. Interior finishes					
Item	Description				
(e) Kitchen		Type of wall finishes	Type of floor finishes	Type of ceiling finishes	Type of cooking bench finishes
	(i)	Open Kitchen: Tile & high gloss lacquer panel on the exposed surface	Open Kitchen: Tile on exposed surface	Open Kitchen: Emulsion paint on gypsum board bulkhead and exposed surface	Open Kitchen: Solid surfacing
		Kitchen: Tile on exposed surface (except specified below)	Kitchen: Tile on exposed surface (except specified below)	Kitchen: Gypsum board false ceiling with emulsion paint and metal ceiling on exposed surface (except specified below)	Kitchen: Solid surfacing (except specified below)
		Kitchen of Tower 2 Unit A on 41/F and Tower 2 Unit B on 41/F: Natural stone and metal on exposed surface	Kitchen of Tower 2 Unit A on 41/F and Tower 2 Unit B on 41/F: Natural stone on exposed surface	Kitchen of Tower 2 Unit A on 41/F and Tower 2 Unit B on 41/F: Gypsum board false ceiling with emulsion paint and metal ceiling on exposed surface	Kitchen of Tower 2 Unit A on 41/F and Tower 2 Unit B on 41/F: Natural stone
		Kitchen of Tower 2 Unit C on 41/F: Tile and solid surfacing on exposed surface	Kitchen of Tower 2 Unit C on 41/F: Tile on exposed surface	Kitchen of Tower 2 Unit C on 41/F: Gypsum board false ceiling with emulsion paint and metal ceiling on exposed surface	Kitchen of Tower 2 Unit C on 41/F: Solid surfacing
	(ii) Whether the wall finishes run up to the ceiling		Wall finishes run up to the false ceiling		

2. 室內裝修物料					
細項	描述				
(e) 廚房		牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型	灶台的裝修物料的類型
	(i)	開放式廚房： 外露位置鋪砌瓷磚及高光漆面板	開放式廚房： 外露位置鋪砌瓷磚	開放式廚房： 石膏板假樑及外露位置髹乳膠漆	開放式廚房： 實體面材
		廚房： 外露位置鋪砌瓷磚(以下指定除外)	廚房： 外露位置鋪砌瓷磚(以下指定除外)	廚房： 外露位置裝設石膏板假天花髹乳膠漆及金屬天花(以下指定除外)	廚房： 實體面材(以下指定除外)
		2座41樓A單位及2座41樓B單位之廚房： 外露位置鋪砌天然石材及金屬	2座41樓A單位及2座41樓B單位之廚房： 外露位置鋪砌天然石材	2座41樓A單位及2座41樓B單位之廚房： 外露位置裝設石膏板假天花髹乳膠漆及金屬天花	2座41樓A單位及2座41樓B單位之廚房： 天然石材
		2座41樓C單位之廚房： 外露位置鋪砌瓷磚及實體面材	2座41樓C單位之廚房： 外露位置鋪砌瓷磚	2座41樓C單位之廚房： 外露位置裝設石膏板假天花髹乳膠漆及金屬天花	2座41樓C單位之廚房： 實體面材
	(ii) 牆壁的裝修物料是否鋪至天花板		牆壁的裝修物料鋪至假天花底		



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

3. Interior fittings				
Item	Description			
(a) Doors		Material	Finishes	Accessories
	Main Entrance door	Fire-rated solid core timber swing door	Plastic laminate and metal	Door viewer, door closer, lockset with handle and door stop
	Master Bedroom, Bedroom and Store door	Hollow core timber swing door	Plastic laminate	Lockset with handle and door stop
	Kitchen door (except Open Kitchen)	Fire-rated solid core timber swing door with glass vision panel	Plastic laminate and timber veneer	Handle, door closer and door stop
	Bathroom door	Hollow core timber swing door with timber louver	Plastic laminate and timber	Lockset with handle and door stop
	Lavatory door	Metal folding door with obscured glass panel	Metal with powder coating	Lockset
	Utility Room door	Fire-rated solid core timber swing door	Plastic laminate	Lockset, handle, door closer and door stop
	Balcony door (except specified below)	Glass sliding door with metal frame	Insulating glass unit and fluorocarbon coated metal frame	Lockset with handle
	Balcony door of Tower 1 Unit F, Unit G and Unit H	Glass swing door with metal frame	Insulating glass unit and fluorocarbon coated metal frame	Lockset with handle and door stop
	Flat Roof door	Glass sliding door with metal frame	Insulating glass unit and fluorocarbon coated metal frame	Lockset with handle
	Utility Platform door (except specified below)	Glass swing door with metal frame	Insulating glass unit and fluorocarbon coated metal frame	Lockset with handle
	Utility Platform door of Tower 1 Unit G on 9/F to 23/F and Tower 1 Unit L on 6/F to 33/F	Glass swing door with metal frame	Insulating glass unit and fluorocarbon coated metal frame	Lockset with handle and door closer

3. 室內裝置				
細項	描述			
(a) 門		用料	裝修物料	配件
	單位入口大門	防火實心木掩門	膠板及金屬	防盜眼、氣鼓、門鎖連拉手及門擋
	主人睡房、睡房及儲物室門	空心木掩門	膠板	門鎖連拉手及門擋
	廚房門(開放式廚房除外)	防火實心木掩門配玻璃視窗	膠板及木飾面	拉手，氣鼓及門擋
	浴室門	空心木掩門連木百葉	膠板及木	門鎖連拉手及門擋
	衛生間門	金屬摺門連磨砂玻璃	金屬連粉末塗層	門鎖
	多功能房門	防火實心木掩門	膠板	門鎖，拉手，氣鼓及門擋
	露台門(以下指定除外)	玻璃趟門配金屬框	中空玻璃及氟碳塗層金屬門框	門鎖連拉手
	1座F單位、G單位及H單位露台門	玻璃掩門配金屬框	中空玻璃及氟碳塗層金屬門框	門鎖連拉手及門擋
	平台門	玻璃趟門配金屬框	中空玻璃及氟碳塗層金屬門框	門鎖連拉手
	工作平台門(以下指定除外)	玻璃掩門配金屬框	中空玻璃及氟碳塗層金屬門框	門鎖連拉手
	1座9樓至23樓G單位及1座6樓至33樓L單位工作平台門	玻璃掩門配金屬框	中空玻璃及氟碳塗層金屬門框	門鎖連拉手及氣鼓

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings			
Item	Description		
(b) Bathroom	(i) Fittings and Equipment	Type	Material
		Mirror Cabinet	Wooden cabinet with mirror panel, plastic laminate, glass shelf and metal
		Wall Shelves (Master bathroom of Tower 2 Unit A on 41/F)	Metal and Reconstituted stone
		Basin Cabinet	Wooden cabinet with reconstituted stone counter top, plastic laminate and metal (except the Master bathroom of Tower 2 Unit A on 41/F)
			Wooden cabinet with natural stone counter top, plastic laminate and metal (Master bathroom of Tower 2 Unit A on 41/F)
		Basin Mixer	Chrome plated
		Basin	Ceramic
		Water Closet	Ceramic
		Towel Bar	Chrome plated
		Hook	Chrome plated
		Paper Holder	Metal
		Curtain Rod (if bath tub is provided)	Metal
		Curtain Track (Master bathroom of Tower 2 Unit A on 41/F)	Metal
	(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	(i) 裝置及設備	類型	用料
		鏡櫃	木製櫃配鏡、膠板、玻璃層架及金屬
		層架(2座41樓A單位之主人浴室)	金屬及人造石
		洗手盆櫃	木製櫃配人造石枱面、膠板及金屬(2座41樓A單位之主人浴室除外)
			木製櫃配天然石材枱面、膠板及金屬(2座41樓A單位之主人浴室)
		洗手盆龍頭	鍍鉻
		洗手盆	瓷
		坐廁	瓷
		毛巾架	鍍鉻
		鈎	鍍鉻
		廁紙架	金屬
		浴簾杆(如設有浴缸)	金屬
		浴簾路軌(2座41樓A單位之主人浴室)	金屬
	(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	

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

3. Interior fittings			
Item	Description		
(b) Bathroom	(iii) Bathing facilities (including shower or bath tub, if applicable)	Type	Material
		Shower Cubicle (if provided)	Glass
		Shower mixer (if shower cubicle is provided)	Chrome plated
		Shower set with rainshower head (Master bathroom of Tower 2 Unit A & B on 41/F)	Chrome plated
		Bath mixer (if bath tub is provided)	Chrome plated
		Shower set of all units	Chrome plated
		Bath tub (if provided)	Enameled pressed steel and reconstituted stone border
	(iv) Size of bath tub, if applicable	All bath tubs (if provided)	1500mm(L) x 700mm(W) x 390mm(H)

3. 室內裝置			
細項	描述		
(b) 浴室	(iii) 沐浴設施(包括花灑或浴缸(如適用的話))	類型	用料
		淋浴間(如設有)	玻璃
		花灑龍頭(如設有淋浴間)	鍍鉻
		花灑套裝配雨淋花灑頭(2座41樓A及B單位之主人浴室)	鍍鉻
		浴缸龍頭(如設有浴缸)	鍍鉻
		所有單位花灑套裝	鍍鉻
		浴缸(如設有)	搪瓷壓鋼及人造石裙邊
	(iv) 浴缸大小(如適用的話)	所有浴缸(如設有)	1500毫米(長) x 700毫米(闊) x 390毫米(高)



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FITTINGS, FINISHES AND APPLIANCES  
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3. Interior fittings			
Item	Description		
(c) Kitchen		Material	
	(i) Sink Unit	Metal	
	(ii) Water supply system	For material of water supply system, please refer to “Water Supply” below.	
		Material	Finishes
	(iii) Kitchen cabinet	Wood Cabinet	Plastic laminate, metal & high gloss lacquer
			Plastic laminate, metal, high gloss lacquer and glass (Kitchen of Tower 2 Unit A & B on 41/F)
	(iv) Type of all other fittings and equipment	For all kitchen (except open kitchen): Chrome plated hot and cold water mixer  For all open kitchen: Chrome plated hot and cold water mixer, sprinkler head(s) (fitted in open kitchen) and smoke detector (fitted in living room and dining room near open kitchen)	
(d) Bedroom		Type	Material
	Fittings (including built-in wardrobe)	No fittings	

3. 室內裝置			
細項	描述		
(c) 廚房		用料	
	(i) 洗滌盆	金屬	
	(ii) 供水系統	有關供水系統的用料，請參閱以下「供水」的部份	
		用料	裝修物料
	(iii) 廚櫃	木製櫃	膠板，金屬及高光漆
			膠板，金屬，高光漆及玻璃(2座41樓A及B單位之廚房)
	(iv) 所有其他裝置及設備的類型	所有廚房(開放式廚房除外)：鍍鉻冷熱水龍頭	
		所有開放式廚房：鍍鉻冷熱水龍頭、消防花灑頭(安裝在開放式廚房內)及設有煙霧探測器(安裝在開放式廚房附近的客廳及飯廳內)	
(d) 睡房		類型	用料
	裝置(包括嵌入式衣櫃)	沒有裝置	

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FITTINGS, FINISHES AND APPLIANCES  
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3. Interior fittings			
Item	Description		
		Type	Material
(e) Telephone	Location and number of connection points	Please refer to “Schedule of Mechanical and Electrical Provisions"	
(f) Aerials	Location and number of connection points	Please refer to “Schedule of Mechanical and Electrical Provisions"	
(g) Electrical Installations	(i) Electrical fittings (including safety devices)	Switch, faceplate for socket and miniature circuit breakers board with residual current protection	
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed  Other than those parts of the conduits concealed within concrete, the rest of the conduits are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials	
	(iii) Location and number of power points and air-conditioner points	Please refer to “Schedule of Mechanical and Electrical Provisions"	
(h) Gas Supply	Type	Towngas applicable to the following units:  Tower 1 Unit A, Unit D, Unit L on 6/F to 41/F, Tower 2 Unit A, Unit C, Unit G, Unit J on 6/F to 40/F and Tower 2 Unit A, Unit B and Unit C on 41/F	
	System	Town gas connection point is provided. Towngas supply pipes are connected to gas hob and gas water heater	
	Location	For the location of gas hob and gas water heater, please refer to "Appliances Schedule"	
(i) Washing Machine Connection Point	Location	Water supply and drainage connection point are located at kitchens and open kitchens (except specified below)  Water supply and drainage connection of Tower 1 Unit H is located at Living Room/ Dining Room	
	Design	Drain point and water point are provided for washer dryer	
(j) Water Supply	(i) Material of water pipes	Copper pipes are used for cold and hot water supply  PVC pipes are used for flushing water supply	
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed  Other than those parts of the water pipes concealed, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials	
	(iii) Whether hot water is available	Hot water is available for kitchen, open kitchen, bathroom, lavatory.	

3. 室內裝置			
細項	描述		
		類型	用料
(e) 電話	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(f) 天線	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(g) 電力裝置	(i) 供電附件(包括安全裝置)	開關掣、插座之面板及總電制箱連漏電保護裝置	
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露  除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假樑、貯存櫃、面板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏	
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(h) 氣體供應	類型	煤氣適用於以下單位：  1座6樓至41樓A單位，D單位，L單位，2座6樓至40樓A單位，C單位，G單位，J單位及2座41樓A單位，B單位及C單位	
	系統	提供煤氣接駁點。煤氣管道接駁至煤氣煮食爐及煤氣熱水爐	
	位置	煤氣煮食爐及煤氣熱水爐位置請參閱「設備說明表」	
(i) 洗衣機接駁點	位置	廚房及開放式廚房設有來去水接駁點(以下指定除外)  1座H單位之來去水接駁點位於客廳/飯廳	
	設計	設有洗衣乾衣機去水位及來水位	
(j) 供水	(i) 水管的用料	冷熱水喉採用銅喉管  沖廁水喉採用膠喉管	
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露  除部分隱藏的水管外，其他部分的水管均為外露  外露的水管可能被假天花、假樑、貯存櫃、面板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏	
	(iii) 有否熱水供應	廚房、開放式廚房、浴室、衛生間有熱水供應。	

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

4. Miscellaneous						
Item	Description					
(a) Lifts		Lift Number	Number of lifts	Brand name	Model Number	Floors served by the lifts
	Tower 1	T1-L1	1	Kone	MiniSpace™ NMX Series	B1/F, G/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F
		T1-L2	1			5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F
		T1-L3	1			
		T1-L4	1			
	Tower 2	T2-L1	1	Kone	MiniSpace™ NMX Series	B1/F, G/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F
		T2-L2	1			5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F
		T2-L3	1			
		T2-L4	1			
	Club House	L1	1	Kone	MonoSpace® MX Series	B2/F, B1/F, G/F and 5/F
		L2	1			
	Commercial Accommodation	L3	1	Kone	MonoSpace® NMX Series	B2/F, G/F, 1/F-2/F
		L4	1			G/F, 1/F-2/F
		L5	1			
(b) Letter Box	Material	Metal				
(c) Refuse Collection	(i) Means of refuse collection	Collected by cleaners from refuse storage and material recovery room				
	(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided on G/F				
(d) Water Meter, Electricity Meter and Gas Meter		Water meter	Electricity meter		Gas Meter	
	(i) Location	Inside common water meter cabinet	Inside common electrical meter room		Inside residential unit served with town gas	
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter		Separate meter	

4. 雜項						
細項	描述					
(a) 升降機		升降機號碼	升降機的數目	品牌名稱	產品型號	升降機到達的樓層
	第1座	T1-L1	1	通力	MiniSpace™ NMX 系列	地庫1層、地下、5樓至12樓、15樓至23樓、25樓至33樓、35樓至41樓
		T1-L2	1			5樓至12樓、15樓至23樓、25樓至33樓、35樓至41樓
		T1-L3	1			
		T1-L4	1			
	第2座	T2-L1	1	通力	MiniSpace™ NMX 系列	地庫1層、地下、5樓至12樓、15樓至23樓、25樓至33樓、35樓至41樓
		T2-L2	1			5樓至12樓、15樓至23樓、25樓至33樓、35樓至41樓
		T2-L3	1			
		T2-L4	1			
	會所	L1	1	通力	MonoSpace® MX 系列	地庫2層、地庫1層、地下及5樓
		L2	1			
	商業部份	L3	1	通力	MonoSpace® NMX 系列	地庫2層、地下、1樓至2樓
		L4	1			地下、1樓至2樓
		L5	1			
(b) 信箱	物料用料	金屬				
(c) 垃圾收集	(i) 垃圾收集的方法	由清潔工人於垃圾及物料回收室收集				
	(ii) 垃圾房的位置	各住宅樓層之公用地方均設有垃圾及物料回收室；另中央垃圾及物料收集房設於地下				
(d) 水錶、電錶及氣體錶		水錶		電錶	氣體錶	
	(i) 位置	公共水錶櫃內		公共電錶房內	有煤氣供應之住宅單位內	
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶		獨立錶	獨立錶	



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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5. Security facilities

CCTV cameras are provided at entrance of the development and in clubhouse, carpark, residential lift lobbies, and lift cars and are connected to the office accommodation for watchman and caretaker.

Smart reader for access control are provided at entrance of the development, entrance lobbies, carpark lift lobbies and clubhouse entrance.

6. Appliances

For brand names and model numbers of appliances, please refer to "Appliances Schedule".

In relation to items 4(a) and 6 in the development specified in the above table, the vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Note: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1 and Tower 2.

5. 保安設施

發展項目之入口及會所、停車場、住宅升降機大堂及升降機內均裝設閉路電視並接駁到保安人員辦事處。

發展項目之入口，入口大堂，停車場升降機大堂及會所入口均裝有智能讀卡器。

6. 設備

有關設備品牌名稱及產品型號，請參考「設備說明表」。

有關於發展項目在上述列表所指明之第4(a)及第6項，賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：第1座及第2座不設4樓、13樓、14樓、24樓及34樓。

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 空調機

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號		Tower 1 第1座										
			Indoor Unit 室內機	Outdoor Unit 室外機	6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F 6樓至12樓、15至23樓、25至33樓、35至41樓										
					A	B	C	D	E	F	G	H	J	K	L
Living Room / Dining Room 客廳 / 飯廳	Split Type Air-Conditioner 分體式空調機	Toshiba 東芝	RAS-18J2KV-HK	RAS-18J2AV-HK	✓	-	✓	✓	-	-	-	✓	-	-	-
			RAS-24J2KV-HK	RAS-24J2AV-HK	-	✓	-	-	-	-	✓	-	-	-	✓
			RAS-M22N4KV	RAS-4M27S3AV-E	-	-	-	-	✓*	-	-	-	✓*	-	-
			RAS-M24N4KV	RAS-5M34S3AV-E	-	-	-	-	-	✓*	-	-	-	✓*	-
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式空調機	Toshiba 東芝	RAS-10J2KV-HK	RAS-10J2AV-HK	-	/	✓	-	-	-	-	-	-	-	-
			RAS-13J2KV-HK	RAS-13J2AV-HK	-	/	-	✓	-	-	-	✓	-	-	✓
			RAS-M10N4KV	RAS-4M27S3AV-E	-	/	-	-	✓*	-	-	-	✓*	-	-
			RAS-M10N4KV	RAS-5M34S3AV-E	-	/	-	-	-	-	-	-	-	✓*	-
			RAS-M13N4KV	RAS-3M26S3AV-E	✓*	/	-	-	-	-	✓*	-	-	-	-
			RAS-M13N4KV	RAS-5M34S3AV-E	-	/	-	-	-	✓*	-	-	-	-	-
Bedroom 1 睡房 1	Split Type Air-Conditioner 分體式空調機	Toshiba 東芝	RAS-10J2KV-HK	RAS-10J2AV-HK	-	/	/	✓	/	/	-	/	/	/	✓
			RAS-M10N4KV	RAS-3M26S3AV-E	✓*	/	/	-	/	/	✓*	/	/	/	-
Store 儲物房	Split Type Air-Conditioner 分體式空調機	Toshiba 東芝	RAS-10J2KV-HK	RAS-10J2AV-HK	/	/	/	/	/	/	/	/	/	/	✓

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

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

- Notes :
- 備註 :
1. The symbol ( ✓ ) as shown in the above table denotes "Provided".

1. 上表內之( ✓ )符號代表"有提供"

2. The symbol ( - ) as shown in the above table denotes "Not provided".

2. 上表內之( - )符號代表"沒有提供"

3. The symbol ( / ) as shown in the above table denotes "Not applicable".

3. 上表內之( / )符號代表"不適用"

4. The symbol ( \* ) as shown in the above table denotes "Multi-split type outdoor unit".

4. 上表內之( \* )符號代表"多聯型分體機室外機"

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 空調機

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號		Tower 2 第2座								
			Indoor Unit 室內機	Outdoor Unit 室外機	6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-40/F 6樓至12樓、15至23樓、25至33樓、35至40樓								
					A	B	C	D	E	F	G	H	J
Living Room / Dining Room 客廳 / 飯廳	Split Type Air-Conditioner 分體式空調機	Toshiba 東芝	RAS-18J2KV-HK	RAS-18J2AV-HK	-	-	-	✓	✓	-	-	✓	✓
			RAS-24J2KV-HK	RAS-24J2AV-HK	✓	✓	✓	-	-	✓	✓	-	-
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式空調機	Toshiba 東芝	RAS-10J2KV-HK	RAS-10J2AV-HK	-	-	-	✓	✓	/	-	✓	-
			RAS-13J2KV-HK	RAS-13J2AV-HK	✓	-	✓	-	-	/	✓	-	✓
			RAS-M13N4KV	RAS-3M26S3AV-E	-	✓*	-	-	-	/	-	-	-
Bedroom 1 睡房 1	Split Type Air-Conditioner 分體式空調機	Toshiba 東芝	RAS-10J2KV-HK	RAS-10J2AV-HK	✓	-	✓	/	/	/	✓	/	✓
			RAS-M10N4KV	RAS-3M26S3AV-E	-	✓*	-	/	/	/	-	/	-
Bedroom 2 睡房 2	Split Type Air-Conditioner 分體式空調機	Toshiba 東芝	RAS-10J2KV-HK	RAS-10J2AV-HK	✓	/	/	/	/	/	/	/	/
Store 儲物房	Split Type Air-Conditioner 分體式空調機	Toshiba 東芝	RAS-10J2KV-HK	RAS-10J2AV-HK	/	/	✓	/	/	/	✓	/	/
Utility Room 多功能房	Split Type Air-Conditioner 分體式空調機	Toshiba 東芝	RAS-10J2KV-HK	RAS-10J2AV-HK	✓	/	/	/	/	/	/	/	/

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

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

Notes :

1. The symbol ( ✓ ) as shown in the above table denotes "Provided".
2. The symbol ( - ) as shown in the above table denotes "Not provided".
3. The symbol ( / ) as shown in the above table denotes "Not applicable".
4. The symbol ( \* ) as shown in the above table denotes "Multi-split type outdoor unit".

備註 :

1. 上表內之( ✓ )符號代表"有提供"
2. 上表內之( - )符號代表"沒有提供"
3. 上表內之( / )符號代表"不適用"
4. 上表內之( \* )符號代表"多聯型分體機室外機"



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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

APPLIANCES SCHEDULE - AIR CONDITIONER

設備說明表 - 空調機

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號		Tower 2 第2座		
			Indoor Unit 室內機	Outdoor Unit 室外機	41/F 41樓		
					A	B	C
Living Room / Dining Room 客廳 / 飯廳	Variable Refrigerant Flow (VRF) System 可變冷媒流量系統	Toshiba 東芝	MMK-UP0241HP-E	MCY-MHP0405H-HK	-	-	✓@
			MMD-UP0181BHP-E	MCY-MHP0405H-HK	✓@	✓@	-
					✓^	✓^	-
					✓+	-	-
Master Bedroom 主人睡房	Variable Refrigerant Flow (VRF) System 可變冷媒流量系統	Toshiba 東芝	MMK-UP0151HP-E	MCY-MHP0405H-HK	-	-	✓^
			MMK-UP0181HP-E	MCY-MHP0405H-HK	✓@	✓@	-
Master Bathroom 主人浴室	Variable Refrigerant Flow (VRF) System 可變冷媒流量系統	Toshiba 東芝	MMD-UP0091BHP-E	MCY-MHP0405H-HK	✓^	✓+	-
Ensuite 1 套房 1	Variable Refrigerant Flow (VRF) System 可變冷媒流量系統	Toshiba 東芝	MMK-UP0151HP-E	MCY-MHP0405H-HK	✓#	✓+	
Ensuite 2 套房 2	Variable Refrigerant Flow (VRF) System 可變冷媒流量系統	Toshiba 東芝	MMK-UP0151HP-E	MCY-MHP0405H-HK	✓+		
Bedroom 1 睡房 1	Variable Refrigerant Flow (VRF) System 可變冷媒流量系統	Toshiba 東芝	MMK-UP0091HP-E	MCY-MHP0405H-HK	✓#	-	✓^
			MMK-UP0151HP-E	MCY-MHP0405H-HK	-	✓+	-
Bedroom 2 睡房 2	Variable Refrigerant Flow (VRF) System 可變冷媒流量系統	Toshiba 東芝	MMK-UP0091HP-E	MCY-MHP0405H-HK	-	✓^	✓^
			MMK-UP0151HP-E	MCY-MHP0405H-HK	✓#	-	-
Utility Room 多功能房	Variable Refrigerant Flow (VRF) System 可變冷媒流量系統	Toshiba 東芝	MMK-UP0091HP-E	MCY-MHP0405H-HK	✓^	✓^	✓@

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

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

- Notes :
- 備註 :
1. The symbol ( ✓ ) as shown in the above table denotes "Provided".

1. 上表內之( ✓ )符號代表"有提供"
2. The symbol ( - ) as shown in the above table denotes "Not provided".

2. 上表內之( - )符號代表"沒有提供"
3. The symbol ( / ) as shown in the above table denotes "Not applicable".

3. 上表內之( / )符號代表"不適用"
4. The symbol ( @ ), ( ^ ), ( + ), ( # ) as shown in the above table denotes "Variable Refrigerant Flow (VRF) System".

4. 上表內之( @ ), ( ^ ), ( + ), ( # )符號代表"可變冷媒流量系統 "

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

APPLIANCES SCHEDULE

設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	Tower 1 第1座										
				6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F 6樓至12樓、15至23樓、25至33樓、35至41樓										
				A	B	C	D	E	F	G	H	J	K	L
Living Room / Dining Room 客廳 / 飯廳	Gas Water Heater 煤氣熱水爐	TGC	TNJWT161TFL	✓	-	-	-	-	-	-	-	-	-	✓
	Fridge Freezer 雪櫃	De Dietrich	DRS2022J	-	✓	-	-	-	-	-	-	-	-	-
			DRP1906JE	✓	-	✓	-	✓	✓	✓	✓	✓	✓	✓
	2 in 1 Washer Dryer 2合1洗衣乾衣機	De Dietrich	DLZ8485U	-	-	-	-	-	-	-	✓	-	-	-
Bathroom 浴室	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK125A1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 21 Si	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-
Kitchen and Open Kitchen 廚房及開放式廚房	Gas Water Heater 煤氣熱水爐	TGC	TNJWT161TFL	-	-	-	✓	-	-	-	-	-	-	-
	Gas Built-in Hob (Single Burner) 煤氣嵌入式煮食爐 (單爐頭)	Mia Cucina	MYB31CT	✓	-	-	✓	-	-	-	-	-	-	✓
	Gas Built-in Hob (Double Burner) 煤氣嵌入式煮食爐 (雙爐頭)	Mia Cucina	MYB32CT	✓	-	-	✓	-	-	-	-	-	-	✓
	Exhaust Hood 抽油煙機	Mia Cucina	MY60	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Fridge Freezer 雪櫃	De Dietrich	DRP1906JE	-	-	-	✓	-	-	-	-	-	-	-
	Combi Microwave Oven 組合微波爐	De Dietrich	DKC7340X	-	✓	✓	-	✓	✓	-	✓	✓	✓	-
	Combination Steam Oven 組合蒸爐	De Dietrich	DKR7580X	✓	-	-	✓	-	-	✓	-	-	-	✓
	Induction Hob 電磁煮食爐	V-Zug	CTI4T32MMSD	-	✓	✓	-	✓	✓	-	✓	✓	✓	-
			CTI2T64TD	-	-	-	-	-	-	✓	-	-	-	-
	2 in 1 Washer Dryer 2合1洗衣乾衣機	De Dietrich	DLZ8485U	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓
	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK125A1	-	-	-	✓	-	-	-	-	-	-	-

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

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

- Notes :
- 備註：
1. The symbol ( ✓ ) as shown in the above table denotes "Provided".

1. 上表內之( ✓ )符號代表"有提供"
2. The symbol ( - ) as shown in the above table denotes "Not provided".

2. 上表內之( - )符號代表"沒有提供"
3. The symbol ( / ) as shown in the above table denotes "Not applicable".

3. 上表內之( / )符號代表"不適用"

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

APPLIANCES SCHEDULE  
設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	Tower 2 第2座												
				6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-40/F 6樓至12樓、15至23樓、25至33樓、35至40樓										41/F 41樓		
				A	B	C	D	E	F	G	H	J	A	B	C	
Bathroom 浴室	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK125A1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	-	-	-	-	-	-	-	✓	-	
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 21 Si	-	✓	-	✓	✓	✓	-	✓	-	-	-	-	
Master Bathroom 主人浴室	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK125A1	✓	/	/	/	/	/	/	/	/	/	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	/	/	/	/	/	/	/	/	/	✓	-	✓
Lavatory 衛生間	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK125A1	✓	/	/	/	/	/	/	/	/	/	✓	✓	✓
Ensuite Bathroom 1 套房浴室 1	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK125A1	/	/	/	/	/	/	/	/	/	/	✓	✓	/
Ensuite Bathroom 2 套房浴室 2	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK125A1	/	/	/	/	/	/	/	/	/	/	✓	/	/
Living Room / Dining Room 客廳 / 飯廳	Air Purifier 空氣淨化器	RHT	RH-220	-	-	-	-	-	-	-	-	-	-	✓	✓	-
	Fridge Freezer 雪櫃	De Dietrich	DRS2022J	-	-	-	-	-	✓	-	-	-	-	-	-	-
			DRP1906JE	-	✓	-	✓	✓	-	-	✓	-	-	-	-	
Walk-in Closet 衣櫥間	Dehumidifier 抽濕機	Cold Magic 高美	DVH-22R2	/	/	/	/	/	/	/	/	/	/	✓	/	/

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

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

- Notes :

1. The symbol ( ✓ ) as shown in the above table denotes "Provided".  
2. The symbol ( - ) as shown in the above table denotes "Not provided".  
3. The symbol ( / ) as shown in the above table denotes "Not applicable".
- 備註：

1. 上表內之( ✓ )符號代表"有提供"  
2. 上表內之( - )符號代表"沒有提供"  
3. 上表內之( / )符號代表"不適用"



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

APPLIANCES SCHEDULE

設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	Tower 2 第2座											
				6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-40/F 6樓至12樓、15至23樓、25至33樓、35至40樓									41/F 41樓		
				A	B	C	D	E	F	G	H	J	A	B	C
Kitchen and Open Kitchen 廚房及開放式廚房	Gas Built-in Hob (Single Burner) 煤氣嵌入式煮食爐 (單爐頭)	Mia Cucina	MYB31CT	✓	-	✓	-	-	-	✓	-	✓	-	-	✓
	Gas Built-in Hob (Double Burner) 煤氣嵌入式煮食爐 (雙爐頭)	Mia Cucina	MYB32CT	✓	-	✓	-	-	-	✓	-	✓	-	-	✓
	Gas Built-in Hob (Single Burner) 煤氣嵌入式煮食爐 (單爐頭)	V-Zug	GAS311GKBZ	-	-	-	-	-	-	-	-	-	✓	✓	-
	Gas Built-in Hob (Double Burner) 煤氣嵌入式煮食爐 (雙爐頭)		GAS321GKBZ	-	-	-	-	-	-	-	-	-	✓	✓	-
	Exhaust Hood 抽油煙機	Mia Cucina	MY60	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓
		V-Zug	DWQS9C	-	-	-	-	-	-	-	-	-	✓	-	-
			DFSG6C	-	-	-	-	-	-	-	-	-	-	✓	-
	Fridge Freezer 雪櫃	De Dietrich	DRP1906JE	✓	-	✓	-	-	-	✓	-	✓	✓	✓	✓
	Combi Microwave Oven 組合微波爐	De Dietrich	DKC7340X	-	-	-	✓	✓	✓	-	✓	-	-	-	-
	Combi Steam Oven 組合蒸爐	De Dietrich	DKR7580X	✓	✓	✓	-	-	-	✓	-	✓	-	-	✓
		V-Zug	CS4T645CCHG	-	-	-	-	-	-	-	-	-	-	✓	-
			CS2T660ECHG	-	-	-	-	-	-	-	-	-	✓	-	-
	Induction Hob 電磁煮食爐	V-Zug	CTI4T32MMSD	-	-	-	✓	✓	✓	-	✓	-	-	-	-
			CTI2T64TD	-	✓	-	-	-	-	-	-	-	-	-	-
	2 in 1 Washer Dryer 2合1洗衣乾衣機	De Dietrich	DLZ8485U	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Oven 焗爐	V-Zug	C2T660CHG	-	-	-	-	-	-	-	-	-	✓	-	-
	Induction Hob with Grill Plate 電磁煮食爐連烤盤	V-Zug	CTI4T32MMSD	-	-	-	-	-	-	-	-	-	✓	-	-
	Wine Cellar 酒櫃	GORENJE	WCIU3090A1	-	-	-	-	-	-	-	-	-	✓	-	-
	Coffee Machine 咖啡機	V-Zug	COC6T645VG	-	-	-	-	-	-	-	-	-	✓	-	-
	Vacuum Sealing Drawer 真空處理櫃	V-Zug	DV6T614TG	-	-	-	-	-	-	-	-	-	✓	-	-
	Dishwasher 洗碗碟機	V-Zug	AS2T6HVI	-	-	-	-	-	-	-	-	-	✓	-	-
	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK125A1	✓	-	✓	-	-	-	✓	-	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJWT161TFL	-	-	✓	-	-	-	✓	-	✓	-	-	-
		TGC	TNJWT221TFL	✓	-	-	-	-	-	-	-	-	-	-	-
		TGC	TNJWT221TFQL	-	-	-	-	-	-	-	-	-	✓	✓	-

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

Notes :

1. The symbol ( ✓ ) as shown in the above table denotes "Provided".
2. The symbol ( - ) as shown in the above table denotes "Not provided".
3. The symbol ( / ) as shown in the above table denotes "Not applicable".

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

備註：

1. 上表內之( ✓ )符號代表"有提供"
2. 上表內之( - )符號代表"沒有提供"
3. 上表內之( / )符號代表"不適用"

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS

機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第1座											Tower 2 第2座												
		6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F 6樓至12樓、15至23樓、25至33樓、35至41樓											6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-40/F 6樓至12樓、15至23樓、25至33樓、35至40樓										41/F 41樓		
		A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	A	B	C	
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Living Room / Dining Room 客廳 / 飯廳	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Switch 燈掣	6	5	5	7	5	5	6	5	5	5	7	8	6	8	5	5	5	8	5	7	9	11	8	
	Lighting Point 燈位	4	3	3	5	3	3	4	4	3	3	5	5	4	4	3	3	3	4	3	4	28	7	6	
	Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	-	1	1	-	1	-	-	-	1	-	-	1	1	1	
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2	2	
	Twin Socket Outlet with Switch and USB Outlet 雙位連開關掣及USB輸出電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Socket Outlet for Refrigerator 雪櫃電插座	1	1	1	-	1	1	1	1	1	1	1	-	1	-	1	1	1	-	1	-	-	-	-	
	Switch for Ventilation Fan 抽氣扇開關掣	1	1	1	2	1	1	1	1	1	1	1	2	1	2	1	1	1	2	1	2	2	2	2	
	Switch for Electric Water Heater 電熱水爐開關掣	-	1	1	-	1	1	1	1	1	1	-	-	1	-	1	1	1	-	1	-	-	-	-	
	Fused Spur Unit for Door Bell 門鈴接線位連保險絲	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Fused Spur Unit with Switch for Window Curtain 電動窗簾接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	1	1	
	Fused Spur Unit with Switch for Air-Conditioner (Indoor Unit) 空調機(室內機)接線位連保險絲及開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	2	1	
	Fused Spur Unit for Air Purifier 空氣清新機接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	
	TV Outlet 電視插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Data connection point 數據接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Telephone connection point 電話接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Fused Spur Unit with Switch for Gas Water Heater 煤氣熱水爐接線位連保險絲及開關	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	
	Socket Outlet for Washing Machine 洗衣機電插座	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Touch Control Switch for Cabinet Light 輕觸式廚櫃燈開關掣	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

- Notes :
- 1. "1, 2, ....." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
  - 2. The symbol "-" as shown in the schedule above denotes "not applicable".
  - 3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch button(s).
  - 4. 4/F,13/F, 14/F, 24/F & 34/F are omitted.

- 備註：
- 1. 以上說明表所顯示的“1, 2, .....”表示提供於該住宅單位內的裝置數量。
  - 2. 上表“-”代表不適用。
  - 3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
  - 4. 不設4樓、13樓、14樓、24樓及34樓。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS

機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第1座												Tower 2 第2座											
		6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F 6樓至12樓、15至23樓、25至33樓、35至41樓												6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-40/F 6樓至12樓、15至23樓、25至33樓、35至40樓										41/F 41樓	
		A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	A	B	C	
Master Bedroom 主人睡房	Lighting Switch 燈掣	2	-	1	1	1	1	2	1	1	1	2	4	2	1	1	1	-	2	1	1	2	4	3	
	Lighting Point 燈位	1	-	1	2	1	1	1	2	1	1	2	2	1	2	1	1	-	2	1	2	5	2	2	
	Twin Socket Outlet 雙位電插座	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	
	Twin Socket Outlet with Switch and USB Outlet 雙位連開關掣及USB輸出電插座	1	-	1	1	1	1	1	2	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	
	Switch for Ventilation Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	1	
	Fused Spur Unit with Switch for Indoor A/C Unit 室內冷氣機接線位連保險絲及開關	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	
	Fused Spur Unit with Switch for Window Curtain 電動窗簾接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	1	1	
	TV Outlet 電視插座	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	
Bedroom 1 睡房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	2	1	-	-	-	1	-	1	1	1	1	
	Twin Socket Outlet 雙位電插座	1	-	-	1	-	-	1	-	-	-	1	1	1	1	-	-	-	1	-	1	1	1	1	
	Twin Socket Outlet with Switch and USB Outlet 雙位連開關掣及USB輸出電插座	1	-	-	1	-	-	1	-	-	-	1	1	1	1	-	-	-	1	-	1	1	1	1	
	Fused Spur Unit with Switch for Indoor A/C Unit 室內冷氣機接線位連保險絲及開關	1	-	-	1	-	-	1	-	-	-	1	1	1	1	-	-	-	1	-	1	1	1	1	
	Fused Spur Unit with Switch for Window Curtain 電動窗簾接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
	TV Outlet 電視插座	1	-	-	1	-	-	1	-	-	-	1	1	1	1	-	-	-	1	-	1	1	1	1	

- Notes :
- 1. "1, 2, ....." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
  - 2. The symbol "-" as shown in the schedule above denotes "not applicable".
  - 3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch button(s).
  - 4. 4/F,13/F, 14/F, 24/F & 34/F are omitted.

- 備註：
- 1. 以上說明表所顯示的“1, 2, .....”表示提供於該住宅單位內的裝置數量。
  - 2. 上表“-”代表不適用。
  - 3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
  - 4. 不設4樓、13樓、14樓、24樓及34樓。



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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS

機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第1座												Tower 2 第2座											
		6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F 6樓至12樓、15至23樓、25至33樓、35至41樓												6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-40/F 6樓至12樓、15至23樓、25至33樓、35至40樓										41/F 41樓	
		A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	A	B	C	
Bedroom 2 睡房2	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	2	1	1	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
	Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
	Twin Socket Outlet with Switch and USB Outlet 雙位連開關掣及USB輸出電插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
	Fused Spur Unit with Switch for Indoor A/C Unit 室內冷氣機接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
	Fused Spur Unit with Switch for Window Curtain 電動窗簾接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
	TV Outlet 電視插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
Ensuite 1 套房1	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	-	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	
	Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	
	Twin Socket Outlet with Switch and USB Outlet 雙位連開關掣及USB輸出電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	
	Switch for Ventilation Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	
	Fused Spur Unit with Switch for Indoor A/C Unit 室內冷氣機接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	
	Fused Spur Unit with Switch for Window Curtain 電動窗簾接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	
	TV Outlet 電視插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	

- Notes :
1. "1, 2, ....." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch button(s).
4. 4/F,13/F, 14/F, 24/F & 34/F are omitted.

- 備註：
1. 以上說明表所顯示的“1, 2, .....”表示提供於該住宅單位內的裝置數量。
2. 上表“-”代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS

機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第1座												Tower 2 第2座											
		6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F 6樓至12樓、15至23樓、25至33樓、35至41樓												6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-40/F 6樓至12樓、15至23樓、25至33樓、35至40樓										41/F 41樓	
		A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	A	B	C	
Ensuite 2 套房2	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Twin Socket Outlet with Switch and USB Outlet 雙位連開關掣及USB輸出電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Switch for Ventilation Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Fused Spur Unit with Switch for Indoor A/C Unit 室內冷氣機接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Fused Spur Unit with Switch for Window Curtain 電動窗簾接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	TV Outlet 電視插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
Walk-in Closet 衣櫥間	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Fused Spur Unit for Dehumidifier 抽濕機接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Switch for Ventilation Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
Master Bathroom 主人浴室	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	5	-	-	-	-	-	-	-	-	8	6	5	
	Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
	Fused Spur Unit for Ventilation Fan 抽氣扇接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
	Fused Spur Unit for Cabinet Light 櫃燈接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
	Fused Spur Unit with Switch for Indoor A/C Unit 室內冷氣機接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	

- Notes :
- "1, 2, ....." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
  - The symbol "-" as shown in the schedule above denotes "not applicable".
  - The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch button(s).
  - 4/F,13/F, 14/F, 24/F & 34/F are omitted.

- 備註：
- 以上說明表所顯示的“1, 2, .....”表示提供於該住宅單位內的裝置數量。
  - 上表“-”代表不適用。
  - 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
  - 不設4樓、13樓、14樓、24樓及34樓。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS

機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第1座												Tower 2 第2座											
		6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F 6樓至12樓、15至23樓、25至33樓、35至41樓												6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-40/F 6樓至12樓、15至23樓、25至33樓、35至40樓										41/F 41樓	
		A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	A	B	C	
Master Bathroom 主人浴室	Fused Spur Unit with Switch for Gas Water Heater 煤氣熱水爐接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
	Gas Water Heater Remote Control 煤氣熱水爐溫度控制	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
Bathroom 浴室	Lighting Point 燈位	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Fused Spur Unit for Ventilation Fan 抽氣扇接線位連保險絲	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Fused Spur Unit for Cabinet Light 櫃燈接線位連保險絲	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Isolator for Electric Water Heater 電熱水爐隔離掣	-	1	1	-	1	1	1	1	1	1	-	-	1	-	1	1	1	-	1	-	-	-	-	
	Electric Water Heater Remote Control 電熱水爐溫度控制	-	1	1	-	1	1	1	1	1	1	-	-	1	-	1	1	1	-	1	-	-	-	-	
	Fused Spur Unit with Switch for Gas Water Heater 煤氣熱水爐接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Gas Water Heater Remote Control 煤氣熱水爐溫度控制	1	-	-	1	-	-	-	-	-	-	1	1	-	1	-	-	-	1	-	1	1	1	1	
Ensuite Bathroom 1 套房浴室1	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	5	-	
	Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	
	Fused Spur Unit for Ventilation Fan 抽氣扇接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	
	Fused Spur Unit for Cabinet Light 櫃燈接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	
	Gas Water Heater Remote Control 煤氣熱水爐溫度控制	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	

- Notes :
- "1, 2, ....." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
  - The symbol "-" as shown in the schedule above denotes "not applicable".
  - The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch button(s).
  - 4/F,13/F, 14/F, 24/F & 34/F are omitted.

- 備註：
- 以上說明表所顯示的“1, 2, .....”表示提供於該住宅單位內的裝置數量。
  - 上表“-”代表不適用。
  - 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
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FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS

機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第1座												Tower 2 第2座											
		6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F 6樓至12樓、15至23樓、25至33樓、35至41樓												6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-40/F 6樓至12樓、15至23樓、25至33樓、35至40樓										41/F 41樓	
		A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	A	B	C	
Ensuite Bathroom 2 套房浴室2	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	-	
	Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Fused Spur Unit for Ventilation Fan 抽氣扇接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Fused Spur Unit for Cabinet Light 櫃燈接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Gas Water Heater Remote Control 煤氣熱水爐溫度控制	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
Lavatory 衛生間	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
	Fused Spur Unit with Switch for Ventilation Fan 抽氣扇接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
Kitchen 廚房	Lighting Switch 燈掣	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	
	Lighting Point 燈位	-	-	-	4	-	-	-	-	-	-	-	4	-	4	-	-	-	3	-	4	4	4	4	
	Twin Socket Outlet with Switch 雙位連開關掣電插座	-	-	-	1	-	-	-	-	-	-	-	2	-	1	-	-	-	1	-	1	2	2	2	
	Socket Outlet for Gas Cooker 煤氣煮食爐電插座	-	-	-	2	-	-	-	-	-	-	-	2	-	2	-	-	-	2	-	2	2	2	2	
	Socket Outlet for Refrigerator 雪櫃電插座	-	-	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	1	-	1	1	1	1	
	Socket Outlet for Coffee Machine 咖啡機電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Socket Outlet for Dish Washer 洗碗碟機電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Socket Outlet for Vacuum Sealing Drawer 真空櫃電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Socket Outlet for Washing Machine 洗衣機電插座	-	-	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	1	-	1	1	1	1	
	Socket Outlet for Wine Cellar 酒櫃電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	

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- "1, 2, ....." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
  - The symbol "-" as shown in the schedule above denotes "not applicable".
  - The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch button(s).
  - 4/F,13/F, 14/F, 24/F & 34/F are omitted.

- 備註：
- 以上說明表所顯示的“1, 2, .....”表示提供於該住宅單位內的裝置數量。
  - 上表“-”代表不適用。
  - 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
  - 不設4樓、13樓、14樓、24樓及34樓。

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS

機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第1座												Tower 2 第2座											
		6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F 6樓至12樓、15至23樓、25至33樓、35至41樓												6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-40/F 6樓至12樓、15至23樓、25至33樓、35至40樓										41/F 41樓	
		A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	A	B	C	
Kitchen 廚房	Fused Spur Unit for Cabinet Light 廚櫃燈接線位連保險絲	-	-	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	1	-	1	1	1	1	
	Fused Spur Unit with Switch for Ventilation Fan 抽氣扇接線位連保險絲及開關	-	-	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	1	-	1	1	1	1	
	Fused Spur Unit with Switch for Exhaust Hood 抽油煙機接線位連保險絲及開關	-	-	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	1	-	1	1	1	1	
	Fused Spur Unit with Switch for Gas Water Heater 煤氣熱水爐接線位連保險絲及開關	-	-	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	1	-	1	2	2	-	
	Cable Connection Unit for Oven 焗爐接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Cable Connection Unit for Combi Steam Oven 蒸焗爐接線位	-	-	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	1	-	1	1	1	1	
	Cable Connection Unit for Electric Grille 燒烤爐接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Switch for Oven 焗爐開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Switch for Combi Steam Oven 蒸焗爐開關掣	-	-	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	1	-	1	1	1	1	
	Switch for Electric Grille 燒烤爐開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
	Touch Control Switch for Cabinet Light 輕觸式廚櫃燈開關掣	-	-	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	1	-	1	1	1	1	
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	1	-	-	-

Notes :

1. "1, 2, ....." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch button(s).
4. 4/F,13/F, 14/F, 24/F & 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, .....”表示提供於該住宅單位內的裝置數量。
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FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS

機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第1座												Tower 2 第2座											
		6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F 6樓至12樓、15至23樓、25至33樓、35至41樓												6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-40/F 6樓至12樓、15至23樓、25至33樓、35至40樓										41/F 41樓	
		A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	A	B	C	
Open Kitchen 開放式廚房	Lighting Point 燈位	2	2	2	-	2	2	2	3	2	2	2	-	2	-	2	2	2	-	2	-	-	-	-	
	Twin Socket Outlet 雙位電插座	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	Twin Socket Outlet with Switch 雙位連開關掣電插座	1	-	1	-	1	1	1	1	1	1	1	-	1	-	1	1	-	-	1	-	-	-	-	
	Socket Outlet for Gas Cooker 煤氣煮食爐電插座	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	
	Socket Outlet for Washing Machine 洗衣機電插座	1	1	1	-	1	1	1	-	1	1	1	-	1	-	1	1	1	-	1	-	-	-	-	
	Fused Spur Unit for Cabinet Light 廚櫃燈接線位連保險絲	1	1	1	-	1	1	1	2	1	1	1	-	1	-	1	1	1	-	1	-	-	-	-	
	Fused Spur Unit with Switch for Exhaust Hood 抽油煙機接線位連保險絲及開關	1	1	1	-	1	1	1	1	1	1	1	-	1	-	1	1	1	-	1	-	-	-	-	
	Cable Connection Unit for Combi Steam Oven 蒸焗爐接線位	1	-	-	-	-	-	1	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	-	
	Cable Connection Unit for Microwave Oven 微波爐接線位	-	1	1	-	1	1	-	1	1	1	-	-	-	-	1	1	1	-	1	-	-	-	-	
	Cable Connection for Induction Cooker 電磁煮食爐接線位	-	1	1	-	1	1	1	1	1	1	-	-	1	-	1	1	1	-	1	-	-	-	-	
	Switch for Combi Steam Oven 蒸焗爐開關掣	1	-	-	-	-	-	1	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	-	
	Switch for Microwave Oven 微波爐開關掣	-	1	1	-	1	1	-	1	1	1	-	-	-	-	1	1	1	-	1	-	-	-	-	
	Switch for Induction Cooker 電磁煮食爐開關掣	-	1	1	-	1	1	1	1	1	1	-	-	1	-	1	1	1	-	1	-	-	-	-	
	Touch Control Switch for Cabinet Light 輕觸式廚櫃燈開關掣	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	1	1	-	1	-	-	-	-	

- Notes :
- "1, 2, ....." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
  - The symbol "-" as shown in the schedule above denotes "not applicable".
  - The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch button(s).
  - 4/F,13/F, 14/F, 24/F & 34/F are omitted.

- 備註：
- 以上說明表所顯示的“1, 2, .....”表示提供於該住宅單位內的裝置數量。
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS

機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第1座												Tower 2 第2座											
		6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-41/F 6樓至12樓、15至23樓、25至33樓、35至41樓												6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-40/F 6樓至12樓、15至23樓、25至33樓、35至40樓										41/F 41樓	
		A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	A	B	C	
Utility Room 多功能房	Door Bell 門鈴	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	2	2	2	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
	Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
	Switch for Ventilation Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
	Fused Spur Unit with Switch for Indoor A/C Unit 室內冷氣機接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1	
	Fused Spur Unit for Door Bell 門鈴接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
Store 儲物房	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	-	-	1	-	-	-	1	-	-	-	-	-	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	1	-	-	-	1	-	-	-	-	-	
	Twin Socket Outlet with Switch and USB Outlet 雙位連開關掣及USB輸出電插座	-	-	-	-	-	-	-	-	-	-	1	-	-	1	-	-	-	1	-	-	-	-	-	
	Fused Spur Unit with Switch for Indoor A/C Unit 室內冷氣機接線位連保險絲及開關	-	-	-	-	-	-	-	-	-	-	1	-	-	1	-	-	-	1	-	-	-	-	-	
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	
Utility Platform 多功能平台	Lighting Point 燈位	1	-	-	1	-	-	1	-	-	-	1	1	1	1	-	-	-	1	-	1	-	1	-	
Flat Roof 平台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	2	-	
Air-Conditioner Platform 空調機平台	Isolator for Air Conditioner (Outdoor Unit) 空調機(室外機)隔離掣	2	1	2	3	1	1	2	2	1	1	4	5	2	4	2	2	1	4	2	3	4	3	2	

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  - 4/F,13/F, 14/F, 24/F & 34/F are omitted.

- 備註：
- 以上說明表所顯示的“1, 2, .....”表示提供於該住宅單位內的裝置數量。
  - 上表“-”代表不適用。
  - 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
  - 不設4樓、13樓、14樓、24樓及34樓。



## 24 SERVICE AGREEMENTS

### 服務協議

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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

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The Vendor (Owner) will pay or has paid (as the case may be) all outstanding Government Rent in respect of the specified residential properties from the date of the Land Grant up to and including the date of the respective assignments of the specified residential properties to the purchasers.

賣方(擁有人)將會或已經(視屬何情況而定)繳付指明住宅物業由批地文件之日期起計直至指明住宅物業買方之轉讓契日期(包括該日)之地稅。

## 26 MISCELLANEOUS PAYMENTS BY PURCHASER

### 買方的雜項付款

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

Note: On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the vendor) of the Development.

- a) 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向賣方補還水、電力及氣體的按金。
- b) 在交付時，買方不須向賣方支付清理廢料的費用。
- c) 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日期尚未確定。

備註：在交付時，買方須向發展項目的管理人（而非賣方）支付清理廢料的費用。

## 27 DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

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

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，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 Development to maintain slopes at their own cost.

(a) Terms of the requirement:

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

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (26) hereof.

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

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.”

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

“(a) The Purchaser shall at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director, carry out and complete such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require on the area shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as “the Green Hatched Black Area”) and shall, at all times during the term hereby agreed to be granted, at the Purchaser’s own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), have also been affected. The Purchaser shall at all times indemnify and keep indemnified the Government, its agents and contractors against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers on the Green Hatched Black Area for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Government may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and such site formation, geotechnical and slope works as the Director at his absolute discretion may require and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Government may, after the expiry of such period, execute and carry out the required works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding on the Purchaser.

(b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officers by the Purchaser in respect of any loss, damage, nuisance or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition.”

# 28 MAINTENANCE OF SLOPES 斜坡維修

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

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

(b) Each of the owners is obliged to contribute towards the costs of the maintenance work.

(c) A plan showing the slope and the retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated:



**R** Slope structure, retaining walls or related structure within development boundary as shown in red

**V** Slope structure, retaining walls or related structure outside development boundary as shown in violet

--- Development Boundary



# 28 MAINTENANCE OF SLOPES

## 斜坡維修

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(d) Clause 38 of Subsection A in Section V of the latest draft Deed of Mutual Covenant stipulates that:

“(a) The Owners shall at their own costs and expenses maintain in good substantial repair and condition to the satisfaction of the Director of Lands and carry out all works in respect of any and all slopes, slope treatment works, retaining walls and other structures within or outside the Land (collectively “the Slopes and Retaining Walls”) as shown coloured Violet and Red on the SLOPES AND RETAINING WALLS PLAN (Drawing No. DMC-A-00) certified as to its accuracy by the Authorized Person and attached to this Deed as required by the Government Grant and in accordance with the Geoguide 5 – Guide to Slope Maintenance issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the maintenance manual for the Slopes and Retaining Walls (“the Slope Maintenance Manual”) prepared in accordance with such Geoguide 5.

(b) The Manager shall have full authority of the Owners to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slopes and Retaining Walls in compliance with the conditions of the Government Grant and in accordance with the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of slopes and retaining walls. For the purpose of this sub-clause, any reference to “the Manager” includes the Owners’ Corporation, if formed.

(c) All Owners shall pay the Manager all costs lawfully incurred or to be incurred by the Manager in carrying out maintenance, repair and any other works in respect of the Slopes and Retaining Walls.

(d) The Manager shall not be made personally liable for carrying out any such requirements in respect of the Slopes and Retaining Walls under the conditions of the Government Grant, which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners.

(e) The First Owner shall deposit a full copy of the Slope Maintenance Manual in the management office of the Development within one month after the date of this Deed for inspection by all Owners free of charge and for taking copies upon payment of a reasonable charge. All charges received shall be credited to the Special Fund.”

2. Owner’s undertaking to maintain any slope in relation to the Development at the owner’s own cost

Not applicable

# 28 MAINTENANCE OF SLOPES

## 斜坡維修

### 1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修斜坡

#### (a) 該規定的條款：

#### (i) 批地文件特別條款第(27)條規定：

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

(b) 本特別條款第(a)款不能影響該等條款賦予政府的權利，特別是本批地文件特別條款第(26)條賦予政府的權利。

(c) 倘若因為任何構建、平整、開發或買方進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，買方須自費進行修復或彌補，使署長滿意，並對因上述塌方、山泥傾瀉或地陷令政府、其代理人及承辦商承受、遭受或產生的一切費用、收費、損害賠償、要求及索償作出彌償，並使政府持續得到彌償。

(d) 除了本批地文件規定對違反該等條款所提供的任何其他權利或濟助外，署長有權發出書面通知要求買方進行、修建及保養該土地、斜坡整理工程、護土牆或其他承托物、保護物及排水或附屬工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果買方不理會或未能在通知指定的時期內執行該通知要求，並使署長滿意，署長可立即執行與進行任何必要工程。買方須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。」

#### (ii) 批地文件特別條款第(31)條規定：

「(a) 買方須以署長批准的方式和物料，並按署長批准的標準、水平、定線及設計在夾附於此的圖則以綠色間黑斜線顯示的範圍(下稱「綠色間黑斜線範圍」)內，自費進行和完成署長全權酌情要求的岩土勘測、斜坡整理、山泥傾瀉預防、緩解及補救工程以及地盤平整、岩土及斜坡工程，在一切方面使署長滿意。買方並須在此

授予的租契年期的任何時間內，自費保養綠色間黑斜線範圍，包括在其內及其上的所有土地、斜坡整理工程、護土築構物、排水渠及任何其他工程，使其處於良好及修繕妥當的狀態，使署長滿意。倘若在此授予租契年期的任何時間，綠色間黑斜線範圍內發生山泥傾瀉、地陷或塌方，買方須自費修復還原及修繕該部分及任何署長認為(其意見為最終決定並對買方具有約束力)受到影響的毗鄰或毗連土地，使署長滿意。買方須就該等山泥傾瀉、地陷或塌方所招致的一切責任、損失、損害、索償、開支、費用、收費、要求、訴訟及法律程序向政府、其代理人及承辦商作出彌償，並使其持續得到彌償。買方須時刻確保綠色間黑斜線範圍內不可進行非法挖掘或傾倒廢物，並且在獲得署長事先書面批准之下，買方可以在綠色間黑斜線範圍搭建圍欄或其他障礙物，以防止上述非法挖掘或傾倒廢物。除政府就任何違反該等條款而享有的任何其他權利或濟助外，署長可隨時以書面通知要求買方進行署長全權酌情要求的岩土勘測、斜坡整理、山泥傾瀉預防、緩解及補救工程及地盤平整、岩土及斜坡工程，以及維持、恢復和修繕任何受該等山泥傾瀉、地陷或塌方影響的土地、構築物或工程。如果買方疏忽或未能在指明的期限內遵從該通知並使署長滿意，政府可在該期限屆滿後執行和進行所需工程，費用由買方承擔，買方須在要求時向政府支付一筆相等於其成本的款項，該款項由署長決定，其決定為最終決定並對買方具有約束力。」

(b) 即使本特別條款(a)款另有規定，買方在本特別條款下對綠色間黑斜線範圍或其任何部分的責任和權利在政府向買方發出終止通知書後終止，買方亦不得就該終止所遭受的任何損失、損害、滋擾或干擾或招致的任何開支向政府或署長或其授權人員提出任何申索。但是該終止無損政府對任何先前違反、不履行或不遵守本特別條款(a)款的行為享有的任何權利或濟助。」

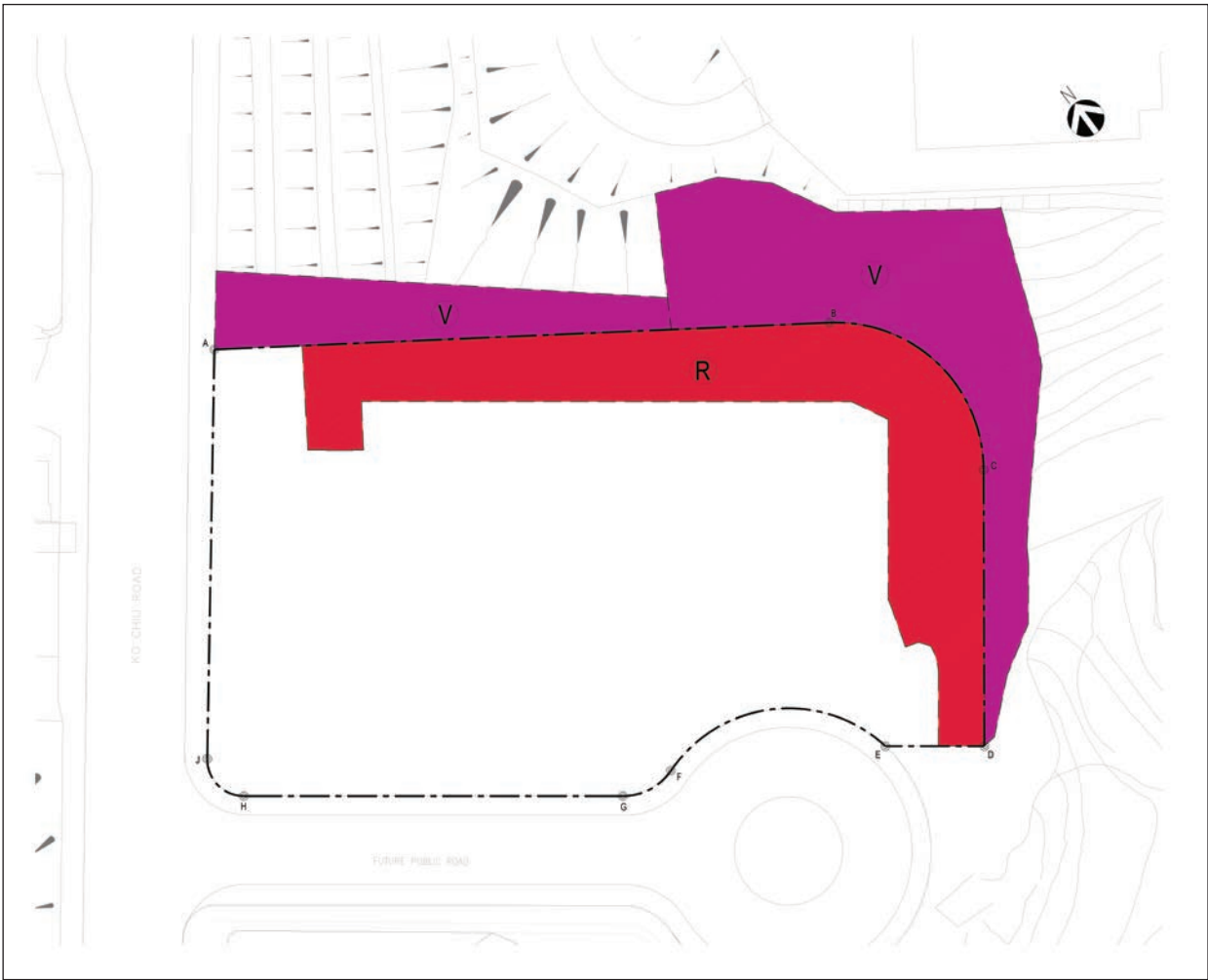
#### (iii) 批地文件特別條款第(33)條規定：

「買方須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該地段、綠色間黑斜線範圍、綠色虛線圍邊範圍或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路或水道、總水管、道路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱為「服務」)造成任何損壞、干擾或阻礙。買方在進行任何該等工程之前須進行或促使他人進行適當的搜索及查詢，確定該等服務的位置及水平，並須就如何處理或會受該等工程影響之任何該等服務向署長提交建議書，供其就各方面審批，但必須在取得署長對該等工程及上述建議書作出的書面批准後才能進行任何工程。買方須履行署長就批准上述建議書對該等服務施加的任何要求和承擔因此而支出的費用，包括所需的改道、重鋪或修復的費用。買方必須自費在一切方面維修、彌補及修復以任何方式進行該等工程對該地段、綠色間黑斜線範圍、綠色虛線圍邊範圍或其中任何部分或任何該等服務造成的任何損壞、干擾或阻礙(除非署名另作選擇，否則明渠、污水渠、雨水渠、排水渠或總水管須由署長負責修復，買方須應要求時向政府支付該等工程的費用)，使署長滿意。如果買方未能對該地段、綠色間黑斜線範圍、綠色虛線圍邊範圍或其中任何部分或該等服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的改道、重鋪、維修、修復或彌補工程，買方須在被要求時向政府支付該等工程的費用。」

# 28 MAINTENANCE OF SLOPES 斜坡維修

(b) 每名擁有人均須分擔維修工程的費用。

(c) 顯示該斜坡及已經或將會在該項目所位於的土地之內或之外建造的護土牆或有關構築物的圖則：



**R** 發展項目的邊界內的斜坡結構、護土牆或相關結構，如紅色所示

**V** 發展項目的邊界外的斜坡結構、護土牆或相關結構，如紫色所示

--- 發展項目的邊界

(d) 公契的最新擬稿第V節第A分節第38條規定：

- 「(a) 業主須按土力工程處印發的「岩土指南第五冊—斜坡維修指南」(以其不時修訂或取代為準)和按岩土指南第五冊編製的斜坡及護土牆保養手冊(「斜坡保養手冊」)自行出資按政府批地文件要求維修在公契夾附的SLOPES AND RETAINING WALLS PLAN (圖則編號 DMC-A-00) (經認可人士核實為準)上以紫色和紅色顯示的該土地之內或之外的一切斜坡、斜坡護理工程、護土牆及其他構築物(統稱「斜坡及護土牆」)，處於修繕妥當狀態及進行有關的一切工程，以達至地政總署署長滿意的程度。
- (b) 管理人獲業主充分授權，聘請適當及合資格人士按斜坡保養手冊及政府主管部門不時對保養斜坡及護土牆發出的一切指引視察、保持及妥善保養斜坡及護土牆和進行有關的一切工程，以符合政府批地文件的規定。在本款中，「管理人」一詞包括業主立法法團(如成立)。
- (c) 所有業主須向管理人支付管理人就斜坡及護土牆進行保養、維修及任何其他工程所合法支出或將支出的一切費用。
- (d) 如果管理人盡了一切合理努力，但未能向全體業主收取所需工程的費用，管理人不應就履行政府批地文件對斜坡及護土牆的任何要求承擔個人責任，該責任仍由業主承擔。
- (e) 第一業主必須在公契之日期後一個月內在發展項目的管理處備存一整套斜坡保養手冊，供所有業主免費查閱，並在業主繳付合理收費後提供其副本，因此收到的一切收費須撥入特別基金。」

## 2. 擁有人自行出資就發展項目維修任何斜坡的承諾

不適用

# 29 MODIFICATION

## 修訂

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There is no on-going application to the Government for a modification of the land grant for this Development.

本發展項目現時並沒有向政府提出申請修訂批地文件。



Noise mitigation measures

The following measures (“Noise Mitigation Measures”) to mitigate road traffic noise impact from Ko Chiu Road will be provided in the Development:

- a) Fixed glazing (with or without maintenance window)
- b) Acoustic windows (baffle type)
- c) Acoustic balcony
- d) Auto-Closing Device Door
- e) Maintenance Window

Please refer to the table below for details on the location of the Noise Mitigation Measures:

Tower	Residential Unit	Room	Floor	Noise Mitigation Measures
1	Unit L	M.B.R.	6/F-33/F	auto-closing device door
	Unit H	M.B.R.	6/F-41/F	maintenance window
			6/F-32/F	acoustic window (baffle type)
				fixed glazing (with or without maintenance window)
	Unit H	LIV./DIN.	8/F-22/F	acoustic balcony
				maintenance window
	Unit G	M.B.R.	9/F-23/F	acoustic window (baffle type)
				auto-closing device door
	Unit G	B.R.1	10/F-26/F	acoustic window (baffle type)
	Unit G	LIV./DIN.	15/F-22/F	acoustic balcony
				maintenance window

Note: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1 and Tower 2. Residential Unit “I” is omitted in Tower 1 and Tower 2.

Please refer to page 21 of this sales brochure for detailed descriptions for the abbreviations shown in the above table.

No owner shall alter, interfere with or remove, or permit or suffered to be altered, interfered with or removed any noise mitigation measure which form part of his residential unit (except in accordance with the building plans).

Gondola(s)

During necessary maintenance and cleaning of the external walls of the Development arranged from time to time by the Manager of the Development, gondola(s) will be operating in the airspace outside windows and above and on the flat roof / parapet walls forming part of the residential properties.

Residential Units affected by Chimney for Emergency Generator Room

Chimney for Emergency Generator Room is located at:  
3/F planter

Chimney may generate heat and/or sound.

Please refer to the “Layout Plan of the Development” section of this Sales Brochure on page 20 for identification of its approximate location. Prospective purchasers should note the impact (if any) of the above facilities on individual units.

噪音緩解措施

發展項目將提供以下措施（「噪音緩解措施」）以緩解高超道帶來的道路交通噪音影響：

- a) 固定式窗戶（配有或不配有維修窗）
- b) 減音窗（擋音式）
- c) 減音露台
- d) 自動閉合門
- e) 維修窗

請參閱下表，以了解有關噪音緩解措施位置的詳情：

座數	住宅單位	房間	樓層	噪音緩解措施
1	L單位	M.B.R.	6/F-33/F	自動閉合門
	H單位	M.B.R.	6/F-41/F	維修窗
			6/F-32/F	減音窗（擋音式）
				固定式窗戶（配有或不配有維修窗）
	H單位	LIV./DIN.	8/F-22/F	減音露台
				維修窗
	G單位	M.B.R.	9/F-23/F	減音窗（擋音式）
				自動閉合門
	G單位	B.R.1	10/F-26/F	減音窗（擋音式）
	G單位	LIV./DIN.	15/F-22/F	減音露台
				維修窗

備註：第1座及第2座不設4樓、13樓、14樓、24樓及34樓。第1座及第2座不設「I」單位。

請參閱本售樓說明書第21頁以了解上表所載之簡稱的詳細描述。

任何業主不可（除非根據建築圖則）更改、干擾或移除或准許或容受他人更改、干擾或移除任何構成其住宅單位一部分的噪音緩解措施。

吊船

在發展項目的管理人不時安排發展項目外牆之必要維修及清潔期間，吊船將在屬於住宅物業一部份之窗戶外的空域及平台/護牆之上及其上空運作。

受緊急發電機機房煙囪影響之住宅單位

緊急發電機機房煙囪位於：  
3樓花槽

煙囪可能產生熱力及/或聲音。

請參閱本售樓說明書第20頁的「發展項目的布局圖」一節，以識別其大約位置。請準買家注意上述設施對個別單位造成的影響（如有）。

# 31 ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

## 賣方就發展項目指定的互聯網網站的網址

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The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: **www.chillresidence.com.hk**

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址：  
**www.chillresidence.com.hk**

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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 development.

			Area (m <sup>2</sup> ) 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)	3,761.498
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	475.18
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	2,177.901
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	436.001

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

			Area (m <sup>2</sup> ) 面積 (平方米)
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	637.296
4.	Wider common corridor and lift lobby	加闊的公用走廊及升降機大堂	232.841
5.	Communal sky garden	公用空中花園	-
6.	Acoustic fin	隔聲鰭	-
7.	Wing wall, wind catcher and funnel	翼牆、捕風器及風斗	-
8.	Non-structural prefabricated external wall	非結構預製外牆	198.883
9.	Utility platform	工作平台	213.000
10.	Noise barrier	隔音屏障	-

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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

			Area (m <sup>2</sup> ) 面積 (平方米)
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	63.897
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	806.964
13.	Covered landscaped and play area	有蓋園景區及遊樂場地	240.641
14.	Horizontal screen/covered walkway and trellis	橫向屏障/有蓋人行道及花棚	-
15.	Larger lift shaft	擴大升降機槽	606.634
16.	Chimney shaft	煙囪管道	-
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	-
18. (#)	Pipe duct, air duct and vertical riser 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	622.014
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	4.488
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	-
21.	Void in duplex domestic flat and house	複式住宅單位及洋房的中空空間	-
22.	Sunshade and reflector	遮陽篷及反光罩	-
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	-
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	-

			Area (m <sup>2</sup> ) 面積 (平方米)
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	-
26.	Covered area under large projecting / overhanging feature	大型伸出/外懸設施下的有蓋地方	-
27.	Public transport terminus	公共交通總站	-
28. (#)	Party structure and common staircase	共用構築物及公用樓梯	-
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	-
30.	Public passage	公眾通道	-
31.	Covered set back area	有蓋的後移部分	-
Bonus GFA 額外總樓面面積			
32.	Bonus GFA	額外總樓面面積	-
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	-

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。



# 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

### ENVIRONMENTAL ASSESSMENT OF THE BUILDING AND ESTIMATED ENERGY PERFORMANCE OR CONSUMPTION FOR THE COMMON PARTS OF THE DEVELOPMENT

建築物的環境評估及發展項目的公用部分的預計能量表現或消耗

#### 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  
SILVER**



Application no.: PAS0039/21

#### 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  
銀級**



申請編號: PAS0039/21

# 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 DEVELOPMENT

發展項目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 development as submitted to the Building Authority prior to the printing of the sales brochures:

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

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	YES 是
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：-	Variable Refrigerant Flow (VRF) System 可變冷媒流量系統 Lighting-emitting diode (LED) light fittings 發光二極管(LED)燈具

Part II : The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup> 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 <sup>(註腳1)</sup> ：-					
Location 位置	Internal Floor Area Served (m <sup>2</sup> ) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building <sup>(Note 2)</sup> 基線樓宇 <sup>(註腳2)</sup> 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	
		<u>Electricity</u> kWh / m <sup>2</sup> / annum <u>電力</u> 千瓦小時/平方米/年	<u>Town Gas / LPG</u> unit / m <sup>2</sup> / annum <u>煤氣/石油氣</u> 用量單位/平方米/年	<u>Electricity</u> kWh / m <sup>2</sup> / annum <u>電力</u> 千瓦小時/平方米/年	<u>Town Gas / LPG</u> unit / m <sup>2</sup> / annum <u>煤氣/石油氣</u> 用量單位/平方米/年
Area served by central building services installation <sup>(Note 3)</sup> 有使用中央屋宇裝備裝置 <sup>(註腳3)</sup> 的部份	19,467.515	363.3	/	323.9	/

Part III : The following installations 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/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/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 the Vendor in the Agreement for Sale and Purchase (the “Agreement”) to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the Agreement, sub-sell that Residential Unit or Parking Space or transfer the benefit of the Agreement of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
2. If the Vendor, at the request of the purchaser under an Agreement, agrees (at its own discretion) to cancel the Agreement or the obligations of the purchaser under the Agreement, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement.
3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.
4. The purchaser who has signed an Agreement has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
1. 買方須於正式買賣合約（「買賣合約」）下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益、或訂立任何有關上述提名、轉售或轉移權益之協議。
2. 若賣方應買賣合約下買方要求同意（同意與否賣方有酌情權決定）取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位和停車位總售價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. 賣方將會支付或已經支付（視屬何情況而定）所有有關發展項目在其上興建之土地於批地文件日期起計至相關個別買方簽署轉讓契日期（包括簽署轉讓契當日）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列印副本：完成發展項目的總建築費用及總專業費用及截至該要求作出當月前之曆月完結時已支出和繳付之總建築費用及總專業費用。



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

Date of Printing: 17 November, 2022  
印製日期：2022年11月17日

Examination record 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
29 November 2022 2022年11月29日	18	"Outline zoning plan relating to the development" is revised. 修改「關乎發展項目的分區計劃大綱圖」。
	100, 101, 103, 110, 111, 112, 113, 120	"Fittings, finishes and appliances" are revised. 修改「裝置、裝修物料及設備」。
23 February 2023 2023年2月23日	15	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	16	"Aerial Photograph of the development" is updated. 更新「發展項目的鳥瞰照片」。
	17	This page is left blank intentionally. 本頁故意留白
	104, 110, 113, 120	"Fittings, finishes and appliances" are revised. 修改「裝置、裝修物料及設備」。
18 May 2023 2023年5月18日	4, 7	"Notes to purchasers of first-hand residential properties" is revised. 修改「一手住宅物業買家須知」。
	15	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	16	"Aerial Photograph of the development" is updated. 更新「發展項目的鳥瞰照片」。
	20	"Layout plan of the development" is revised. 更新「發展項目的布局圖」。
	22-41	"Floor plans of residential properties in the development" are revised. 修改「發展項目的住宅物業的樓面平面圖」。
	47-49	"Floor plans of parking spaces in the development" are revised. 修改「發展項目中的停車位的樓面平面圖」。
	92-95	"Elevation plan" are revised. 修改「立面圖」。
10 August 2023 2023年8月10日	15	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	52, 53, 57, 58	"Summary of deed of mutual covenant" is revised. 修改「公契的摘要」。
	110, 113, 120	"Fittings, finishes and appliances" are revised. 修改「裝置、裝修物料及設備」。

Examination record 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
2 November 2023 2023年11月2日	15	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	16-17	"Aerial Photograph of the development" is updated. 更新「發展項目的鳥瞰照片」。
	132-136	"Information in application for concession on gross floor area of building" are revised. 修改「申請建築物總樓面面積寬免的資料」。
25 January 2024 2024年1月25日	15	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	17A	"Aerial Photograph of the development" is added. 新增「發展項目的鳥瞰照片」。
	17B	This page is left blank intentionally. 本頁故意留白。
	19	"Outline zoning plan relating to the development" is revised. 修改「關乎發展項目的分區計劃大綱圖」。
	20	"Layout plan of the development" is revised. 更新「發展項目的布局圖」。
	22, 24, 26, 28, 30, 31, 32, 34, 36, 38, 39, 40, 41	"Floor plans of residential properties in the development" are revised. 修改「發展項目的住宅物業的樓面平面圖」。
	47-49	"Floor plans of parking spaces in the development" are revised. 修改「發展項目中的停車位的樓面平面圖」。
	92-95	"Elevation plan" are revised. 修改「立面圖」。
18 April 2024 2024年4月18日	15	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。

Examination record 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
11 July 2024 2024年7月11日	15	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	16	"Aerial Photograph of the development" is updated. 更新「發展項目的鳥瞰照片」。
	17, 17A	This page is left blank intentionally. 本頁故意留白。
	53, 57	"Summary of deed of mutual covenant" are revised. 修改「公契的摘要」。
	99, 101, 103-104, 111-114, 116-119, 121	"Fittings, finishes and appliances" are revised. 修改「裝置、裝修物料及設備」。
	103A-103B	"Fittings, finishes and appliances" are added. 新增「裝置、裝修物料及設備」。
3 October 2024 2024年10月3日	15	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	16	"Aerial Photograph of the development" is updated. 更新「發展項目的鳥瞰照片」。
	19	"Outline zoning plan relating to the development" is revised. 修改「關乎發展項目的分區計劃大綱圖」。
20 December 2024 2024年12月20日	9	"Information on vendor and others involved in the development" is revised. 修改「賣方及有參與發展項目的其他人的資料」。
	15	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	16	"Aerial Photograph of the development" is updated. 更新「發展項目的鳥瞰照片」。
	19	"Outline zoning plan relating to the development" is revised. 修改「關乎發展項目的分區計劃大綱圖」。
	20	"Layout plan of the development" is revised. 更新「發展項目的布局圖」。
	47-49	"Floor plans of parking spaces in the development" are revised. 修改「發展項目中的停車位的樓面平面圖」。
	92-95	"Elevation plan" are revised. 修改「立面圖」。
	99, 101, 102, 103A, 113, 121	"Fittings, finishes and appliances" are revised. 修改「裝置、裝修物料及設備」。
	132-133	"Information in application for concession on gross floor area of building" are revised. 修改「申請建築物總樓面面積寬免的資料」。



Examination record 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
27 February 2025 2025年2月27日	8	"Information on the development" is updated. 更新「發展項目的資料」。
	12-13	"Information on design of the development" is updated. 更新「發展項目的設計的資料」。
	15	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	16-17	"Aerial Photograph of the development" is updated. 更新「發展項目的鳥瞰照片」。
	17A-17B	"Aerial Photograph of the development" is added. 新增「發展項目的鳥瞰照片」。
	19	"Outline zoning plan relating to the development" is revised. 修改「關乎發展項目的分區計劃大綱圖」。
	20	"Layout plan of the development" is revised. 更新「發展項目的布局圖」。
	99	"Fittings, finishes and appliances" is revised. 修改「裝置、裝修物料及設備」。
22 May 2025 2025年5月22日	15	"Location plan of the development" is updated. 更新「發展項目的所在位置圖」。
	125, 128	"Maintenance of slopes" is revised. 修改「斜坡維修」。



