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

### 1. All supporting structures and connections to the First Public Road and the Pedestrian Subway and their respective associated facilities

Under Special Condition No.(7)(a)(i) of the land grant, the grantee shall construct for the Government all supporting structures and connections to the First Public Road and shall construct, install and provide the structures, services, lights, traffic signs, street furniture, road markings and plant for the First Public Road.

Under Special Condition No.(7)(a)(ii) of the land grant, the grantee shall construct for the Government all supporting structures and connections to the Pedestrian Subway and shall construct, install and provide the structures, services, lights, traffic signs, street furniture, road markings and plant for the Pedestrian Subway.

### (I) Provisions of the land grant

- "(7) (a) There are excepted and reserved unto the Government:
  - (i) the land occupied by the existing public road structures (hereinafter referred to as "the First Public Road") including the air space of 6 metres above the road surface and the thickness of the road of 1 metre below the upper surface of the First Public Road as shown on Plan Ib in the areas shown coloured pink rippled black, pink cross-hatched green rippled black and pink circled black rippled black on Plan Ia (the land and the air space excepted and reserved in this sub-clause (a)(i) are hereinafter collectively referred to as "the First Public Road Reserved Area") together with
    - (I) all necessary rights of occupation of all supporting structures and connections to the First Public Road, including but not limited to portion of the existing retaining wall with Feature No. 11NW-C/R 143 as shown and marked by a red line on Plan Ia, constructed or to be constructed within the lot at such positions, in such manner, with such materials and to such standards, levels, alignment and design as may be determined by the Director and the Grantee shall satisfy himself as to the positions, levels and extent of the supporting structures and connections constructed or to be constructed within the lot; and
    - (II) all necessary rights of occupation of structures, services, lights, traffic signs, street furniture, road markings and plant to be constructed, installed and provided within the lot and building or buildings constructed or to be constructed within the lot for the First Public Road at such positions, in such manner, with such materials and to such standards, levels, alignment and design as the Director may determine;
  - (ii) the stratum of land occupied by the existing subway structure or structures (hereinafter referred to as "the Pedestrian Subway") as shown on Plan Ib within the areas shown coloured pink circled black rippled black, pink circled black and pink circled black crossed black on Plan Ia (the stratum of land excepted and reserved in this sub-clause (a)(ii) is hereinafter referred to as "the Subway Reserved Area") together with
    - (I) all necessary rights of occupation of all supporting structures and connections to the Pedestrian Subway constructed or to be constructed within the lot at such positions, in such manner, with such materials and to such standards, levels, alignment and design as may be determined by the Director and the Grantee shall satisfy himself as to the positions, levels and extent of the supporting structures and connections constructed or to be constructed within the lot; and

- (II) all necessary rights of occupation of structures, services, lights, traffic signs, street Pedestrian Subway at such positions, in such manner, with such materials and to such standards, levels, alignment and design as the Director may determine;
- The Grantee shall have no rights, title, ownership, possession or use of the First Public Road (b) Reserved Area and the Subway Reserved Area.
- Neither the Grantee nor any other person shall make any objection to or have any right or claim (c) to compensation against the Government whatsoever whether under any enactment or otherwise in respect of the exception and reservation under sub-clauses (a) and (e) of this Special Condition or in respect of any liabilities, loss, damages, claims, costs, actions, demands and proceedings of whatsoever nature howsoever caused arising out of or as a consequence of the use of the First Public Road Reserved Area as a public road and the Subway Reserved Area as a pedestrian subway or otherwise.
- Subject to sub-clause (a) of this Special Condition, save any railway structures and associated (d) facilities below the upper surface of the First Public Road existing on the day of this Agreement, no building or structure or support for any building or structure shall be erected or constructed within or on the First Public Road Reserved Area and the Subway Reserved Area except with the prior written consent of the Director who may at his sole discretion decline consent or give consent subject to such terms and conditions as he sees fit.
- There are excepted and reserved unto the Government, its officers, agents, contractors and (e) workmen or other duly authorized personnel free of costs and charges the following rights:
  - (i) the right of support and protection for the First Public Road, the Pedestrian Subway and the buildings or structures erected or to be erected within or on the First Public Road Reserved Area and the Subway Reserved Area and their supporting structures and connections;
  - (ii) the right to enter upon the lot with or without tools, equipment, plant, machinery or motor vehicles for the purpose of connecting, constructing, inspecting, maintaining, repairing and renewing the First Public Road and the Pedestrian Subway and the structures and installations supporting or appurtenant to the First Public Road and the Pedestrian Subway;
  - (iii)the right to all necessary easements, rights of way through the lot and any buildings or structures erected or to be erected on the lot to and from the First Public Road Reserved Area and the Subway Reserved Area and any part or parts thereof and the structures and installations supporting or appurtenant to the First Public Road Reserved Area and the Subway Reserved Area; and
  - (iv) the right of passage of gas, electricity, water, drainage or other effluent, air, telephone lines and other services to and from the First Public Road Reserved Area and the Subway Reserved Area and any part or parts thereof through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or running along, through, over, upon, under or in the lot or any buildings, structures and erections thereon or any part or parts thereof.

furniture, road markings and plant to be constructed, installed and provided within the lot and building or buildings constructed or to be constructed within the lot for the

(f) The Government, its officers, agents, contractors and workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise by it or them of the rights conferred under sub-clauses (a) and (e) of this Special Condition or arising out of the maintenance, presence or operation of the First Public Road and the Pedestrian Subway, and no claim shall be made against it or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

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

. . .

### "First Public Road Reserved Area"

means the land occupied by the existing public road structures (hereinafter referred to as "the First Public Road") including the air space of 6 metres above the road surface and the thickness of the road of 1 metre below the upper surface of the First Public Road as shown on Plan Ib in the areas shown coloured pink rippled black, pink cross-hatched green rippled black and pink circled black rippled black on Plan Ia annexed to the Government Grant as referred to in Special Condition No.(7)(a)(i) of the Government Grant;

...

### "Pedestrian Subway"

means the existing subway structure or structures referred to in Special Condition No.(7)(a)(ii) within the Subway Reserved Area as shown on Plan Ib annexed to the Government Grant;

...,"

Clauses 7(I)(a) and 7(I)(b) of Part I of Second Schedule of the deed of mutual covenant stipulate that:-

### "7. Rights, Easements and Privileges applicable to the Government

- I. In respect of the First Public Road Reserved Area, the Subway Reserved Area, the Second Public Road Reserved Area, the Highway Reserved Area and the XRL Reserved Area:
- (a) The right of support and protection for the First Public Road, Pedestrian Subway, Second Public Road, West Kowloon Highway and XRL and the buildings or structures erected or to be erected within or on the above reserved areas, and their supporting structures and connections.
- (b) The right to enter upon the Land and the Development with or without tools, equipment, plant, machinery or motor vehicles for the purpose of connecting, constructing, inspecting, maintaining, repairing and renewing First Public Road, Pedestrian Subway, Second Public Road, West Kowloon Highway and XRL and the structures and installations in the above reserved areas."

### 2. All supporting structures and connections to the Second Public Road and the associated facilities

Under Special Condition No.(8)(a) of the land grant, the grantee shall construct for the Government all supporting structures and connections to the Second Public Road and shall construct, install and provide the structures, services, lights, traffic signs, street furniture, road markings and plant for the Second Public Road.

### (I) Provisions of the land grant

- to as "the Second Public Road Reserved Area") together with
  - within the lot; and
  - levels, alignment and design as the Director may determine.
- Reserved Area.
- traffic or otherwise.

(8) (a) There are excepted and reserved unto the Government the land and air space in the area shown coloured pink edged green and marked "AREA A" on Plan Ia above the level of 1.95 metres above the Hong Kong Principal Datum or such other levels as may be determined by the Director at his sole discretion and the land and air space in the area shown coloured pink edged green and marked "AREA B" on Plan Ia above the level of 1.65 metres above the Hong Kong Principal Datum or such other levels as may be determined by the Director at his sole discretion for the purpose of a public road (hereinafter referred to as "the Second Public Road") (the land and air spaces excepted and reserved in this sub-clause (a) are hereinafter collectively referred

(i) all necessary rights of occupation of all supporting structures and connections to the Second Public Road constructed or to be constructed within the lot at such positions, in such manner, with such materials and to such standards, levels, alignment and design as may be determined by the Director and the Grantee shall satisfy himself as to the positions, levels and extent of the supporting structures and connections constructed or to be constructed

(ii) all necessary rights of occupation of structures, services, lights, traffic signs, street furniture, road markings and plant to be constructed, installed and provided within the lot and building or buildings constructed or to be constructed within the lot for the Second Public Road at such positions, in such manner, with such materials and to such standards,

(b) The Grantee shall have no rights, title, ownership, possession or use of the Second Public Road

(c) Neither the Grantee nor any other person shall make any objection to or have any right or claim to compensation against the Government whatsoever whether under any enactment or otherwise in respect of the exception and reservation under sub-clauses (a) and (e) of this Special Condition or in respect of any liabilities, loss, damages, claims, costs, actions, demands and proceedings of whatsoever nature howsoever caused arising out of or as a consequence of the use of the Second Public Road Reserved Area as a public road for vehicular and pedestrian

(d) Subject to sub-clause (a) of this Special Condition, no building or structure or support for any building or structure shall be erected or constructed within or on the Second Public Road Reserved Area except with the prior written consent of the Director who may at his sole discretion, decline consent or give consent subject to such terms and conditions as he sees fit.

(e) There are excepted and reserved unto the Government, its officers, agents, contractors and workmen or other duly authorized personnel free of costs and charges the following rights:

- (i) the right of support and protection for the Second Public Road and the buildings or structures erected or to be erected within or on the Second Public Road Reserved Area and their supporting structures and connections;
- (ii) the right to enter upon the lot with or without tools, equipment, plant, machinery or motor vehicles for the purpose of connecting, constructing, inspecting, maintaining, repairing and renewing the Second Public Road and the structures and installations supporting or appurtenant to the Second Public Road;
- (iii) the right to all necessary easements, rights of way through the lot and any buildings or structures erected or to be erected on the lot to and from the Second Public Road Reserved Area and any part or parts thereof and the structures and installations supporting or appurtenant to the Second Public Road Reserved Area; and
- (iv) the right of passage of gas, electricity, water, drainage, or other effluent, air, telephone lines and other services to and from the Second Public Road Reserved Area and any part or parts thereof through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or running along, through, over, upon, under or in the lot or any buildings, structures and erections thereon or any part or parts thereof.
- (f) The Government, its officers, agents, contractors and workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise by it or them of the rights conferred under sub-clauses (a) and (e) of this Special Condition or arising out of the maintenance, presence or operation of the Second Public Road, and no claim shall be made against it or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

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

...

### "Second Public Road Reserved Area"

means the land and air space in the areas referred to in Special Condition No.(8)(a) of the Government Grant as shown coloured pink edged green and marked "AREA A" on Plan Ia and coloured pink edged green and marked "AREA B" on Plan Ia annexed to the Government Grant for the purpose of a public road ("the Second Public Road");

..."

Clauses 7(I)(a) and 7(I)(b) of Part I of Second Schedule of the deed of mutual covenant stipulate that:-

### "7. Rights, Easements and Privileges applicable to the Government

- I. In respect of the First Public Road Reserved Area, the Subway Reserved Area, the Second Public Road Reserved Area, the Highway Reserved Area and the XRL Reserved Area:
- (a) The right of support and protection for the First Public Road, Pedestrian Subway, Second Public Road, West Kowloon Highway and XRL and the buildings or structures erected or to be erected within or on the above reserved areas, and their supporting structures and connections.
- (b) The right to enter upon the Land and the Development with or without tools, equipment, plant, machinery or motor vehicles for the purpose of connecting, constructing, inspecting, maintaining, repairing and renewing First Public Road, Pedestrian Subway, Second Public Road, West Kowloon Highway and XRL and the structures and installations in the above reserved areas."

### 3. All supporting structures and connections to the West Kowloon Highway and the associated facilities

Under Special Condition No.(9)(a) of the land grant, the grantee shall construct for the Government all supporting structures and connections to the West Kowloon Highway and shall construct, install and provide the structures, services, lights, traffic signs, street furniture, road markings and plant for the West Kowloon Highway.

### (I) Provisions of the land grant

- (9) (a) There are excepted and reserved unto the Government the land and air space in the areas shown coloured pink crossed black and pink circled black crossed black on Plan Ia above the level of 12.65 metres above the Hong Kong Principal Datum or such other level as may be determined by the Director at his sole discretion for the purpose of the existing West Kowloon Highway (hereinafter referred to as "the West Kowloon Highway") (the land and air space excepted and reserved in this sub-clause (a) are hereinafter collectively referred to as "the Highway Reserved Area") together with.
  - (i) all necessary rights of occupation of all supporting structures and connections to the West Kowloon Highway constructed or to be constructed within the lot at such positions, in such manner, with such materials and to such standards, levels, alignment and design as may be determined by the Director and the Grantee shall satisfy himself as to the positions, levels and extent of the supporting structures and connections constructed or to be constructed within the lot; and
  - (ii) all necessary rights of occupation of structures, services, lights, traffic signs, street furniture, road markings and plant to be constructed, installed and provided within the lot and building or buildings constructed or to be constructed within the lot for the West Kowloon Highway at such positions, in such manner, with such materials and to such standards, levels, alignment and design as the Director may determine.
  - (b) The Grantee shall have no rights, title, ownership, possession or use of the Highway Reserved Area.
  - (c) Neither the Grantee nor any other person shall make any objection to or have any right or claim to compensation against the Government whatsoever whether under any enactment or otherwise in respect of the exception and reservation under sub-clauses (a) and (e) of this Special Condition or in respect of any liabilities, loss, damages, claims, costs, actions, demands and proceedings of whatsoever nature howsoever caused arising out of or as a consequence of the use of the Highway Reserved Area as the West Kowloon Highway for vehicular traffic or otherwise.

- (d) The Grantee shall not use any part or parts of the lot below the Highway Reserved Area for any purpose except as provided in sub-clause (g) of this Special Condition.
- (e) There are excepted and reserved unto the Government, its officers, agents, contractors and workmen or other duly authorized personnel free of costs and charges the following rights:
  - (i) the right of support and protection for the West Kowloon Highway and the buildings or structures erected or to be erected within or on the Highway Reserved Area and their supporting structures and connections;
  - (ii) the right to enter upon the lot with or without tools, equipment, plant, machinery or motor vehicles for the purpose of connecting, constructing, inspecting, maintaining, repairing and renewing the West Kowloon Highway and the structures and installations supporting or appurtenant to the West Kowloon Highway;
  - (iii)the right to all necessary easements, rights of way through the lot and any buildings or structures erected or to be erected on the lot to and from the Highway Reserved Area and any part or parts thereof and the structures and installations supporting or appurtenant to the Highway Reserved Area; and
  - (iv) the right of passage of gas, electricity, water, drainage or other effluent, air, telephone lines and other services to and from the Highway Reserved Area and any part or parts thereof through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or running along, through, over, upon, under or in the lot or any buildings, structures and erections thereon or any part or parts thereof.
- (f) The Government, its officers, agents, contractors and workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise by it or them of the rights conferred under sub-clauses (a) and (e) of this Special Condition or arising out of the maintenance, presence or operation of the West Kowloon Highway, and no claim shall be made against it or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (g) No building, structure and installation shall be constructed or erected below the Highway Reserved Area except those which are required for the operation and use of the Tung Chung Line and the Airport Express Line of the Mass Transit Railway and ancillary structures and installations. For the purpose of these Conditions "Mass Transit Railway" shall be as defined in the Mass Transit Railway Ordinance, any regulations made thereunder and any amending legislation.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

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

"Highway Reserved Area"

means the land and airspace in the areas referred to in Special Condition No.(9)(a) of the Government Grant shown coloured pink crossed black and pink circled black crossed black on Plan Ia annexed to the Government Grant for the purpose of the existing West Kowloon Highway ("the West Kowloon Highway");

..."

Clauses 7(I)(a) and 7(I)(b) of Part I of Second Schedule of the deed of mutual covenant stipulate that:-

- Rights, Easements and Privileges applicable to the Government

### The Supporting Structures within the XRL Reserved Area 4.

Under Special Condition No.(10) of the land grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands maintain the Supporting Structures within the XRL Reserved Area (with or without modification or reconstruction by the Government).

### (I) Provisions of the land grant



I. In respect of the First Public Road Reserved Area, the Subway Reserved Area, the Second Public Road Reserved Area, the Highway Reserved Area and the XRL Reserved Area:

(a) The right of support and protection for the First Public Road, Pedestrian Subway, Second Public Road, West Kowloon Highway and XRL and the buildings or structures erected or to be erected within or on the above reserved areas, and their supporting structures and connections.

(b) The right to enter upon the Land and the Development with or without tools, equipment, plant, machinery or motor vehicles for the purpose of connecting, constructing, inspecting, maintaining, repairing and renewing First Public Road, Pedestrian Subway, Second Public Road, West Kowloon Highway and XRL and the structures and installations in the above reserved areas."

(10) (a) (i) Subject to Special Condition No.(5)(a)(ii) hereof, there are excepted and reserved unto the Government the underground stratum in the areas shown coloured pink cross-hatched green hatched black stippled black, pink hatched black stippled black, pink hatched black (including the area coloured pink hatched black within the area coloured pink and pink hatched black edged indigo) and pink hatched black hatched red on Plan Ia between the levels of 8.20 metres below the Hong Kong Principal Datum and 38.70 metres below the Hong Kong Principal Datum for the purpose of construction, operation and maintenance of the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (hereinafter referred to as "the XRL") (the underground stratum excepted and reserved in this sub-clause (a)(i) is hereinafter referred to as "the XRL Reserved Area").

(ii) No building or structure or support for any building or structure shall be erected or constructed or remain within or on the XRL Reserved Area save and except those existing structures, piles, foundations, footings or supports, with or without modification, and new structures, piles, foundations, footings or supports which are approved in writing by the Director for the support of the development on the lot (hereinafter collectively referred to as the "Supporting Structures"). The Government shall have the right to demolish, modify, remove and reconstruct any part or parts of the Supporting Structures within the XRL Reserved Area at its own costs before the Second Deferred Possession Area Delivery Date.

- (b) Throughout the term hereby agreed to be granted, the Grantee shall at his own expense maintain the Supporting Structures (with or without modification or reconstruction by the Government) in good and substantial repair and condition and in all respects to the satisfaction of the Director.
- (c) The Grantee hereby indemnifies and shall keep indemnified the Government from and against all liability and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the construction, alteration, repair and maintenance of the Supporting Structures and removal of any building or structure or support for any building or structure not approved by the Director from the XRL Reserved Area.
- (d) The Grantee shall have no rights, title, ownership, possession or use of the XRL Reserved Area except the Supporting Structures (with or without modification or reconstruction by the Government).
- (e) Neither the Grantee nor any other person shall make any objection to or have any right or claim to compensation against the Government whatsoever under any enactment or otherwise in respect of the exception and reservation under sub-clauses (a) and (f) of this Special Condition or in respect of any liabilities, loss, damages, claims, costs, actions, demands and proceedings of whatsoever nature howsoever caused arising out of or as a consequence of the use of the XRL Reserved Area for the purpose of the XRL or otherwise.
- (f) There are excepted and reserved unto the Government, its officers, agents, contractors and workmen or other duly authorized personnel, the XRL Operator and the Nominated Persons (as defined respectively in Special Condition Nos.(66)(a)(i) and (66)(a)(ii) hereof) free of costs and charges the following rights:
  - (i) the right of support and protection for the XRL and the buildings or structures erected or to be erected within the XRL Reserved Area and their supporting structures and connections;
  - (ii) the right to enter upon the lot with or without tools, equipment, plant, machinery or motor vehicles for the purpose of connecting, constructing, inspecting, maintaining, repairing and renewing the XRL and the structures and installations supporting or appurtenant to the XRL;
  - (iii)the right to all necessary easements, rights of way through the lot and any buildings or structures erected or to be erected on the lot to and from the XRL Reserved Area and any part or parts thereof and the structures and installations supporting or appurtenant to the XRL Reserved Area; and
  - (iv) the right of passage of gas, electricity, water, drainage or other effluent, air, telephone lines and other services to and from the XRL Reserved Area and any part or parts thereof through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or running along, through, over, upon, under or in the lot or any buildings, structures and erections thereon or any part or parts thereof.
- (g) The Government, its officers, agents, contractors and workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other persons whether arising out of or incidental to the exercise of the rights conferred under sub-clauses (a) and (f) of this Special Condition and the fulfilment of the Grantee's obligations under sub-clause (b) of this Special Condition, and no claim for compensation shall be made against it by the Grantee in respect of any such loss, damage, nuisance or disturbance.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

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

### "XRL Reserved Area"

means the underground stratum in the areas referred to in Special Condition No.(10)(a)(i) of the Government Grant shown coloured pink cross-hatched green hatched black stippled black, pink hatched black stippled black, pink hatched black (including the area coloured pink hatched black within the area coloured pink and pink hatched black edged indigo) and pink hatched black hatched red on Plan Ia annexed to the Government Grant for the purpose of construction, operation and maintenance of the XRL."

Clauses 7(I)(a) and 7(I)(b) of Part I of Second Schedule of the deed of mutual covenant stipulate that:-

### "7. Rights, Easements and Privileges applicable to the Government

- I. In respect of the First Public Road Reserved Area, the Subway Reserved Area, the Second Public Road Reserved Area, the Highway Reserved Area and the XRL Reserved Area:
- (a) The right of support and protection for the First Public Road, Pedestrian Subway, Second Public Road, West Kowloon Highway and XRL and the buildings or structures erected or to be erected within or on the above reserved areas, and their supporting structures and connections.
- (b) The right to enter upon the Land and the Development with or without tools, equipment, plant, machinery or motor vehicles for the purpose of connecting, constructing, inspecting, maintaining, repairing and renewing First Public Road, Pedestrian Subway, Second Public Road, West Kowloon Highway and XRL and the structures and installations in the above reserved areas."

### 24-hour Walkway 5.

Under Special Condition No.(34) of the land grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands design, provide and thereafter manage and maintain the 24-hour Walkway.

### (I) Provisions of the land grant

(34) (d) (i) The Grantee shall at his own expense and in all respects to the satisfaction of the Director design, provide and thereafter manage and maintain within the lot a pedestrian walkway (hereinafter referred to as "the 24-hour Walkway") which shall comprise such escalators, passenger lifts, staircases, ramps and other structures as may be approved or required from time to time by the Director so as to link up the Nam Cheong Station, the Pedestrian Subway, the Proposed Footbridges (as defined in Special Condition No. (35)(a)(i) hereof), the Covered Footbridge--(as defined in Special Condition No. (36)(a) hereof), the ground level of the lot and the footpaths at street level adjacent to the lot. The Pedestrian Subway



shall be linked up to the rest of the 24-hour Walkway through the footpaths at street level adjacent to the lot outside the operational hours of the Nam Cheong Station. The Grantee shall submit a plan indicating the routing of the 24-hour Walkway to the Director for approval. The decision of the Director as to what constitutes the ground level of the lot and the street level shall be final and binding upon the Grantee.

- (ii) The width of the 24-hour Walkway (excluding the said escalators, passenger lifts, staircases, ramps and other structures) shall not be less than 4.5 metres.
- (e) The Grantee shall throughout the term hereby agreed to be granted keep the 24-hour Walkway required to be provided under sub-clause (d)(i) of this Special Condition open for the use by the public 24 hours a day free of charge and without any interruption. The Grantee shall at his own expense keep the escalators and passenger lifts referred to in sub-clause (d)(i) of this Special Condition in operation 24 hours a day.
- (f) The Director shall at his sole discretion decide the whole of the area of the 24-hour Walkway or part thereof referred to in sub-clause (d) of this Special Condition that may be excluded from the calculation of the total gross floor area specified in Special Condition No. (17)(d) hereof.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

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

. . .

### "24-hour Walkway"

means the 24-hour pedestrian walkway comprising such escalators, passenger lifts, staircases, ramps and such other structures as may be approved or required by the Director constructed or to be constructed within the Land so as to link up the Station Complex, the Pedestrian Subway, the Proposed Footbridges, the Covered Footbridge, the ground level of the Land and the footpaths at street level adjacent to the Land in accordance with Special Condition No.(34)(d) of the Government Grant and forms part of the Commercial Accommodation;

..."

Clause 22(b) of Section E of the deed of mutual covenant stipulates that:-

- "(b)The Owners of the Commercial Accommodation shall, at their own expense, be responsible for maintaining the parts of the completed Pedestrian Link forming parts of the Commercial Accommodation, 24-hour Walkway, Lay-By which form parts of the Commercial Accommodation and the completed Pedestrian Walkway To Lay-By, Footbridge Connections and Supports, Footbridge Links and Covered Footbridge in good and substantial repair condition and in all respects to the satisfaction of the Director in accordance with Special Condition Nos.(34)(c) and (d), (49)(a) and (b) and (37)(c) of the Government Grant respectively."
- Clause 4 of Part II of Second Schedule of the deed of mutual covenant stipulates that:-

(49)(c) and (35)(a)-(c) respectively."

### 6. Footbridge Links

Under Special Condition No.(35) of the land grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director construct and provide the Footbridge Links.

### (I) Provisions of the land grant

- - adjacent to the lot; and

at such levels and locations, with such materials and facilities, to such standards, in such manner and of such width, alignment, disposition and designs as shall be required or approved by the Director (the pedestrian ways and paths and the two sets of proposed footbridges referred to in sub-clauses (a)(i)(I) and (a)(i)(II) of this Special Condition are hereinafter respectively referred to as "the Footbridge Links" and "the Proposed Footbridges"). Each of the Proposed Footbridges shall have a minimum internal clear width of 4.0 metres.

- (ii) The Footbridge Links shall include

## \_ \_ \_ \_ \_ \_

"4. The right for all the members of the public at all times during 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the 24-hour Walkway, the Lay-By, the Pedestrian Walkway To Lay-By, the Footbridge Links (including the lifts thereof which shall be in operation 24 hours a day) and the Proposed Footbridges as referred to in Special Conditions Nos.(34)(a)-(e),

(35) (a) (i) Upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense and in all respects to the satisfaction of the Director construct and provide:

> (I) on or before the date stipulated in Special Condition No. (13) hereof pedestrian ways and paths for the purposes of linking the lot to the proposed footbridges which shall be located at the locations marked "PROP.FB2" and through the points FB2a and FB2b and the points FB2c and FB2d indicated on Plan Ia or at such other locations and through such other points as may be determined by the Director and to the footpaths at street level

> (II) on or before the date stipulated in Special Condition No. (13) hereof pedestrian ways and paths for the purposes of linking the lot to the proposed footbridges which shall be located at the location marked "PROP.FB3" and through the points FB3a and FB3b indicated on Plan Ia or at such other locations and through such other points as may be determined by the Director and to the footpaths at street level adjacent to the lot;

(I) two lifts (hereinafter referred to as "the Lifts", one for each set of the Proposed Footbridges) capable of carrying disabled persons and located within a distance not exceeding 10 metres from each of the two sets of the Proposed Footbridges; and

(II) two covered staircases (one for each set of the Proposed Footbridges) located within a distance not exceeding 10 metres from each of the two sets of the Proposed Footbridges.

- (b) (i) The Grantee shall in providing the Footbridge Links at his own expense and in all respects to the satisfaction of the Director reserve sufficient space and erect, provide and construct in such manner with such materials and to such standards, levels, alignment, width, disposition and designs as the Director shall require or approve within the lot such connections, supports, columns, openings and landings as the Director shall require or approve (hereinafter collectively referred to as "the Footbridge Connections and Supports") so that the Proposed Footbridges can be connected to the lot at the locations and through the points provided in sub-clauses (a)(i)(I) and (a)(i)(II) of this Special Condition.
  - (ii) Throughout the term hereby agreed to be granted there shall be excepted and reserved unto the Government all rights of support and connection of the Proposed Footbridges to the building or buildings or structure or structures erected or to be erected on the lot.
- (c) (i) The Footbridge Links shall not be used for any purpose other than for receiving and linking to the Proposed Footbridges, and for the passage of all members of the public on foot or by wheelchair for gaining access to and from the Proposed Footbridges.
  - (ii) The Grantee shall not use or permit or suffer to be used any part of the Footbridge Links and the Proposed Footbridges either externally or internally for advertising or for the display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director.
  - (iii) The Grantee shall not do or permit or suffer to be done in the Footbridge Links and the Proposed Footbridges anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under the Footbridge Links and the Proposed Footbridges or to any owner or occupier of any adjacent or neighbouring lot or lots or premises.
  - (iv) (I) The Grantee shall throughout the term hereby agree to be granted keep the Footbridge Links open for use by the public 24 hours a day free of charge and without any interruption.
    - (II) Without prejudice to sub-clause (c)(iv)(I) of this Special Condition, the Grantee shall at his own expense keep the Lifts in operation 24 hours a day.
    - (III) The Grantee shall, after having completed the Footbridge Links and upon completion of each set of the Proposed Footbridges by the Government, at all times permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever 24 hours a day to pass, repass on foot or by wheelchair along, to, from, through, over, up and down each set of the Proposed Footbridges and to enter into, upon and through the lot or any part thereof and any building or buildings erected or to be erected thereon as is necessary for the purpose of gaining access to and from the Proposed Footbridges or any one of them which is or are in existence.
- (d) There is reserved unto the Government, its officers, agents, contractors, workmen and other duly authorized personnel free of all costs and charges:
  - (i) all necessary rights of occupation of part or parts of the lot and all necessary rights of ingress, egress and regress to and from the lot for the purposes of designing, constructing, connecting, managing, keeping, repairing and maintaining the Proposed Footbridges and carrying out site investigation and survey as necessary for their design and construction; and
  - (ii) the right to connect the Proposed Footbridges to the Footbridge Connections and Supports and the Footbridge Links.

- (e) The Government, its officers, agents, contractors, workmen and other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them of the rights conferred under sub-clauses (d) and (g) of this Special Condition, and no claim shall be made against it or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (f) When called upon to do so by the Director, the Grantee or the manager appointed in accordance with the DMC referred to in Special Condition No. (40)(a)(i) hereof for the time being of the lot or the Owners' Corporation incorporated pursuant to the Building Management Ordinance (Cap. 344) in respect of the lot shall at his or its own expense and in all respects to the satisfaction of the Director carry out all necessary works for the temporary closure of any opening or area in the building or buildings erected or to be erected on the lot as required or approved by the Director so as to enable the Proposed Footbridges or any replacement thereof referred to in sub-clause (g) of this Special Condition to be connected thereto. The Grantee, the said manager or the said Owners' Corporation (as the case may be) shall at all times while such opening or area is temporarily closed maintain the same at his or its own expense to the satisfaction of the Director.
- (g) In the event of any redevelopment of the lot or any part thereof or otherwise whereby the Proposed Footbridges or any one of them is required to be demolished and new footbridge or footbridges is or are to be constructed at the points specified in sub-clauses (a)(i)(I) and (a)(i)(II) of this Special Condition, the Government, its officers, agents, contractors, workmen and the owner or owners of any neighbouring lot, his or their agents, contractors, workmen, employees, licensees and other duly authorized personnel with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress to, from and through the lot or any part thereof or any building or buildings or structure or structures erected or to be erected thereon at all times and free of cost for the purpose of demolition of the Proposed Footbridges or any one of them, and constructing a new footbridge or footbridges, and connecting such new footbridge or footbridges to the Footbridge Links and thereafter inspecting, keeping and maintaining the new footbridge or footbridges.
- (h) The Grantee hereby acknowledges and agrees that the Government in no way represents or warrants whether by virtue of these Conditions or by any action taken in the exercise by the Government of the rights conferred under this Special Condition that the Proposed Footbridges will be constructed (or be reconstructed as provided in sub-clause (g) of this Special Condition) and the Government shall be under no liability whatsoever to the Grantee or to any person for any claims, loss or damage howsoever arising therefrom or in connection therewith or as a consequence thereof if the Proposed Footbridges will not be constructed (or be reconstructed).
- (i) The Footbridge Links and any portion or portions of the Proposed Footbridges erected or to be erected within the lot if so required by the Government (such portion or portions of the Proposed Footbridges are hereinafter referred to as "the Portions") shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (17)(d) hereof. For the purpose of this Special Condition, the decision of the Director as to what constitutes the Footbridge Links and the Proposed Footbridges shall be final and binding on the Grantee.
- (j) The Government will accept no responsibility or liability for any damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence of the Portions within the lot and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence of the Portions.

(k) The Grantee shall have no rights, title, ownership, possession or use of the Portions.

- (1) The Grantee shall, during the subsistence of the Portions, take or cause to be taken all proper and adequate care, skill and precautions at all times throughout the term hereby agreed to be granted and particularly during any construction, maintenance, renewal, repair, removal, demolition or reinstatement works, to avoid doing any damage or causing any disturbance or obstruction to the Portions.
- (37) (a) In the event of non-fulfilment of the Grantee's obligations under Special Condition Nos. (35)(a), (35)(b) and (36)(a) hereof and sub-clause (b) of this Special Condition within the said time limit specified by the Director the Government may carry out the necessary construction works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee. For the purpose of carrying out the works aforesaid, the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon.
  - (b) In the event of any redevelopment of the lot or any part thereof or otherwise whereby the Footbridge Links (including the two lifts and the two covered staircases referred to in Special Condition No. (35)(a)(ii) hereof), the Footbridge Connections and Supports and the Covered Footbridge, or any part thereof are required to be demolished, the Grantee shall, within such time limit as shall be determined by the Director, at his own expense and to the satisfaction of the Director, replace the same by the construction and completion of such new footbridge links (including the two lifts and the two covered staircases referred to in Special ConditionNo. (35)(a)(ii) hereof), new footbridge connections and supports and new covered footbridge in such manner with such design and materials and at such width, levels, standards, alignment and positions as the Director shall approve or require.
  - (c) The Grantee shall throughout the term hereby agreed to be granted at his own expense repair, maintain and manage the Footbridge Links (including the two lifts and the two covered staircases referred to in Special Condition No. (35)(a)(ii) hereof), the Footbridge Connections and Supports and the Covered Footbridge and any replacement or replacements thereof which may be constructed by the Grantee in accordance with sub-clause (b) of this Special Condition in a clean, tidy and good and substantial repair and condition and in all respects to the satisfaction of the Director. In the event of non-fulfilment of the Grantee's obligations under this sub-clause the Government may carry out the necessary repair and maintenance works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee. For the purpose Of carrying out the works referred to in this sub-clause (c), the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon.
  - (d) The Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them of the rights conferred under sub-clauses (a) and (c) of this Special Condition, and no claim shall be made against it or them by the Grantee in respect of any loss, damage, nuisance or disturbance.
  - (e) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in Special Condition Nos. (34)(e), (35)(c)(iv)(I) and (36)(b)(iv) hereof neither the Grantee intends to dedicate nor the Government consents to any dedication of the 24-hour Walkway, the Footbridge Links and the Covered Footbridge or any of them to the public for the right of passage.

- Regulations, any amendment thereto or substitution therefor.
- Footbridge Connections and Supports and the Covered Footbridge.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

where the context otherwise requires:-

. . .

### "Footbridge Links"

means the pedestrian ways and paths (including two lifts and two covered staircases) constructed or to be constructed in accordance with Special Condition Nos.(35)(a)(i) and (ii) of the Government Grant for the purposes of linking the Land and the Development to the Proposed Footbridges and to the footpaths at street level adjacent to the Land and forms part of the Commercial Accommodation;

...."

Clause 22(b) of Section E of the deed of mutual covenant stipulates that:-

Clause 7(IV) of Part I of Second Schedule of the deed of mutual covenant stipulates that:-

"7. Rights, Easements and Privileges applicable to the Government

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(f) It is expressly agreed and declared that the obligations on the part of the Grantee contained in Special Condition Nos. (34)(e), (35)(c)(iv)(I) and (36)(b)(iv) hereof will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning)

(g) The Grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liability and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the construction, alteration, repair and maintenance of the 24-hour Walkway, the Footbridge Links, the

"In this Deed the following words and expressions shall have the meanings ascribed to them except

"(b)The Owners of the Commercial Accommodation shall, at their own expense, be responsible for maintaining the parts of the completed Pedestrian Link forming parts of the Commercial Accommodation, 24-hour Walkway, Lay-By which form parts of the Commercial Accommodation and the completed Pedestrian Walkway To Lay-By, Footbridge Connections and Supports, Footbridge Links and Covered Footbridge in good and substantial repair condition and in all respects to the satisfaction of the Director in accordance with Special Condition Nos.(34)(c) and (d), (49)(a) and (b) and (37)(c) of the Government Grant respectively."

IV. In respect of the Proposed Footbridges, full right or liberty to the Government, its officers, agents, contractors, workmen and other duly authorized personnel free of all costs and charges to occupy part or parts of the Land and the Development and all necessary rights of ingress, egress and regress to and from the Land and the Development for the purposes of designing, constructing, connecting, managing, keeping, repairing and maintaining the Proposed Footbridges and carrying out site investigation and survey as necessary for their design and construction and the right to connect the Proposed Footbridges to the Footbridge Connections and Supports and the Footbridge Links."

Clause 4 of Part II of Second Schedule of the deed of mutual covenant stipulates that:-

"4. The right for all the members of the public at all times during 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the 24-hour Walkway, the Lay-By, the Pedestrian Walkway To Lay-By, the Footbridge Links (including the lifts thereof which shall be in operation 24 hours a day) and the Proposed Footbridges as referred to in Special Conditions Nos.(34)(a)-(e), (49)(c) and (35)(a)-(c) respectively."

Clause 3(a) of Third Schedule of the deed of mutual covenant stipulates that:-

"(a) The Owner(s) of the Commercial Accommodation shall not use or permit or suffer to be used any part of the Footbridge Links, the Proposed Footbridges and the Covered Footbridge, which form parts of the Commercial Accommodation, either externally or internally for advertising or for display of any signs, notices or posters whatsoever unless otherwise approval or required by the Director"

### 7. Covered Footbridge

Under Special Condition No.(36) of the land grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands construct and provide the Covered Footbridge.

### (I) Provisions of the land grant

- (36) (a) The Grantee shall on or before the date stipulated in Special Condition No. (13) hereof at his own expense, in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director erect, provide and construct with such materials and to such standards, levels, alignment, disposition and designs as shall be required or approved by the Director one single storey covered footbridge and such other structural supports and connections (including any supports and connections which the Director in his absolute discretion considers necessary for any future extension to the covered footbridge) together with such ramps, associated staircases, openings, landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his discretion may require or approve, in the positions shown and marked "PROP.FB1" on Plan Ia (hereinafter collectively referred to as "the Covered Footbridge"). The Covered Footbridge shall have a clear internal width of not less than 4.0 metres and a minimum clear internal headroom of 2.8 metres.
  - (b) (i) The Covered Footbridge shall not be used for any purpose other than for the passage of all members of the public on foot or by wheelchair.
    - (ii) The Grantee shall not use or permit or suffer to be used any part of the Covered Footbridge either externally or internally for advertising or for the display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director.

- (iii) The Grantee shall not do or permit or suffer to be done in the Covered Footbridge anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under the Covered Footbridge or to any owner or occupier of any adjacent or neighbouring lot or lots or premises.
- (iv) The Grantee shall at all times during the day or night throughout the period during which the Covered Footbridge is in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Covered Footbridge.
- (v) Any portion of the Covered Footbridge erected or to be erected within the lot shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (17)(d) hereof. For the purposes of this Special Condition, the decision of the Director as to what constitutes the Covered Footbridge shall be final and binding on the Grantee.
- (37) (a) In the event of non-fulfilment of the Grantee's obligations under Special Condition Nos. (35)(a), (35)(b) and (36)(a) hereof and sub-clause (b) of this Special Condition within the said time limit specified by the Director the Government may carry out the necessary construction works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee. For the purpose of carrying out the works aforesaid, the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon.
  - (b) In the event of any redevelopment of the lot or any part thereof or otherwise whereby the Footbridge Links (including the two lifts and the two covered staircases referred to in Special Condition No. (35)(a)(ii) hereof), the Footbridge Connections and Supports and the Covered Footbridge, or any part thereof are required to be demolished, the Grantee shall, within such time limit as shall be determined by the Director, at his own expense and to the satisfaction of the Director, replace the same by the construction and completion of such new footbridge links (including the two lifts and the two covered staircases referred to in Special Condition No. (35)(a)(ii) hereof), new footbridge connections and supports and new covered footbridge in such manner with such design and materials and at such width, levels, standards, alignment and positions as the Director shall approve or require.
  - (c) The Grantee shall throughout the term hereby agreed to be granted at his own expense repair, maintain and manage the Footbridge Links (including the two lifts and the two covered staircases referred to in Special Condition No. (35)(a)(ii) hereof), the Footbridge Connections and Supports and the Covered Footbridge and any replacement or replacements thereof which may be constructed by the Grantee in accordance with sub-clause (b) of this Special Condition in a clean, tidy and good and substantial repair and condition and in all respects to the satisfaction of the Director. In the event of non-fulfilment of the Grantee's obligations under this sub-clause the Government may carry out the necessary repair and maintenance works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee. For the purpose of carrying out the works referred to in this sub-clause (c), the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon.

- (d) The Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them of the rights conferred under sub-clauses (a) and (c) of this Special Condition, and no claim shall be made against it or them by the Grantee in respect of any loss, damage, nuisance or disturbance.
- (e) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in Special Condition Nos. (34)(e), (35)(c)(iv)(I) and (36)(b)(iv) hereof neither the Grantee intends to dedicate nor the Government consents to any dedication of the 24-hour Walkway, the Footbridge Links and the Covered Footbridge or any of them to the public for the right of passage.
- (f) It is expressly agreed and declared that the obligations on the part of the Grantee contained in Special Condition Nos. (34)(e), (35)(c)(iv)(I) and (36)(b)(iv) hereof will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.
- (g) The Grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liability and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the construction, alteration, repair and maintenance of the 24-hour Walkway, the Footbridge Links, the Footbridge Connections and Supports and the Covered Footbridge.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

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

. . .

### "Covered Footbridge"

means the one single storey covered footbridge and such other structural supports and connections constructed or to be constructed in accordance with Special Condition No.(36)(a) of the Government Grant and part of which forms part of the Commercial Accommodation;

...."

Clause 17 of Section E of the deed of mutual covenant stipulates that:-

Clause 22(b) of Section E of the deed of mutual covenant stipulates that:-

Clause 4 of Part II of Second Schedule of the deed of mutual covenant stipulates that:-

**"**4. (49)(c) and (35)(a)-(c) respectively."

Clause 3(a) of Third Schedule of the deed of mutual covenant stipulates that:-

Director."

Clause 6 of Third Schedule of the deed of mutual covenant stipulates that:-

Government Grant."

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"17. The Owners shall provide and permit, in accordance with the relevant Special Conditions of the Government Grant, the Director and his duly authorized officers, agents, contractors and his or their workmen to have unrestricted ingress, egress and regress at all times to, from and through the Land and the Development with or without tools, equipment, machinery or motor vehicles for the purposes of, inter alia, inspection and carrying out any works in respect of the Reserved Areas, the Proposed Footbridges, the Covered Footbridge and any other areas as specified in the relevant Special Conditions in the Government Grant throughout the Term thereof."

"(b) The Owners of the Commercial Accommodation shall, at their own expense, be responsible for maintaining the parts of the completed Pedestrian Link forming parts of the Commercial Accommodation, 24-hour Walkway, Lay-By which form parts of the Commercial Accommodation and the completed Pedestrian Walkway To Lay-By, Footbridge Connections and Supports, Footbridge Links and Covered Footbridge in good and substantial repair condition and in all respects to the satisfaction of the Director in accordance with Special Condition Nos.(34)(c) and (d), (49)(a) and (b) and (37)(c) of the Government Grant respectively."

The right for all the members of the public at all times during 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the 24-hour Walkway, the Lay-By, the Pedestrian Walkway To Lay-By, the Footbridge Links (including the lifts thereof which shall be in operation 24 hours a day) and the Proposed Footbridges as referred to in Special Conditions Nos.(34)(a)-(e),

"(a) The Owner(s) of the Commercial Accommodation shall not use or permit or suffer to be used any part of the Footbridge Links, the Proposed Footbridges and the Covered Footbridge, which form parts of the Commercial Accommodation, either externally or internally for advertising or for display of any signs, notices or posters whatsoever unless otherwise approval or required by the

"6. No Owner shall permit or suffer any hawker to carry on business within the Land and the Development and the Covered Footbridge. For the purpose of this Clause, "hawker" shall be as defined in Section 2 of the Public Health and Municipal Services Ordinance (Chapter 132 of the Laws of Hong Kong Special Administrative Region), any regulations made thereunder and any amending legislation subject to such modification contained in Special Condition No.(53) of the

### 8. Private Open Space For Public Use

Under Special Condition No.(42) of the land grant, the grantee shall at his own expense, in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director of Lands erect, construct, provide and landscape the Private Open Space For Public Use.

### (I) Provisions of the land grant

- (42) (a) (i) The Grantee shall at his own expense, in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director erect, construct, provide and landscape open space or spaces within the lot with a total area of not less than 10,298 square metres (which open space or spaces are hereinafter referred to as "the Private Open Space").
  - (ii) Not less than 1,500 square metres of the Private Open Space as referred to in sub-clause (a)(i) of this Special Condition shall be provided on ground level (the decision of the Director as to what constitutes the ground level shall be final and binding on the Grantee).
  - (iii) Not less than 1,000 square metres of the said 1,500 square metres of the Private Open Space as referred to in sub-clause (a)(ii) of this Special Condition shall be a landscaped open plaza for public use (which space is hereinafter referred to as "the Private Open Space For Public Use") with the planting of such shrubs and trees to such level, standard and design as may be approved by the Director.
  - (b) (i) The Private Open Space shall be completed and made fit for use on or before the date referred to in Special Condition No. (13) hereof.
    - (ii) Subject to sub-clauses (a)(iii) and (c) of this Special Condition, the Private Open Space shall not be used for any purpose other than for recreational purposes for the proper use and enjoyment of the lot by the residents of the building or buildings erected or to be erected on the lot and their bona fide guests and visitors.
  - (c) Without prejudice to the generality of sub-clause (d) of this Special Condition, the Grantee shall upon completion of construction of the Private Open Space For Public Use and throughout the term hereby agreed to be granted
    - (i) keep the Private Open Space For Public Use open for the use and enjoyment by all members of the public 24 hours a day free of charge without any interruption; and
    - (ii) at his own expense and to the satisfaction of the Director display notice in prominent location informing the public that the Private Open Space For Public Use is open to the public and setting out the opening hours and such other relevant information as may be required from time to time by the Director.
  - (d) The Grantee shall throughout the term hereby agreed to be granted at his own expense upkeep, maintain, repair and manage the Private Open Space For Public Use together with everything thereon in all respects to the satisfaction of the Director.
  - (e) In the event of the non-fulfilment of the Grantee's obligations relating to the Private Open Space For Public Use under sub-clauses (a), (b) and (d) of this Special Condition within the time limit stipulated in sub-clause (b) of this Special Condition, the Government may carry out the necessary works relating to the Private Open Space For Public Use at the cost of the Grantee

who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

- (f) For the purpose of carrying out the works as referred to in sub-clause (e) of this Special Condition, the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon. The Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clauses (a), (b), (c) and (d) of this Special Condition or the exercise of the rights by the Government under sub-clause (e) of this Special Condition or otherwise, and no claim for compensation shall be made against it or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (g) The Private Open Space For Public Use shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (17)(d) hereof.
- (h) It is hereby expressly agreed, declared and provided that the obligation on the part of the Grantee contained in Special Condition No. (42)(c) hereof arises only as a matter of contract between the Grantee and the Government and that neither the Grantee nor the Government intends to dedicate nor consents to any dedication of the Private Open Space For Public Use to the public for use.
- (i) It is expressly agreed and declared that the contractual obligation on the part of the Grantee contained in, Special Condition No. (42)(c) hereof will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.
- (j) The Grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liability and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the formation, construction, repair and maintenance of the Private Open Space For Public Use.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

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

### "Private Open Space for Public Use"

means portion (not less than 1,000 square metres) of the Private Open Space on ground level landscaped as an open plaza for public use in accordance with Special Condition No.(42)(a)(iii) and forms part of the Commercial Accommodation;

### ...."

Clause 15 of Section E of the deed of mutual covenant stipulates that:-

"15. The Owners of the Commercial Accommodation shall at their own expense upkeep maintain repair and manage the Private Open Space for Public Use together with any structures facilities and installations thereon or therein to the satisfaction of the Director in accordance with Special Condition No.(42)(d) of the Government Grant."

Clause 1(b)(xvii) of Section I of the deed of mutual covenant stipulates that:-

- "(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-
  - . . .
  - (xvii) To manage, control and supervise the use and operation of the Private Recreational Areas and Facilities and the Private Open Space (excluding Private Open Space for Public Use) to insure against liability to persons using the same and to make, vary and enforce regulations regarding the persons using the same, the hours of use, fees for use and all other matters relating thereto provided that all fees and income which form part of the management fund shall be applied by the Manager towards the management repair, maintenance and improvement of the respective facilities."

Clause 1(n) of Section J of the deed of mutual covenant stipulates that:-

- "1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Estate and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and shall be paid by the Owners of the Estate in the manner herein provided :-
  - (n) the costs of maintaining, operating, staffing, insuring and all other costs in connection with the Private Recreational Areas and Facilities and the Private Open Space (excluding the Private Open Space for Public Use);"

Clause 5 of Part II of Second Schedule of the deed of mutual covenant stipulates that:-

The right for all members of the public to use the Private Open Space for Public Use at all times "5. during 24 hour a day free of charge without any interruption."

### Lay-By and Pedestrian Walkway To Lay-By 9.

Under Special Condition No. (49)(a) of the land grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director provide and thereafter manage and maintain the Lay-By.

Under Special Condition No. (49)(b) of the land grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director design, lay, form, provide, construct and surface and thereafter manage and maintain the Pedestrian Walkway To Lay-By.

### (I) Provisions of the land grant

- - interruption.
  - Pedestrian Walkway To Lay-By.
  - Special Condition No. (17)(d) hereof.
  - respectively.
  - any amendment thereto or substitution therefor.
- form part of the Common Areas.

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(49) (a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide and thereafter manage and maintain at the ground level of the lot (the decision of the Director as to what constitutes the ground level shall be final and binding on the Grantee) a lay-by measuring 2.5 metres in width and 40 metres in length with a minimum headroom of 4.7 metres for the picking up and setting down of passengers from motor vehicles (including taxis) (hereinafter referred to as "the Lay-By").

(b) The Grantee shall at his own expense and in all respects to the satisfaction of the Director design, lay, form, provide, construct and surface and thereafter manage and maintain at the ground level of the lot (the decision of the Director as to what constitutes the ground level shall be final and binding on the Grantee) a pedestrian walkway with a width of not less than 3 metres (hereinafter referred to as "the Pedestrian Walkway To Lay-By") so as to link up the Lay-By and the entrance of the Nam Cheong Station.

(c) The Grantee shall throughout the term hereby agreed to be granted keep the Lay-By and the Pedestrian Walkway To Lay-By open for the use by the public 24 hours a day free of charge and without any

(d) The Grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liability and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the formation, construction, repair and maintenance of the Lay-By and the

(e) The Director shall at his sole discretion decide the whole or part of the area of the Lay-By and the Pedestrian Walkway To Lay-By that may be excluded from the calculation of the total gross floor area stipulated in

(f) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in the sub-clause (c) of this Special Condition neither the Grantee intends to dedicate nor the Government consents to any dedication of the Lay-By and the Pedestrian Walkway To Lay-By to the public for the picking up and setting down of passengers from motor vehicles and for the right of passage

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

(50) The spaces, the Lay-By and the Pedestrian Walkway To Lay-By provided within the lot in accordance with Special Condition Nos. (44)(a)(iii), (45) and (49) hereof shall be designated as and

(51) A plan approved by the Director indicating the layout of all the parking, loading and unloading spaces and lay-by to be provided within the lot in accordance with Special Condition Nos. (44), (45), (46) and (49) hereof, or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except any underletting of the MTR Portion under Special Condition No. (26)(b) hereof, granting of the right to MTRCL to have access to, use and occupy the KCR Portion under Special Condition No. (26)(e) hereof, MTRCL's further granting any of their right to have access to, use and occupy part or parts of the KCR Portion under Special Condition No. (26)(c)(iii) hereof, any underletting under Special Condition No. (26)(d) hereof, the assignment referred to in Special Condition No. (27)(a) hereof, vesting of NCS Undivided Shares to F.S.I. as provided under Special Condition No. (29)(b) hereof, a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No. (38)(a)(iii) hereof, a building mortgage under Special Condition No. (38)(a)(iv) hereof, the assignment referred to in Special Condition No. (38)(b) hereof 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 deposit. The said parking, loading and unloading spaces and lay-by indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Condition Nos. (44), (45) and (49) hereof. The Grantee shall maintain the parking, loading and unloading spaces, lay-by and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

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

...

"Lay-By"

means the lay-by provided or to be provided at the ground level of the Land in accordance with Special Condition No.(49)(a) for the picking up and setting down of passengers from motor vehicles (including taxis) and forms part of the Commercial Accommodation;

...

### "Pedestrian Walkway To Lay-By"

means the pedestrian walkway provided or to be provided at the ground level of the Land in accordance with Special Condition No.(49)(b) so as to link up the Lay-By and the entrance of the Station Complex and forms part of the Commercial Accommodation;

..."

Clause 22(b) of Section E of the deed of mutual covenant stipulates that:-

"(b) The Owners of the Commercial Accommodation shall, at their own expense, be responsible for maintaining the parts of the completed Pedestrian Link forming parts of the Commercial Accommodation, 24-hour Walkway, Lay-By which form parts of the Commercial Accommodation and the completed Pedestrian Walkway To Lay-By, Footbridge Connections and Supports, Footbridge Links and Covered Footbridge in good and substantial repair condition and in all respects to the satisfaction of the Director in accordance with Special Condition Nos.(34)(c) and (d), (49)(a) and (b) and (37)(c) of the Government Grant respectively."

Clause 4 of Part II of Second Schedule of the deed of mutual covenant stipulates that:-

"4. The right for all the members of the public at all times during 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the 24-hour Walkway, the Lay-By, the Pedestrian Walkway To Lay-By, the Footbridge Links (including the lifts thereof which shall be in operation 24 hours a day) and the Proposed Footbridges as referred to in Special Conditions Nos.(34)(a)-(e), (49)(c) and (35)(a)-(c) respectively."

### 10. Maintenance of and Access to the Existing PTI

Under Special Condition No. (54) of the land grant, the grantee shall maintain the Existing PTI until such time when the grantee at his own expense has completed in all respects to the satisfaction of the Director of Lands all modification works of the existing bus lay-bys located on Sham Mong Road outside and opposite the Nam Cheong Station.

Under Special Condition No. (54) of the land grant, the grantee shall allow unrestricted and free access to the Existing PTI for all Government and public vehicular and pedestrian traffic.

Note: The obligation under Special Condition No. (54) of the land grant has lapsed as the Existing PTI has been demolished. For this reason, it is not practicable to show the location of the facilities mentioned above by a plan.

### (I) Provisions of the land grant

(54) (a) Upon possession of the lot given to and taken by the Grantee in accordance with Special Condition No. (5)(a) hereof, the Grantee acknowledges that there is an existing Temporary Public Transport Interchange including the taxi stand at the Nam Cheong Station (hereinafter referred to as "the Existing PTI") within the lot and undertakes to maintain the Existing PTI in accordance with sub-clause (b) of this Special Condition. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence and use of the Existing PTI and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liability, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence, use and subsequent demolition of the Existing PTI and anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the maintenance of the Existing PTI.

- (b) The Existing PTI shall not be used for any purpose other than for a public transport interchange. and shall remain in operation, until such time when the Grantee at his own expense has completed in all respects to the satisfaction of the Director all modification works of the existing bus lay-bys located on Sham Mong Road outside and opposite the Nam Cheong Station.
- (c) The Government shall have the absolute discretion at any time to determine on the public use of the Existing PTI or any part thereof so long as the Existing PTI is being used pursuant to sub-clause (b) of this Special Condition.
- (d) The Grantee shall allow unrestricted and free access to the Existing PTI for all Government and public vehicular and pedestrian traffic and the Government shall have absolute right in exercising its power under the Road Traffic Ordinance (Cap. 374) and the Public Bus Services Ordinance (Cap. 230), any regulations made thereunder and any amending legislation in relation to the Existing PTI.

### (II) Provisions of the deed of mutual covenant

Not applicable.

- expense of the owners of the residential properties in the Phase
  - 1. The Supporting Structures within the XRL Reserved Area

Under Special Condition No.(10) of the land grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands maintain the Supporting Structures within the XRL Reserved Area (with or without modification or reconstruction by the Government).

### (I) Provisions of the land grant

- referred to as "the XRL Reserved Area").

  - Director.
  - from the XRL Reserved Area.
  - Government).



B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the

(10) (a) (i) Subject to Special Condition No.(5)(a)(ii) hereof, there are excepted and reserved unto the Government the underground stratum in the areas shown coloured pink cross-hatched green hatched black stippled black, pink hatched black stippled black, pink hatched black (including the area coloured pink hatched black within the area coloured pink and pink hatched black edged indigo) and pink hatched black hatched red on Plan Ia between the levels of 8.20 metres below the Hong Kong Principal Datum and 38.70 metres below the Hong Kong Principal Datum for the purpose of construction, operation and maintenance of the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (hereinafter referred to as "the XRL") (the underground stratum excepted and reserved in this sub-clause (a)(i) is hereinafter

(ii) No building or structure or support for any building or structure shall be erected or constructed or remain within or on the XRL Reserved Area save and except those existing structures, piles, foundations, footings or supports, with or without modification, and new structures, piles, foundations, footings or supports which are approved in writing by the Director for the support of the development on the lot (hereinafter collectively referred to as the "Supporting Structures"). The Government shall have the right to demolish, modify, remove and reconstruct any part or parts of the Supporting Structures within the XRL Reserved Area at its own costs before the Second Deferred Possession Area Delivery Date.

(b) Throughout the term hereby agreed to be granted, the Grantee shall at his own expense maintain the Supporting Structures (with or without modification or reconstruction by the Government) in good and substantial repair and condition and in all respects to the satisfaction of the

(c) The Grantee hereby indemnifies and shall keep indemnified the Government from and against all liability and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the construction, alteration, repair and maintenance of the Supporting Structures and removal of any building or structure or support for any building or structure not approved by the Director

(d) The Grantee shall have no rights, title, ownership, possession or use of the XRL Reserved Area except the Supporting Structures (with or without modification or reconstruction by the

- (e) Neither the Grantee nor any other person shall make any objection to or have any right or claim to compensation against the Government whatsoever under any enactment or otherwise in respect of the exception and reservation under sub-clauses (a) and (f) of this Special Condition or in respect of any liabilities, loss, damages, claims, costs, actions, demands and proceedings of whatsoever nature howsoever caused arising out of or as a consequence of the use of the XRL Reserved Area for the purpose of the XRL or otherwise.
- (f) There are excepted and reserved unto the Government, its officers, agents, contractors and workmen or other duly authorized personnel, the XRL Operator and the Nominated Persons (as defined respectively in Special Condition Nos.(66)(a)(i) and (66)(a)(ii) hereof) free of costs and charges the following rights:
  - (i) the right of support and protection for the XRL and the buildings or structures erected or to be erected within the XRL Reserved Area and their supporting structures and connections;
  - (ii) the right to enter upon the lot with or without tools, equipment, plant, machinery or motor vehicles for the purpose of connecting, constructing, inspecting, maintaining, repairing and renewing the XRL and the structures and installations supporting or appurtenant to the XRL;
  - (iii) the right to all necessary easements, rights of way through the lot and any buildings or structures erected or to be erected on the lot to and from the XRL Reserved Area and any part or parts thereof and the structures and installations supporting or appurtenant to the XRL Reserved Area; and
  - (iv) the right of passage of gas, electricity, water, drainage or other effluent, air, telephone lines and other services to and from the XRL Reserved Area and any part or parts thereof through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or running along, through, over, upon, under or in the lot or any buildings, structures and erections thereon or any part or parts thereof.
- (g) The Government, its officers, agents, contractors and workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other persons whether arising out of or incidental to the exercise of the rights conferred under sub-clauses (a) and (f) of this Special Condition and the fulfilment of the Grantee's obligations under sub-clause (b) of this Special Condition, and no claim for compensation shall be made against it by the Grantee in respect of any such loss, damage, nuisance or disturbance.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

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

"XRL Reserved Area"

means the underground stratum in the areas referred to in Special Condition No.(10)(a)(i) of the Government Grant shown coloured pink cross-hatched green hatched black stippled black, pink hatched black stippled black, pink hatched black (including the area coloured pink hatched black within the area coloured pink and pink hatched black edged indigo) and pink hatched black hatched red on Plan Ia annexed to the Government Grant for the purpose of construction, operation and maintenance of the XRL."

Clauses 7(I)(a) and 7(I)(b) of Part I of Second Schedule of the deed of mutual covenant stipulate that:-

### "7. Rights, Easements and Privileges applicable to the Government

- I. In respect of the First Public Road Reserved Area, the Subway Reserved Area, the Second Public Road Reserved Area, the Highway Reserved Area and the XRL Reserved Area:
- (a) The right of support and protection for the First Public Road, Pedestrian Subway, Second Public Road, West Kowloon Highway and XRL and the buildings or structures erected or to be erected within or on the above reserved areas, and their supporting structures and connections.
- (b) The right to enter upon the Land and the Development with or without tools, equipment, plant, machinery or motor vehicles for the purpose of connecting, constructing, inspecting, maintaining, repairing and renewing First Public Road, Pedestrian Subway, Second Public Road, West Kowloon Highway and XRL and the structures and installations in the above reserved areas."

### **Access to Station Entrance**

Under Special Condition No.(31)(c) of the land grant, the members of the public shall be permitted during the operational hours of the Nam Cheong Station to access to and from the existing station entrance in AREA C (as marked on Plan Ia annexed to the land grant) during the construction of the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link until the possession of the Second Deferred Possession Area (as defined in Special Condition No.(5)(a)(ii)(II) of the land grant) is given to and taken by the grantee under the land grant.

Note: Possession of the Second Deferred Possession Area had been given to and taken by the grantee under the land grant, the obligation under Special Condition No. (31)(c) of the land grant has lapsed.

### (I) Provisions of the land grant

(31) (c) (i) There is reserved to the Government, its officers, agents, contractors, workmen or other duly authorized personnel, with or without tools, equipment, plants, machinery or motor vehicles the right of occupation and unrestricted ingress, egress and regress at all times to, from and through the area of the lot shown coloured pink and pink hatched black edged indigo and marked 'AREA C' on Plan Ia (hereinafter referred to as "AREA C") above the XRL Reserved Area or any part or parts of the lot and the Nam Cheong Station for the purposes of demolition, modification and reconstruction at, its or their own costs of the building or buildings or structure, or structures, piles, foundations, footings and supports (including any of the installations and facilities therein) erected or to be erected therein as may be required by the Government for the purpose of or in connection with the construction of the XRL at the sole discretion of the Director.

- (ii) In exercising the rights conferred under sub-clause (c)(i), of this Special Condition, the Government shall:
  - (I) permit during the operational hours of the Nam Cheong Station members of the public access to and from the existing station entrance in AREA C (hereinafter referred to as the "Station Entrance") or any part or parts thereof; and
  - (II) not, without the consent of the Railway Corporations (as defined in Special Condition No. (65)(a) hereof) (which consent shall not be unreasonably withheld), do anything which might adversely affect the operation and safety of the railway therein.
- (iii) Without prejudice to Special Condition Nos. (65) and (66) hereof, the rights conferred under sub-clause (c)(i) of this Special Condition shall cease and determine when the possession of the Second Deferred Possession Area is given to and taken by the Grantee under Special Condition No.(5)(a)(ii)(II) hereof.
- (iv) The Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them of the rights conferred under sub-clause (c)(i) of this Special Condition, and no claim shall be made against it or them by the Grantee in respect of any loss, damage, nuisance or disturbance.

### (II) Provisions of the deed of mutual covenant

Not applicable.

### 3. Access to Nam Cheong Station

Under Special Condition No.(32) of the land grant, the grantee shall permit during the operational hours of the Nam Cheong Station members of the public with all types of vehicles (if appropriate) for all lawful purposes freely and without payment of any nature whatsoever to enter into, upon and through such part or parts of the lot and in, under, through, on or over any buildings, structures and erections thereon designated by the grantee for the purpose of access to and from the Nam Cheong Station.

### (I) Provisions of the land grant

(32) The Grantee shall throughout the term hereby agreed to be granted permit during the operational hours of the Nam Cheong Station members of the public with all types of vehicles (if appropriate) for all lawful purposes freely and without payment of any nature whatsoever to enter into, upon and through such part or parts of the lot and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to and from the Nam Cheong Station.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

where the context otherwise requires:-

### "Station Complex"

means the railway station within the Development known at the date hereof as "Nam Cheong Station" which comprise of the KCR Portion and the MTR Portion under Special Condition No.(24)(a) of the Government Grant and, for the avoidance of doubt, the lowest slab at the ceiling (including the water-proofing slab and system and associated protection immediately above) of the KCR Portion and the MTR Portion situated under the Estate or any part thereof shall form the upper boundary and parts of the Station Complex, and all foundations, columns, beams and other structural parts of the KCR Portion and the MTR Portion located below the said upper boundary of the Station Complex whether or not such foundations, columns, beams and structural parts support the Estate or any part thereof shall form parts of the Station Complex. For further avoidance of doubts, the following shall fall outside the boundary of the Station Complex and shall not form part of the Station Complex: all the slabs above the said upper boundary of the Station Complex including all the slabs above the said water-proofing slab and system and associated protection immediately above, and all utilities, services, trenches, pits and facilities which serve the Estate or any part thereof, as well as all the finishes of the Estate;

...."

### 4. 24-hour Walkway

Under Special Condition No.(34) of the land grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands design, provide and thereafter manage and maintain the 24-hour Walkway.

### (I) Provisions of the land grant

- - ramps and other structures) shall not be less than 4.5 metres.

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"In this Deed the following words and expressions shall have the meanings ascribed to them except

(34) (d) (i) The Grantee shall at his own expense and in all respects to the satisfaction of the Director design, provide and thereafter manage and maintain within the lot a pedestrian walkway (hereinafter referred to as "the 24-hour Walkway") which shall comprise such escalators, passenger lifts, staircases, ramps and other structures as may be approved or required from time to time by the Director so as to link up the Nam Cheong Station, the Pedestrian Subway, the Proposed Footbridges (as defined in Special Condition No. (35)(a)(i) hereof), the Covered Footbridge--(as defined in Special Condition No. (36)(a) hereof), the ground level of the lot and the footpaths at street level adjacent to the lot. The Pedestrian Subway shall be linked up to the rest of the 24-hour Walkway through the footpaths at street level adjacent to the lot outside the operational hours of the Nam Cheong Station. The Grantee shall submit a plan indicating the routing of the 24-hour Walkway to the Director for approval. The decision of the Director as to what constitutes the ground level of the lot and the street level shall be final and binding upon the Grantee.

(ii) The width of the 24-hour Walkway (excluding the said escalators, passenger lifts, staircases,

- (e) The Grantee shall throughout the term hereby agreed to be granted keep the 24-hour Walkway required to be provided under sub-clause (d)(i) of this Special Condition open for the use by the public 24 hours a day free of charge and without any interruption. The Grantee shall at his own expense keep the escalators and passenger lifts referred to in sub-clause (d)(i) of this Special Condition in operation 24 hours a day.
- (f) The Director shall at his sole discretion decide the whole of the area of the 24-hour Walkway or part thereof referred to in sub-clause (d) of this Special Condition that may be excluded from the calculation of the total gross floor area specified in Special Condition No. (17)(d) hereof.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

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

### "24-hour Walkway"

means the 24-hour pedestrian walkway comprising such escalators, passenger lifts, staircases, ramps and such other structures as may be approved or required by the Director constructed or to be constructed within the Land so as to link up the Station Complex, the Pedestrian Subway, the Proposed Footbridges, the Covered Footbridge, the ground level of the Land and the footpaths at street level adjacent to the Land in accordance with Special Condition No.(34)(d) of the Government Grant and forms part of the Commercial Accommodation;

...."

Clause 22(b) of Section E of the deed of mutual covenant stipulates that:-

"(b) The Owners of the Commercial Accommodation shall, at their own expense, be responsible for maintaining the parts of the completed Pedestrian Link forming parts of the Commercial Accommodation, 24-hour Walkway, Lay-By which form parts of the Commercial Accommodation and the completed Pedestrian Walkway To Lay-By, Footbridge Connections and Supports, Footbridge Links and Covered Footbridge in good and substantial repair condition and in all respects to the satisfaction of the Director in accordance with Special Condition Nos.(34)(c) and (d), (49)(a) and (b) and (37)(c) of the Government Grant respectively."

Clause 4 of Part II of Second Schedule of the deed of mutual covenant stipulates that:-

The right for all the members of the public at all times during 24 hours a day for all lawful purposes "4. freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the 24-hour Walkway, the Lay-By, the Pedestrian Walkway To Lay-By, the Footbridge Links (including the lifts thereof which shall be in operation 24 hours a day) and the Proposed Footbridges as referred to in Special Conditions Nos.(34)(a)-(e), (49)(c) and (35)(a)-(c) respectively."

### 5. Footbridge Links

Under Special Condition No.(35) of the land grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director construct and provide the Footbridge Links.

### (I) Provisions of the land grant

- (35) (a) (i) Upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense and in all respects to the satisfaction of the Director construct and provide:
  - (I) on or before the date stipulated in Special Condition No. (13) hereof pedestrian ways street level adjacent to the lot; and
  - (II) on or before the date stipulated in Special Condition No. (13) hereof pedestrian ways determined by the Director and to the footpaths at street level adjacent to the lot;

at such levels and locations, with such materials and facilities, to such standards, in such manner and of such width, alignment, disposition and designs as shall be required or approved by the Director (the pedestrian ways and paths and the two sets of proposed footbridges referred to in sub-clauses (a)(i)(I) and (a)(i)(II) of this Special Condition are hereinafter respectively referred to as "the Footbridge Links" and "the Proposed Footbridges"). Each of the Proposed Footbridges shall have a minimum internal clear width of 4.0 metres.

- (ii) The Footbridge Links shall include
  - (I) two lifts (hereinafter referred to as "the Lifts", one for each set of the Proposed exceeding 10 metres from each of the two sets of the Proposed Footbridges; and
  - (ii) two covered staircases (one for each set of the Proposed Footbridges) located within a distance not exceeding 10 metres from each of the two sets of the Proposed Footbridges.
- (b) (i) The Grantee shall in providing the Footbridge Links at his own expense and in all respects to the satisfaction of the Director reserve sufficient space and erect, provide and construct in such manner with such materials and to such standards, levels, alignment, width, disposition and designs as the Director shall require or approve within the lot such connections, supports, columns, openings and landings as the Director shall require or approve (hereinafter collectively referred to as "the Footbridge Connections and Supports") so that the Proposed Footbridges can be connected to the lot at the locations and through the points provided in sub-clauses (a)(i)(I) and (a)(i)(II) of this Special Condition.

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and paths for the purposes of linking the lot to the proposed footbridges which shall be located at the locations marked "PROP.FB2" and through the points FB2a and FB2b and the points FB2c and FB2d indicated on Plan Ia or at such other locations and through such other points as may be determined by the Director and to the footpaths at

and paths for the purposes of linking the lot to the proposed footbridges which shall be located at the location marked "PROP.FB3" and through the points FB3a and FB3b indicated on Plan Ia or at such other locations and through such other points as may be

Footbridges) capable of carrying disabled persons and located within a distance not

- (ii) Throughout the term hereby agreed to be granted there shall be excepted and reserved unto the Government all rights of support and connection of the Proposed Footbridges to the building or buildings or structure or structures erected or to be erected on the lot.
- (c) (i) The Footbridge Links shall not be used for any purpose other than for receiving and linking to the Proposed Footbridges, and for the passage of all members of the public on foot or by wheelchair for gaining access to and from the Proposed Footbridges.
  - (ii) The Grantee shall not use or permit or suffer to be used any part of the Footbridge Links and the Proposed Footbridges either externally or internally for advertising or for the display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director.
  - (iii) The Grantee shall not do or permit or suffer to be done in the Footbridge Links and the Proposed Footbridges anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under the Footbridge Links and the Proposed Footbridges or to any owner or occupier of any adjacent or neighbouring lot or lots or premises.
  - (iv) (I) The Grantee shall throughout the term hereby agree to be granted keep the Footbridge Links open for use by the public 24 hours a day free of charge and without any interruption.
    - (II) Without prejudice to sub-clause (c)(iv)(I) of this Special Condition, the Grantee shall at his own expense keep the Lifts in operation 24 hours a day.
    - (III) The Grantee shall, after having completed the Footbridge Links and upon completion of each set of the Proposed Footbridges by the Government, at all times permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever 24 hours a day to pass, repass on foot or by wheelchair along, to, from, through, over, up and down each set of the Proposed Footbridges and to enter into, upon and through the lot or any part thereof and any building or buildings erected or to be erected thereon as is necessary for the purpose of gaining access to and from the Proposed Footbridges or any one of them which is or are in existence.
- (d) There is reserved unto the Government, its officers, agents, contractors, workmen and other duly authorized personnel free of all costs and charges:
  - (i) all necessary rights of occupation of part or parts of the lot and all necessary rights of ingress, egress and regress to and from the lot for the purposes of designing, constructing, connecting, managing, keeping, repairing and maintaining the Proposed Footbridges and carrying out site investigation and survey as necessary for their design and construction; and
  - (ii) the right to connect the Proposed Footbridges to the Footbridge Connections and Supports and the Footbridge Links.
- (e) The Government, its officers, agents, contractors, workmen and other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them of the rights conferred under sub-clauses (d) and (g) of this Special Condition, and no claim shall be made against it or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

- maintaining the new footbridge or footbridges.

- Portions.

## \_ \_ \_ \_ \_ \_

(f) When called upon to do so by the Director, the Grantee or the manager appointed in accordance with the DMC referred to in Special Condition No. (40)(a)(i) hereof for the time being of the lot or the Owners' Corporation incorporated pursuant to the Building Management Ordinance (Cap. 344) in respect of the lot shall at his or its own expense and in all respects to the satisfaction of the Director carry out all necessary works for the temporary closure of any opening or area in the building or buildings erected or to be erected on the lot as required or approved by the Director so as to enable the Proposed Footbridges or any replacement thereof referred to in sub-clause (g) of this Special Condition to be connected thereto. The Grantee, the said manager or the said Owners' Corporation (as the case may be) shall at all times while such opening or area is temporarily closed maintain the same at his or its own expense to the satisfaction of the Director.

(g) In the event of any redevelopment of the lot or any part thereof or otherwise whereby the Proposed Footbridges or any one of them is required to be demolished and new footbridge or footbridges is or are to be constructed at the points specified in sub-clauses (a)(i)(I) and (a)(i)(II)of this Special Condition, the Government, its officers, agents, contractors, workmen and the owner or owners of any neighbouring lot, his or their agents, contractors, workmen, employees, licensees and other duly authorized personnel with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress to, from and through the lot or any part thereof or any building or buildings or structure or structures erected or to be erected thereon at all times and free of cost for the purpose of demolition of the Proposed Footbridges or any one of them, and constructing a new footbridge or footbridges, and connecting such new footbridge or footbridges to the Footbridge Links and thereafter inspecting, keeping and

(h) The Grantee hereby acknowledges and agrees that the Government in no way represents or warrants whether by virtue of these Conditions or by any action taken in the exercise by the Government of the rights conferred under this Special Condition that the Proposed Footbridges will be constructed (or be reconstructed as provided in sub-clause (g) of this Special Condition) and the Government shall be under no liability whatsoever to the Grantee or to any person for any claims, loss or damage howsoever arising therefrom or in connection therewith or as a consequence thereof if the Proposed Footbridges will not be constructed (or be reconstructed).

(i) The Footbridge Links and any portion or portions of the Proposed Footbridges erected or to be erected within the lot if so required by the Government (such portion or portions of the Proposed Footbridges are hereinafter referred to as "the Portions") shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (17)(d) hereof. For the purpose of this Special Condition, the decision of the Director as to what constitutes the Footbridge Links and the Proposed Footbridges shall be final and binding on the Grantee.

(i) The Government will accept no responsibility or liability for any damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence of the Portions within the lot and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence of the Portions.

(k) The Grantee shall have no rights, title, ownership, possession or use of the Portions.

(1) The Grantee shall, during the subsistence of the Portions, take or cause to be taken all proper and adequate care, skill and precautions at all times throughout the term hereby agreed to be granted and particularly during any construction, maintenance, renewal, repair, removal, demolition or reinstatement works, to avoid doing any damage or causing any disturbance or obstruction to the

- (37) (a) In the event of non-fulfilment of the Grantee's obligations under Special Condition Nos. (35)(a), (35)(b) and (36)(a) hereof and sub-clause (b) of this Special Condition within the said time limit specified by the Director the Government may carry out the necessary construction works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee. For the purpose of carrying out the works aforesaid, the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon.
  - (b) In the event of any redevelopment of the lot or any part thereof or otherwise whereby the Footbridge Links (including the two lifts and the two covered staircases referred to in Special Condition No. (35)(a)(ii) hereof), the Footbridge Connections and Supports and the Covered Footbridge, or any part thereof are required to be demolished, the Grantee shall, within such time limit as shall be determined by the Director, at his own expense and to the satisfaction of the Director, replace the same by the construction and completion of such new footbridge links (including the two lifts and the two covered staircases referred to in Special Condition No. (35)(a)(ii) hereof), new footbridge connections and supports and new covered footbridge in such manner with such design and materials and at such width, levels, standards, alignment and positions as the Director shall approve or require.
  - (c) The Grantee shall throughout the term hereby agreed to be granted at his own expense repair, maintain and manage the Footbridge Links (including the two lifts and the two covered staircases referred to in Special Condition No. (35)(a)(ii) hereof), the Footbridge Connections and Supports and the Covered Footbridge and any replacement or replacements thereof which may be constructed by the Grantee in accordance with sub-clause (b) of this Special Condition in a clean, tidy and good and substantial repair and condition and in all respects to the satisfaction of the Director. In the event of non-fulfilment of the Grantee's obligations under this sub-clause the Government may carry out the necessary repair and maintenance works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee. For the purpose of carrying out the works referred to in this sub-clause (c), the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon.
  - (d) The Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them of the rights conferred under sub-clauses (a) and (c) of this Special Condition, and no claim shall be made against it or them by the Grantee in respect of any loss, damage, nuisance or disturbance.
  - (e) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in Special Condition Nos. (34)(e), (35)(c)(iv)(I) and (36)(b)(iv) hereof neither the Grantee intends to dedicate nor the Government consents to any dedication of the 24-hour Walkway, the Footbridge Links and the Covered Footbridge or any of them to the public for the right of passage.

- (f) It is expressly agreed and declared that the obligations on the part of the Grantee contained in Special Condition Nos. (34)(e), (35)(c)(iv)(I) and (36)(b)(iv) hereof will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.
- (g) The Grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liability and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the construction, alteration, repair and maintenance of the 24-hour Walkway, the Footbridge Links, the Footbridge Connections and Supports and the Covered Footbridge.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

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

### "Footbridge Links"

means the pedestrian ways and paths (including two lifts and two covered staircases) constructed or to be constructed in accordance with Special Condition Nos.(35)(a)(i) and (ii) of the Government Grant for the purposes of linking the Land and the Development to the Proposed Footbridges and to the footpaths at street level adjacent to the Land and forms part of the Commercial Accommodation;

Clause 22(b) of Section E of the deed of mutual covenant stipulates that:-

"(b) The Owners of the Commercial Accommodation shall, at their own expense, be responsible for maintaining the parts of the completed Pedestrian Link forming parts of the Commercial Accommodation, 24-hour Walkway, Lay-By which form parts of the Commercial Accommodation and the completed Pedestrian Walkway To Lay-By, Footbridge Connections and Supports, Footbridge Links and Covered Footbridge in good and substantial repair condition and in all respects to the satisfaction of the Director in accordance with Special Condition Nos.(34)(c) and (d), (49)(a) and (b) and (37)(c) of the Government Grant respectively."

Clause 7(IV) of Part I of Second Schedule of the deed of mutual covenant stipulates that:-

"7. Rights, Easements and Privileges applicable to the Government

IV. In respect of the Proposed Footbridges, full right or liberty to the Government, its officers, agents, contractors, workmen and other duly authorized personnel free of all costs and charges to occupy part or parts of the Land and the Development and all necessary rights of ingress, egress and regress to and from the Land and the Development for the purposes of designing, constructing, connecting, managing, keeping, repairing and maintaining the Proposed Footbridges and carrying out site investigation and survey as necessary for their design and construction and the right to connect the Proposed Footbridges to the Footbridge Connections and Supports and the Footbridge Links."

Clause 4 of Part II of Second Schedule of the deed of mutual covenant stipulates that:-

"4. The right for all the members of the public at all times during 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the 24-hour Walkway, the Lay-By, the Pedestrian Walkway To Lay-By, the Footbridge Links (including the lifts thereof which shall be in operation 24 hours a day) and the Proposed Footbridges as referred to in Special Conditions Nos.(34)(a)-(e), (49)(c) and (35)(a)-(c) respectively."

Clause 3(a) of Third Schedule of the deed of mutual covenant stipulates that:-

"(a)The Owner(s) of the Commercial Accommodation shall not use or permit or suffer to be used any part of the Footbridge Links, the Proposed Footbridges and the Covered Footbridge, which form parts of the Commercial Accommodation, either externally or internally for advertising or for display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director."

### 6. Covered Footbridge

Under Special Condition No.(36) of the land grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands construct and provide the Covered Footbridge.

### (I) Provisions of the land grant

- (36) (a) The Grantee shall on or before the date stipulated in Special Condition No. (13) hereof at his own expense, in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director erect, provide and construct with such materials and to such standards, levels, alignment, disposition and designs as shall be required or approved by the Director one single storey covered footbridge and such other structural supports and connections (including any supports and connections which the Director in his absolute discretion considers necessary for any future extension to the covered footbridge) together with such ramps, associated staircases, openings, landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his discretion may require or approve, in the positions shown and marked "PROP.FB1" on Plan Ia (hereinafter collectively referred to as "the Covered Footbridge"). The Covered Footbridge shall have a clear internal width of not less than 4.0 metres and a minimum clear internal headroom of 2.8 metres.
  - (b) (i) The Covered Footbridge shall not be used for any purpose other than for the passage of all members of the public on foot or by wheelchair.
    - (ii) The Grantee shall not use or permit or suffer to be used any part of the Covered Footbridge either externally or internally for advertising or for the display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director.

- of any adjacent or neighbouring lot or lots or premises.
- binding on the Grantee.
- erected or to be erected thereon.
  - positions as the Director shall approve or require.
  - or buildings erected or to be erected thereon.

## \_ \_ \_ \_ \_ \_

(iii) The Grantee shall not do or permit or suffer to be done in the Covered Footbridge anything that may be or become a nuisance or annovance or that may cause inconvenience or damage to any person or vehicle passing under the Covered Footbridge or to any owner or occupier

(iv) The Grantee shall at all times during the day or night throughout the period during which the Covered Footbridge is in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Covered Footbridge.

(v) Any portion of the Covered Footbridge erected or to be erected within the lot shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (17)(d) hereof. For the purposes of this Special Condition, the decision of the Director as to what constitutes the Covered Footbridge shall be final and

(37) (a) In the event of non-fulfilment of the Grantee's obligations under Special Condition Nos. (35)(a), (35)(b) and (36)(a) hereof and sub-clause (b) of this Special Condition within the said time limit specified by the Director the Government may carry out the necessary construction works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee. For the purpose of carrying out the works aforesaid, the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings

(b) In the event of any redevelopment of the lot or any part thereof or otherwise whereby the Footbridge Links (including the two lifts and the two covered staircases referred to in Special Condition No. (35)(a)(ii) hereof), the Footbridge Connections and Supports and the Covered Footbridge, or any part thereof are required to be demolished, the Grantee shall, within such time limit as shall be determined by the Director, at his own expense and to the satisfaction of the Director, replace the same by the construction and completion of such new footbridge links (including the two lifts and the two covered staircases referred to in Special Condition No. (35)(a)(ii) hereof), new footbridge connections and supports and new covered footbridge in such manner with such design and materials and at such width, levels, standards, alignment and

(c) The Grantee shall throughout the term hereby agreed to be granted at his own expense repair, maintain and manage the Footbridge Links (including the two lifts and the two covered staircases referred to in Special Condition No. (35)(a)(ii) hereof), the Footbridge Connections and Supports and the Covered Footbridge and any replacement or replacements thereof which may be constructed by the Grantee in accordance with sub-clause (b) of this Special Condition in a clean, tidy and good and substantial repair and condition and in all respects to the satisfaction of the Director. In the event of non-fulfilment of the Grantee's obligations under this sub-clause the Government may carry out the necessary repair and maintenance works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee. For the purpose of carrying out the works referred to in this sub-clause (c), the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building

- (d) The Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them of the rights conferred under sub-clauses (a) and (c) of this Special Condition, and no claim shall be made against it or them by the Grantee in respect of any loss, damage, nuisance or disturbance.
- (e) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in Special Condition Nos. (34)(e), (35)(c)(iv)(I) and (36)(b)(iv) hereof neither the Grantee intends to dedicate nor the Government consents to any dedication of the 24-hour Walkway, the Footbridge Links and the Covered Footbridge or any of them to the public for the right of passage.
- (f) It is expressly agreed and declared that the obligations on the part of the Grantee contained in Special Condition Nos. (34)(e), (35)(c)(iv)(I) and (36)(b)(iv) hereof will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.
- (g) The Grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liability and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the construction, alteration, repair and maintenance of the 24-hour Walkway, the Footbridge Links, the Footbridge Connections and Supports and the Covered Footbridge.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

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

. . .

### "Covered Footbridge"

means the one single storey covered footbridge and such other structural supports and connections constructed or to be constructed in accordance with Special Condition No.(36)(a) of the Government Grant and part of which forms part of the Commercial Accommodation;

...,"

Clause 17 of Section E of the deed of mutual covenant stipulates that:-

"17. The Owners shall provide and permit, in accordance with the relevant Special Conditions of the Government Grant, the Director and his duly authorized officers, agents, contractors and his or their workmen to have unrestricted ingress, egress and regress at all times to, from and through the Land and the Development with or without tools, equipment, machinery or motor vehicles for the purposes of, inter alia, inspection and carrying out any works in respect of the Reserved Areas, the Proposed Footbridges, the Covered Footbridge and any other areas as specified in the relevant Special Conditions in the Government Grant throughout the Term thereof."

Clause 22(b) of Section E of the deed of mutual covenant stipulates that:-

The Owners of the Commercial Accommodation shall, at their own expense, be responsible for "(b) maintaining the parts of the completed Pedestrian Link forming parts of the Commercial Accommodation, 24-hour Walkway, Lay-By which form parts of the Commercial Accommodation and the completed Pedestrian Walkway To Lay-By, Footbridge Connections and Supports, Footbridge Links and Covered Footbridge in good and substantial repair condition and in all respects to the satisfaction of the Director in accordance with Special Condition Nos.(34)(c) and (d), (49)(a) and (b) and (37)(c) of the Government Grant respectively."

Clause 4 of Part II of Second Schedule of the deed of mutual covenant stipulates that:-

"4. The right for all the members of the public at all times during 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the 24-hour Walkway, the Lay-By, the Pedestrian Walkway To Lay-By, the Footbridge Links (including the lifts thereof which shall be in operation 24 hours a day) and the Proposed Footbridges as referred to in Special Conditions Nos.(34)(a)-(e), (49)(c) and (35)(a)-(c) respectively."

Clause 3(a) of Third Schedule of the deed of mutual covenant stipulates that:-

"(a) The Owner(s) of the Commercial Accommodation shall not use or permit or suffer to be used any part of the Footbridge Links, the Proposed Footbridges and the Covered Footbridge, which form parts of the Commercial Accommodation, either externally or internally for advertising or for display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director."

Clause 6 of Third Schedule of the deed of mutual covenant stipulates that:-

No Owner shall permit or suffer any hawker to carry on business within the Land and the "6. Development and the Covered Footbridge. For the purpose of this Clause, "hawker" shall be as defined in Section 2 of the Public Health and Municipal Services Ordinance (Chapter 132 of the Laws of Hong Kong Special Administrative Region), any regulations made thereunder and any amending legislation subject to such modification contained in Special Condition No.(53) of the Government Grant."

### 7. **Private Open Space For Public Use**

Under Special Condition No.(42) of the land grant, the grantee shall at his own expense, in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director of Lands erect, construct, provide and landscape the Private Open Space For Public Use.

### (I) Provisions of the land grant

- (42) (a) (i) The Grantee shall at his own expense, in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director erect, construct, provide and landscape open space or spaces within the lot with a total area of not less than 10,298 square metres (which open space or spaces are hereinafter referred to as "the Private Open Space").
  - (ii) Not less than 1,500 square metres of the Private Open Space as referred to in sub-clause (a)(i) of this Special Condition shall be provided on ground level (the decision of the Director as to what constitutes the ground level shall be final and binding on the Grantee).
  - (iii)Not less than 1,000 square metres of the said 1,500 square metres of the Private Open Space as referred to in sub-clause (a)(ii) of this Special Condition shall be a landscaped open plaza for public use (which space is hereinafter referred to as "the Private Open Space For Public Use") with the planting of such shrubs and trees to such level, standard and design as may be approved by the Director.
  - (b) (i) The Private Open Space shall be completed and made fit for use on or before the date referred to in Special Condition No. (13) hereof.
    - (ii) Subject to sub-clauses (a)(iii) and (c) of this Special Condition, the Private Open Space shall not be used for any purpose other than for recreational purposes for the proper use and enjoyment of the lot by the residents of the building or buildings erected or to be erected on the lot and their bona fide guests and visitors.
  - (c) Without prejudice to the generality of sub-clause (d) of this Special Condition, the Grantee shall upon completion of construction of the Private Open Space For Public Use and throughout the term hereby agreed to be granted
    - (i) keep the Private Open Space For Public Use open for the use and enjoyment by all members of the public 24 hours a day free of charge without any interruption; and
    - (ii) at his own expense and to the satisfaction of the Director display notice in prominent location informing the public that the Private Open Space For Public Use is open to the public and setting out the opening hours and such other relevant information as may be required from time to time by the Director.
  - (d) The Grantee shall throughout the term hereby agreed to be granted at his own expense upkeep, maintain, repair and manage the Private Open Space For Public Use together with everything thereon in all respects to the satisfaction of the Director.
  - (e) In the event of the non-fulfilment of the Grantee's obligations relating to the Private Open Space For Public Use under sub-clauses (a), (b) and (d) of this Special Condition within the time limit stipulated in sub-clause (b) of this Special Condition, the Government may carry out the necessary works relating to the Private Open Space For Public Use at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

- damage, nuisance or disturbance.

- amendment thereto or substitution therefor.
- maintenance of the Private Open Space For Public Use.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

where the context otherwise requires:-

. . .

### "Private Open Space for Public Use"

means portion (not less than 1,000 square metres) of the Private Open Space on ground level landscaped as an open plaza for public use in accordance with Special Condition No.(42)(a)(iii) and forms part of the Commercial Accommodation;

## \_ \_ \_ \_ \_ \_

(f) For the purpose of carrying out the works as referred to in sub-clause (e) of this Special Condition, the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon. The Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clauses (a), (b), (c) and (d) of this Special Condition or the exercise of the rights by the Government under sub-clause (e) of this Special Condition or otherwise, and no claim for compensation shall be made against it or them by the Grantee in respect of any such loss,

(g) The Private Open Space For Public Use shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (17)(d) hereof.

(h) It is hereby expressly agreed, declared and provided that the obligation on the part of the Grantee contained in Special Condition No. (42)(c) hereof arises only as a matter of contract between the Grantee and the Government and that neither the Grantee nor the Government intends to dedicate nor consents to any dedication of the Private Open Space For Public Use to the public for use.

(i) It is expressly agreed and declared that the contractual obligation on the part of the Grantee contained in, Special Condition No. (42)(c) hereof will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any

(i) The Grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liability and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the formation, construction, repair and

"In this Deed the following words and expressions shall have the meanings ascribed to them except

Clause 15 of Section E of the deed of mutual covenant stipulates that:-

"15. The Owners of the Commercial Accommodation shall at their own expense upkeep maintain repair and manage the Private Open Space for Public Use together with any structures facilities and installations thereon or therein to the satisfaction of the Director in accordance with Special Condition No.(42)(d) of the Government Grant."

Clause 1(b)(xvii) of Section I of the deed of mutual covenant stipulates that:-

- "(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-
  - . . .
- To manage, control and supervise the use and operation of the Private Recreational Areas (xvii) and Facilities and the Private Open Space (excluding Private Open Space for Public Use) to insure against liability to persons using the same and to make, vary and enforce regulations regarding the persons using the same, the hours of use, fees for use and all other matters relating thereto provided that all fees and income which form part of the management fund shall be applied by the Manager towards the management repair, maintenance and improvement of the respective facilities."

Clause 1(n) of Section J of the deed of mutual covenant stipulates that:-

- "1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Estate and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and shall be paid by the Owners of the Estate in the manner herein provided :
  - the costs of maintaining, operating, staffing, insuring and all other costs in connection with (n)the Private Recreational Areas and Facilities and the Private Open Space (excluding the Private Open Space for Public Use);"

Clause 5 of Part II of Second Schedule of the deed of mutual covenant stipulates that:-

"5. The right for all members of the public to use the Private Open Space for Public Use at all times during 24 hour a day free of charge without any interruption."

### 8. Lay-By and Pedestrian Walkway To Lay-By

Under Special Condition No. (49)(a) of the land grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director provide and thereafter manage and maintain the Lay-By.

Under Special Condition No. (49)(b) of the land grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director design, lay, form, provide, construct and surface and thereafter manage and maintain the Pedestrian Walkway To Lay-By.

### (I) Provisions of the land grant

- (49) (a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide and thereafter manage and maintain at the ground level of the lot (the decision of the Director as to what constitutes the ground level shall be final and binding on the Grantee) a lay-by measuring 2.5 metres in width and 40 metres in length with a minimum headroom of 4.7 metres for the picking up and setting down of passengers from motor vehicles (including taxis) (hereinafter referred to as "the Lay-By").
  - (b) The Grantee shall at his own expense and in all respects to the satisfaction of the Director design, lay, form, provide, construct and surface and thereafter manage and maintain at the ground level of the lot (the decision of the Director as to what constitutes the ground level shall be final and binding on the Grantee) a pedestrian walkway with a width of not less than 3 metres (hereinafter referred to as "the Pedestrian Walkway To Lay-By") so as to link up the Lay-By and the entrance of the Nam Cheong Station.
  - (c) The Grantee shall throughout the term hereby agreed to be granted keep the Lay-By and the Pedestrian Walkway To Lay-By open for the use by the public 24 hours a day free of charge and without any interruption.
  - (d) The Grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liability and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the formation, construction, repair and maintenance of the Lay-By and the Pedestrian Walkway To Lay-By.
  - (e) The Director shall at his sole discretion decide the whole or part of the area of the Lay-By and the Pedestrian Walkway To Lay-By that may be excluded from the calculation of the total gross floor area stipulated in Special Condition No. (17)(d) hereof.
  - (f) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in the sub-clause (c) of this Special Condition neither the Grantee intends to dedicate nor the Government consents to any dedication of the Lay-By and the Pedestrian Walkway To Lay-By to the public for the picking up and setting down of passengers from motor vehicles and for the right of passage respectively.
  - (g) It is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (c) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor
- (50) The spaces, the Lay-By and the Pedestrian Walkway To Lay-By provided within the lot in accordance with Special Condition Nos. (44)(a)(iii), (45) and (49) hereof shall be designated as and form part of the Common Areas.

(51) A plan approved by the Director indicating the layout of all the parking, loading and unloading spaces and lay-by to be provided within the lot in accordance with Special Condition Nos. (44), (45), (46) and (49) hereof, or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except any underletting of the MTR Portion under Special Condition No. (26)(b) hereof, granting of the right to MTRCL to have access to, use and occupy the KCR Portion under Special Condition No. (26)(e) hereof, MTRCL's further granting any of their right to have access to, use and occupy part or parts of the KCR Portion under Special Condition No. (26)(c)(iii) hereof, any underletting under Special Condition No. (26)(d) hereof, the assignment referred to in Special Condition No. (27)(a) hereof, vesting of NCS Undivided Shares to F.S.I. as provided under Special Condition No. (29)(b) hereof, a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No. (38)(a)(iii) hereof, a building mortgage under Special Condition No. (38)(a)(iv) hereof, the assignment referred to in Special Condition No. (38)(b) hereof 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 deposit. The said parking, loading and unloading spaces and lay-by indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Condition Nos. (44), (45) and (49) hereof. The Grantee shall maintain the parking, loading and unloading spaces, lay-by and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes.

### (II) Provisions of the deed of mutual covenant

### Section B of the deed of mutual covenant stipulates that:-

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

...

### "Lay-By"

means the lay-by provided or to be provided at the ground level of the Land in accordance with Special Condition No.(49)(a) for the picking up and setting down of passengers from motor vehicles (including taxis) and forms part of the Commercial Accommodation;

. . .

### "Pedestrian Walkway To Lay-By"

means the pedestrian walkway provided or to be provided at the ground level of the Land in accordance with Special Condition No.(49)(b) so as to link up the Lay-By and the entrance of the Station Complex and forms part of the Commercial Accommodation;

...."

Clause 22(b) of Section E of the deed of mutual covenant stipulates that:-

"(b)

Clause 4 of Part II of Second Schedule of the deed of mutual covenant stipulates that:-

"4. (49)(c) and (35)(a)-(c) respectively."

### 9. Maintenance of and Access to the Existing PTI

Under Special Condition No. (54) of the land grant, the grantee shall maintain the Existing PTI until such time when the grantee at his own expense has completed in all respects to the satisfaction of the Director of Lands all modification works of the existing bus lay-bys located on Sham Mong Road outside and opposite the Nam Cheong Station.

Under Special Condition No. (54) of the land grant, the grantee shall allow unrestricted and free access to the Existing PTI for all Government and public vehicular and pedestrian traffic.

Note: The obligation under Special Condition No. (54) of the land grant has lapsed as the Existing PTI has been demolished. For this reason, it is not practicable to show the location of the facilities mentioned above.

### (I) Provisions of the land grant

- with the maintenance of the Existing PTI.

## \_ \_ \_ \_ \_



The Owners of the Commercial Accommodation shall, at their own expense, be responsible for maintaining the parts of the completed Pedestrian Link forming parts of the Commercial Accommodation, 24-hour Walkway, Lay-By which form parts of the Commercial Accommodation and the completed Pedestrian Walkway To Lay-By, Footbridge Connections and Supports, Footbridge Links and Covered Footbridge in good and substantial repair condition and in all respects to the satisfaction of the Director in accordance with Special Condition Nos.(34)(c) and (d), (49)(a) and (b) and (37)(c) of the Government Grant respectively."

The right for all the members of the public at all times during 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the 24-hour Walkway, the Lay-By, the Pedestrian Walkway To Lay-By, the Footbridge Links (including the lifts thereof which shall be in operation 24 hours a day) and the Proposed Footbridges as referred to in Special Conditions Nos.(34)(a)-(e),

(54) (a) Upon possession of the lot given to and taken by the Grantee in accordance with Special Condition No. (5)(a) hereof, the Grantee acknowledges that there is an existing Temporary Public Transport Interchange including the taxi stand at the Nam Cheong Station (hereinafter referred to as "the Existing PTI") within the lot and undertakes to maintain the Existing PTI in accordance with sub-clause (b) of this Special Condition. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence and use of the Existing PTI and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liability, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence, use and subsequent demolition of the Existing PTI and anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection

(b) The Existing PTI shall not be used for any purpose other than for a public transport interchange, and shall remain in operation, until such time when the Grantee at his own expense has completed in all respects to the satisfaction of the Director all modification works of the existing bus lay-bys located on Sham Mong Road outside and opposite the Nam Cheong Station.

- (c) The Government shall have the absolute discretion at any time to determine on the public use of the Existing PTI or any part thereof so long as the Existing PTI is being used pursuant to sub-clause (b) of this Special Condition.
- (d) The Grantee shall allow unrestricted and free access to the Existing PTI for all Government and public vehicular and pedestrian traffic and the Government shall have absolute right in exercising its power under the Road Traffic Ordinance (Cap. 374) and the Public Bus Services Ordinance (Cap. 230), any regulations made thereunder and any amending legislation in relation to the Existing PTI.

### (II) Provisions of the deed of mutual covenant

Not applicable.

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

The size of open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase is not less than 1,000 square metres.

### (I) Provisions of the land grant

- (42) (a) (i) The Grantee shall at his own expense, in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director erect, construct, provide and landscape open space or spaces within the lot with a total area of not less than 10,298 square metres (which open space or spaces are hereinafter referred to as "the Private Open Space").
  - (ii) Not less than 1,500 square metres of the Private Open Space as referred to in sub-clause (a)(i) of this Special Condition shall be provided on ground level (the decision of the Director as to what constitutes the ground level shall be final and binding on the Grantee).
  - (iii)Not less than 1,000 square metres of the said 1,500 square metres of the Private Open Space as referred to in sub-clause (a)(ii) of this Special Condition shall be a landscaped open plaza for public use (which space is hereinafter referred to as "the Private Open Space For Public Use") with the planting of such shrubs and trees to such level, standard and design as may be approved by the Director.
  - (b) (i) The Private Open Space shall be completed and made fit for use on or before the date referred to in Special Condition No. (13) hereof.
    - (ii) Subject to sub-clauses (a)(iii) and (c) of this Special Condition, the Private Open Space shall not be used for any purpose other than for recreational purposes for the proper use and enjoyment of the lot by the residents of the building or buildings erected or to be erected on the lot and their bona fide guests and visitors.
  - (c) Without prejudice to the generality of sub-clause (d) of this Special Condition, the Grantee shall upon completion of construction of the Private Open Space For Public Use and throughout the term hereby agreed to be granted
    - (i) keep the Private Open Space For Public Use open for the use and enjoyment by all members of the public 24 hours a day free of charge without any interruption; and

- (ii) at his own expense and to the satisfaction of the Director display notice in prominent location informing the public that the Private Open Space For Public Use is open to the public and setting out the opening hours and such other relevant information as may be required from time to time by the Director.
- (d) The Grantee shall throughout the term hereby agreed to be granted at his own expense upkeep, maintain, repair and manage the Private Open Space For Public Use together with everything thereon in all respects to the satisfaction of the Director.
- (e) In the event of the non-fulfilment of the Grantee's obligations relating to the Private Open Space For Public Use under sub-clauses (a), (b) and (d) of this Special Condition within the time limit stipulated in sub-clause (b) of this Special Condition, the Government may carry out the necessary works relating to the Private Open Space For Public Use at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.
- (f) For the purpose of carrying out the works as referred to in sub-clause (e) of this Special Condition, the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon. The Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clauses (a), (b), (c) and (d) of this Special Condition or the exercise of the rights by the Government under sub-clause (e) of this Special Condition or otherwise, and no claim for compensation shall be made against it or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (g) The Private Open Space For Public Use shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (17)(d) hereof.
- (h) It is hereby expressly agreed, declared and provided that the obligation on the part of the Grantee contained in Special Condition No. (42)(c) hereof arises only as a matter of contract between the Grantee and the Government and that neither the Grantee nor the Government intends to dedicate nor consents to any dedication of the Private Open Space For Public Use to the public for use.
- (i) It is expressly agreed and declared that the contractual obligation on the part of the Grantee contained in, Special Condition No. (42)(c) hereof will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.
- The Grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liability and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the formation, construction, repair and maintenance of the Private Open Space For Public Use.

### (II) Provisions of the deed of mutual covenant

Section B of the deed of mutual covenant stipulates that:-

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

. . .

### "Private Open Space for Public Use"

means portion (not less than 1,000 square metres) of the Private Open Space on ground level landscaped as an open plaza for public use in accordance with Special Condition No.(42)(a)(iii) and forms part of the Commercial Accommodation;

..."

Clause 15 of Section E of the deed of mutual covenant stipulates that:-

"15. The Owners of the Commercial Accommodation shall at their own expense upkeep maintain repair and manage the Private Open Space for Public Use together with any structures facilities and installations thereon or therein to the satisfaction of the Director in accordance with Special Condition No.(42)(d) of the Government Grant."

Clause 1(b)(xvii) of Section I of the deed of mutual covenant stipulates that:-

- "(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-
  - . . .
  - (xvii) To manage, control and supervise the use and operation of the Private Recreational Areas and Facilities and the Private Open Space (excluding Private Open Space for Public Use) to insure against liability to persons using the same and to make, vary and enforce regulations regarding the persons using the same, the hours of use, fees for use and all other matters relating thereto provided that all fees and income which form part of the management fund shall be applied by the Manager towards the management repair, maintenance and improvement of the respective facilities."

### Clause 1(n) of Section J of the deed of mutual covenant stipulates that:-

- Owners of the Estate in the manner herein provided :-
  - (n) Private Open Space for Public Use);"

Clause 5 of Part II of Second Schedule of the deed of mutual covenant stipulates that:-

"5. during 24 hour a day free of charge without any interruption."



"1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Estate and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and shall be paid by the

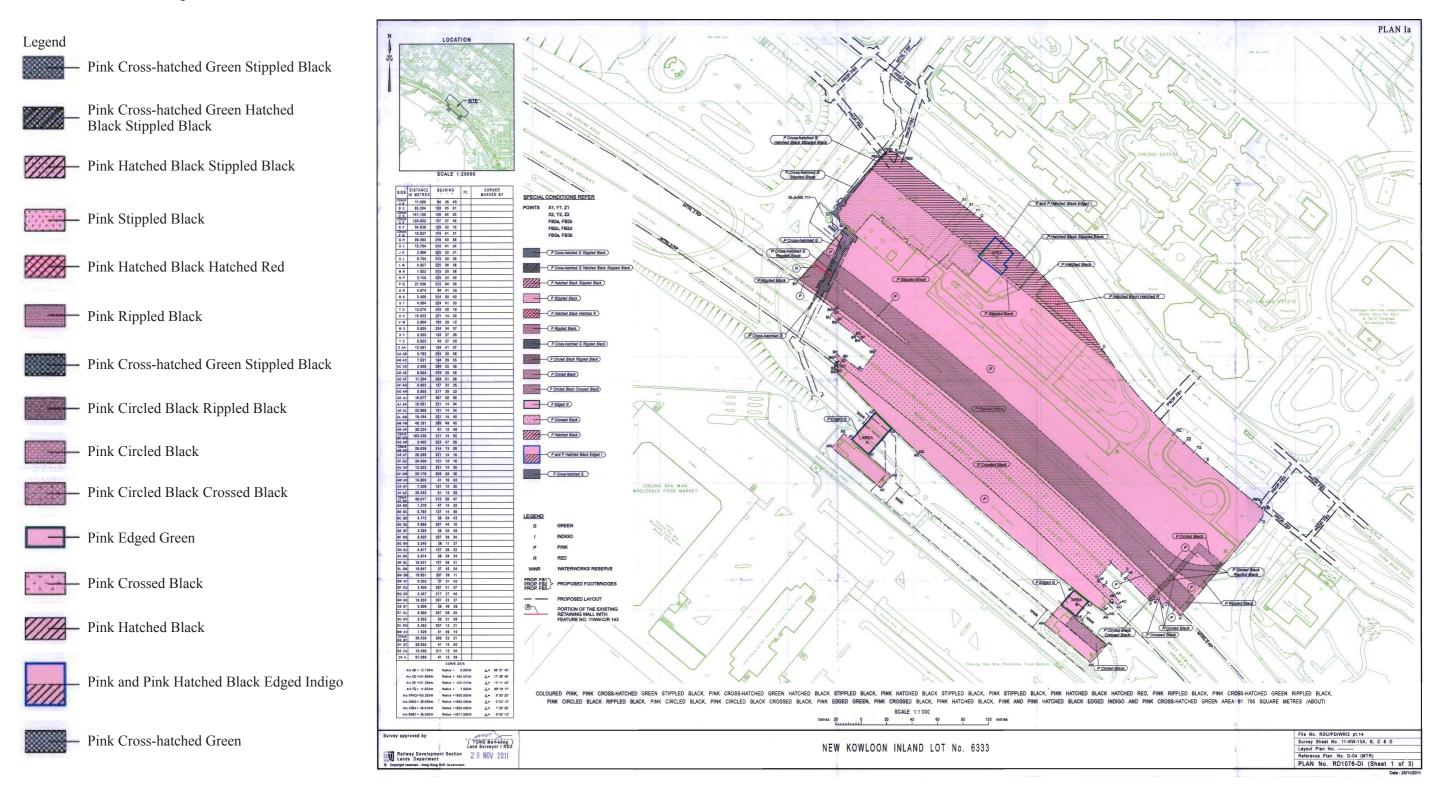
> the costs of maintaining, operating, staffing, insuring and all other costs in connection with the Private Recreational Areas and Facilities and the Private Open Space (excluding the

The right for all members of the public to use the Private Open Space for Public Use at all times

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

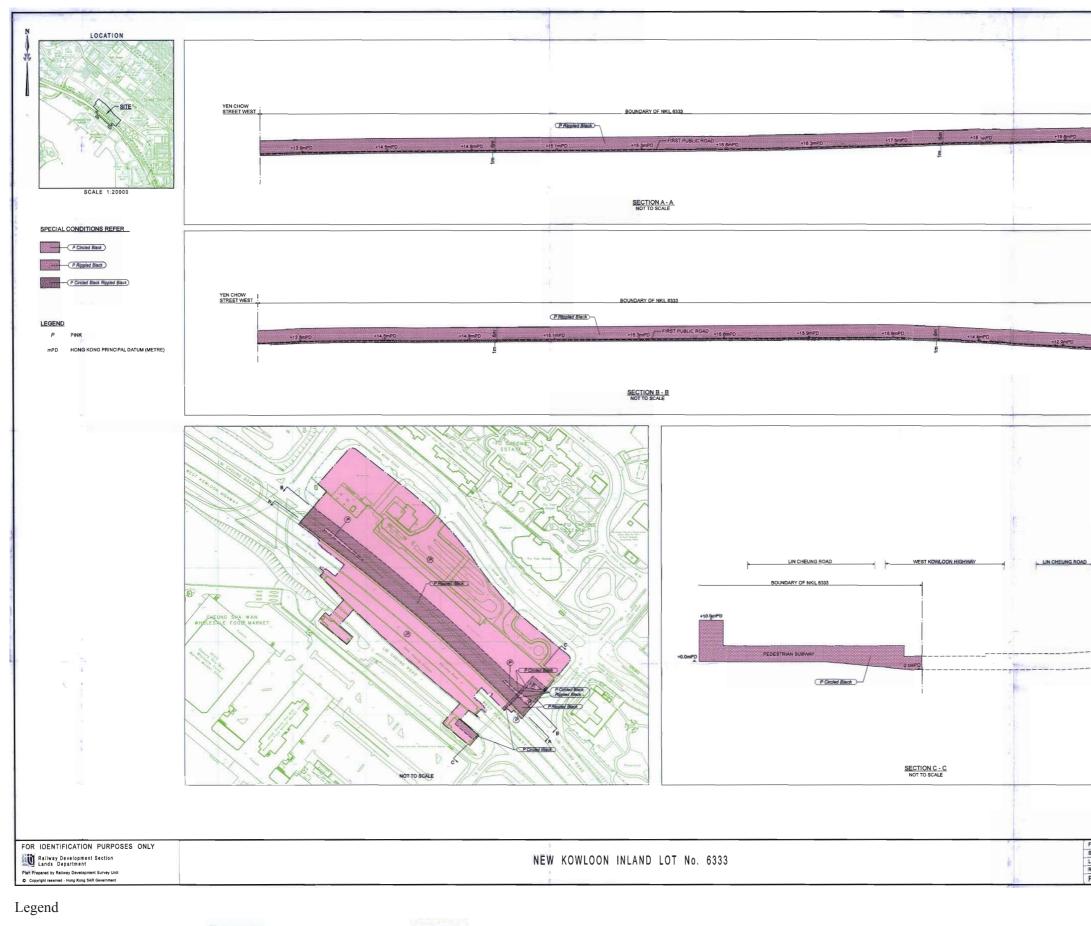
Not applicable.

In relation to any of those facilities and opens spaces, and those parts of the land, mentioned in paragraphs A, B, C and D above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the land grant.

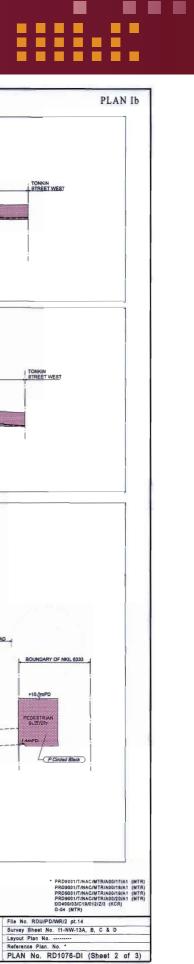


## INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料



### \_ \_ \_ \_ \_ \_ \_ \_

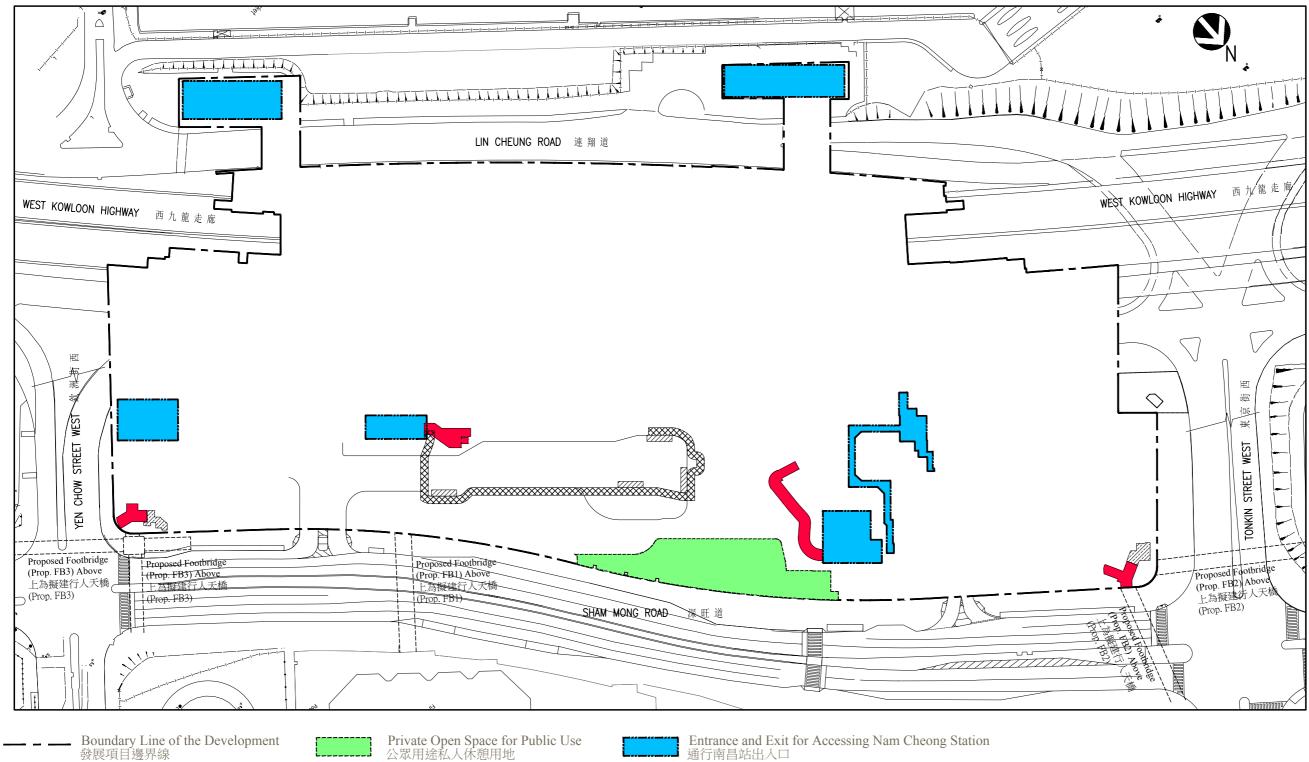




## INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

G/F Floor Plan 地下樓面平面圖





Footbridge Links 行人天橋連接走道



24-hour Walkway 24小時走道

Private Open Space for Public Use 公眾用途私人休憩用地

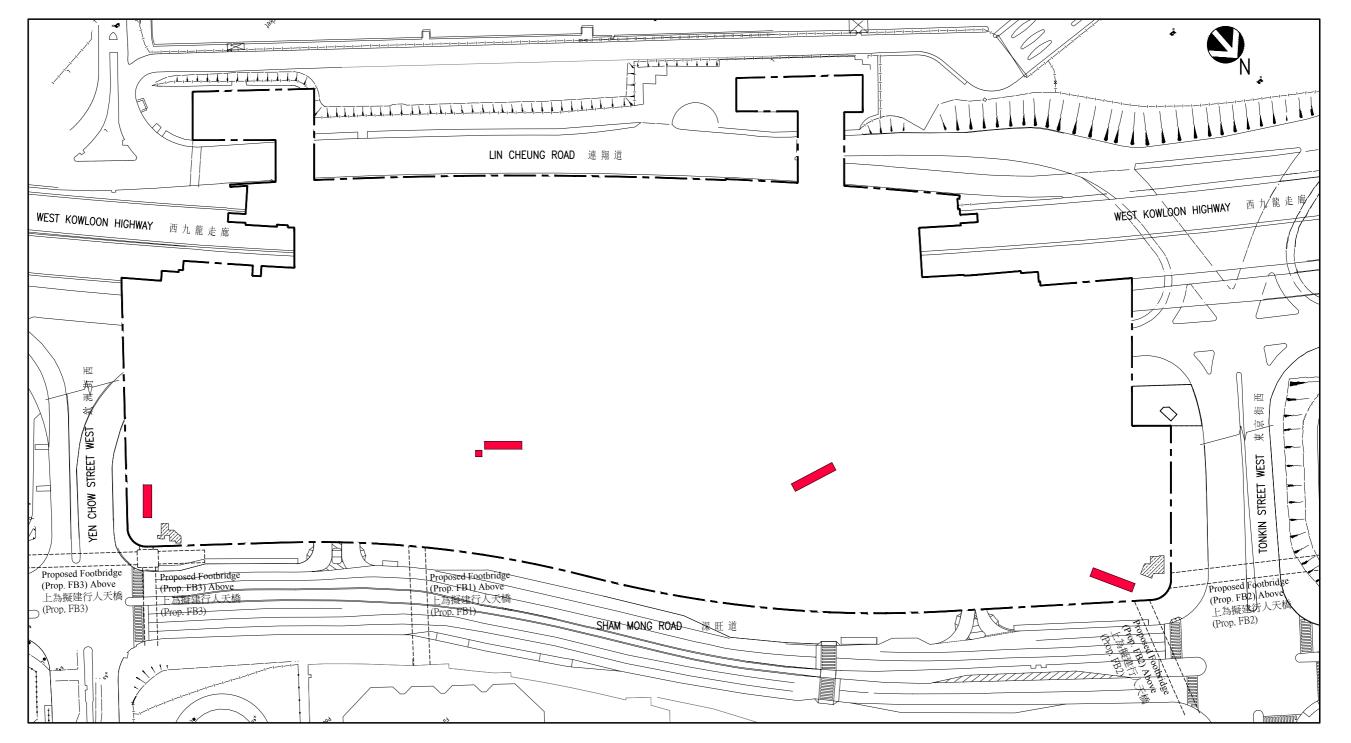
Pedestrian Walkway To Lay-By 通往停車處行人走道

Entrance and Exit for Accessing Nam Cheong Station 通行南昌站出入口 Lay-By 7//// 公共停車處

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### 1/F Floor Plan 1樓樓面平面圖



Boundary Line of the Development 發展項目邊界線

Footbridge Links 行人天橋連接走道



24-hour Walkway 24小時走道

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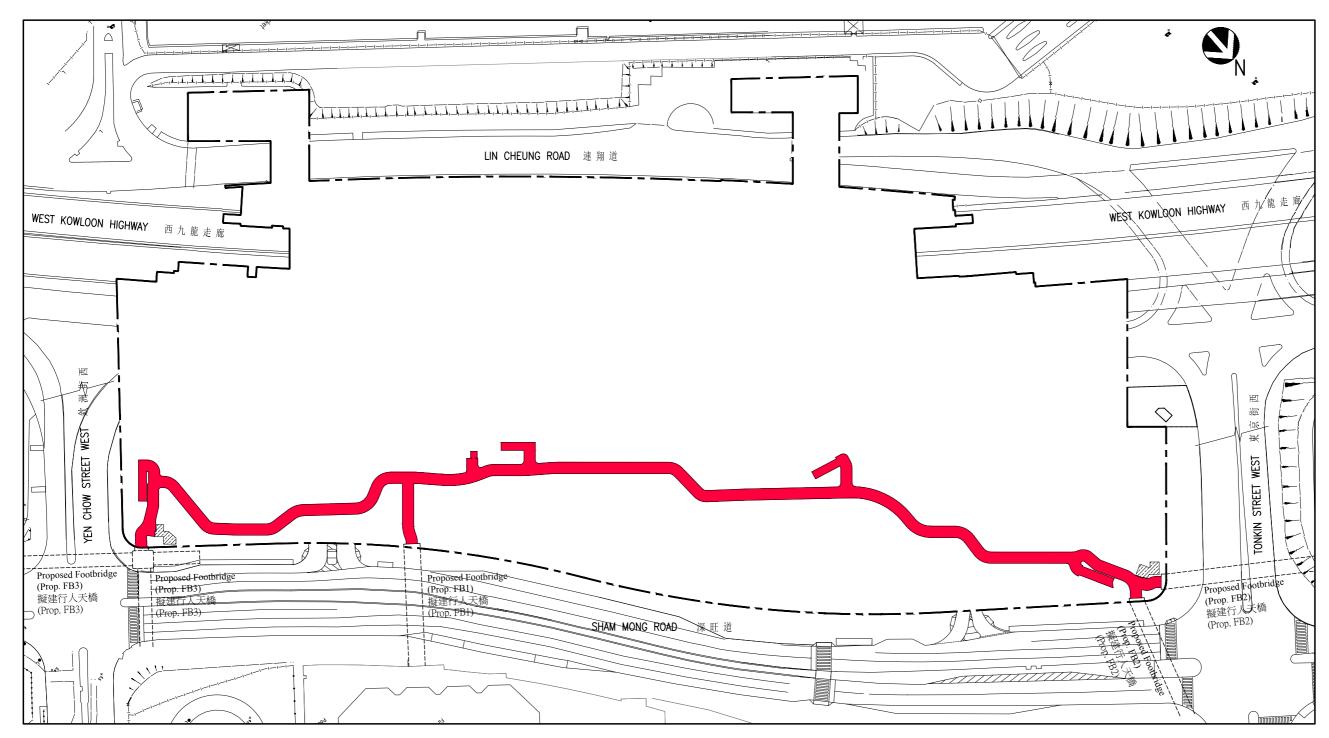




## INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

2/F Floor Plan 2樓樓面平面圖





Footbridge Links 行人天橋連接走道



24-hour Walkway 24小時走道

## 

Scale 20 40 比例尺: Metres 米

### A. 根據批地文件規定需要搭建並為政府,或供公眾使用的設施

### 1. 「第一公共道路」及「行人隧道」所有支承結構與連接段及各自的相關設施

根據批地文件特別條款第(7)(a)(i)條,承批人須為政府建造「第一公共道路 | 所有支承結構與連接段, 並須因應「第一公共道路|建造、安裝及提供構築物、服務設施、照明裝置、交通標誌、街道傢俬、 道路標記及機器。

根據批地文件特別條款第(7)(a)(ii)條,承批人須為政府建造「行人隧道」所有支承結構與連接段,並須 因應「行人隧道」建造、安裝及提供構築物、服務設施、照明裝置、交通標誌、街道傢俬、道路標記 及機器。

### (I) 批地文件條款

- (7) (a) 「政府」現獲例外保留:
  - (i) 現有公共道路結構所佔的土地(以下簡稱「第一公共道路」),包括路面對上六(6)米的 空域和「第一公共道路|上層路面對下一(1)米厚度的土地,即現於「圖則Ib|以粉紅色 加黑波紋線、於「圖則Ia」以粉紅色間緣交叉線加黑波紋線及粉紅色加黑圈黑波紋線顯 示的範圍(本(a)(i)款例外保留的土地及空域範圍以下統稱「第一公共道路專用地方」),並 且連同:
    - (I) 所有必要的權利佔用「第一公共道路」所有支承結構與連接段,包括但不限於現有 護土牆連護土物第11NW-C/R 143號,即「圖則Ia」以紅線標明的部分。上述支承結 構與連接段現已或將會按照「署長」指定的位置、方式、物料、標準、水平、定線 及設計於該地段建造,而「承批人」必須確保現已或將會建於該地段各支承結構與 連接段的位置、水平及範圍無誤,以令其本人信納;及
    - (II) 所有必要的權利佔用將會因應「第一公共道路 | 而按照「署長 | 指定的位置、方式、 物料、標準、水平、定線及設計於該地段及現已或將會為建於該處一座或多座建 築物而建造、安裝及提供的構築物、服務設施、照明裝置、交通標誌、街道傢俬、 道路標記及機器;
  - (ii)「圖則Ib|所示以現有一個或多個隧道結構佔用的地層(以下簡稱「行人隧道」),即現 於「圖則Ia|粉紅色加黑圈黑波紋線、粉紅色加黑圈及粉紅色加黑圈黑交叉線顯示的 範圍(本(a)(ii)款例外保留的地層以下統稱「隧道專用地方」),並且連同:
    - (I) 所有必要的權利佔用「行人隧道」所有支承結構與連接段,此等支承結構與連接段 現已或將會按照「署長」指定的位置、方式、物料、標準、水平、定線及設計於該 地段建造,而「承批人 | 必須確保現已或將會建於該地段各支承結構與連接段的位 置、樓層及範圍無誤,以令其本人信納;及
    - (II) 所有必要的權利佔用將會因應「行人隧道」而按照「署長」指定的位置、方式、物料、 標準、水平、定線及設計於該地段及現已或將會為建於該處一座或多座建築物而 建造、安裝及提供的構築物、服務設施、照明裝置、交通標誌、街道傢俬、道路 標記及機器;
  - (b)「承批人」概無「第一公共道路專用地方」及「隧道專用地方」的權利、產權、擁有權、佔管 權或使用權。
  - (c)「承批人」或任何其他人士均不得就本特別條款(a)及(e)款的例外保留權利,或就此或就着使 用「第一公共道路專用地方」作為公共道路及「隧道專用地方」作行人隧道等用途所招致或 引起的任何責任、損失、損害、索償、費用、訴訟、索求及法律程序,作出反對或有向「 政府」提出不論是否在任何法例下申索或索償的權利。

- - 隧道」各支承及從屬結構與裝置;

  - **雷話線及其他服務。**
- 不得就任何損失、損害、滋擾或騷擾向彼等任何一方索償。

### Ⅲ 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

•••

### 「第一公共道路專用地方|

是指現有公共道路結構所佔的土地(以下簡稱「第一公共道路」),包括路面對上六(6)米的空域 和「第一公共道路」上層路面對下一(1)米厚度的土地,即「政府批地書」特別條款第(7)(a)(i)條所 指並現於「政府批地書 | 附錄的「圖則Ib | 以粉紅色加黑波紋線、於「圖則Ia | 以粉紅色間綠交 叉線加黑波紋線及粉紅色加黑圈黑波紋線顯示的範圍;

### 「行人隧道|

...

是指特別條款第(7)(a)(ii)條所指位於「隧道專用地方」內的現有一個或多個隧道結構並於「政府 批地書」附錄的「圖則Ib」所示;



(d) 遵從本特別條款(a)款之規定,除於本協議生效當日現存於「第一公共道路 | 上層路面對下 的任何鐵路結構及相關設施外,如非事前獲「署長|書面同意(「署長|可全權酌情拒絕同 意或於同意時附加其視為恰當的條款與條件),「第一公共道路專用地方|及「隧道專用地 方」內或上任何建築物或構築物概不可架設或建造任何建築或構築件或支承件。

(e) 「政府」、其人員、代理、承辦商及工人或其他正式獲授權人員現免費獲例外保留下列權利:

(i) 有權從「第一公共道路」、「行人隧道」和現已或將會建於「第一公共道路專用地方」 及「隧道專用地方」內或上各建築物或構築物及其支承結構與連接段獲得支撐與庇護;

(ii) 有權進入該地段,不論攜帶工具、設備、機器、機械或駕車與否,以便連接、建造、 檢驗、維修、修理及翻新「第一公共道路」及「行人隧道」和「第一公共道路」及「行人

(iii) 有權享有該地段及現已或將會建於該處任何建築物或構築物的所有必要地役權及通行 權,以便往來「第一公共道路專用地方」及「隧道專用地方」和其任何部分及「第一公共 道路專用地方 | 及 「隧道專用地方 | 各支承或從屬結構與裝置; 及

(iv) 有權透過現時或此後鋪設於該地段或該處任何建築物、構築物及架設物或其任何部分 內或在其下跟著、穿過、越過或跨越該處之任何溝渠、水管、電線、電纜、污水管、 排水渠、管槽、排煙道、管道及水道和其他導體而享用接駁至「第一公共道路專用地 方 |、「隧道專用地方 | 及其任何部分的氣體、電力、水、廢水或其他污水排放、空氣、

(f) 倘因「政府」、其人員、代理、承辦商及工人或其他正式獲授權人員行使本特別條款(a)及(e)款 所賦予權利或處理附帶於此等權利之事宜,或因「第一公共道路」及「行人隧道」進行維修、 其存在或運作令「承批人 | 或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾, 「政 府」、其人員、代理、承辦商及工人或其他正式獲授權人員概毋須就此承擔責任,「承批人」

公契附表二第I部分第7(I)(a)和7(I)(b)條訂明:-

### 『7. 適用於政府的權利、地役權和特權

- I. 就「第一公共道路專用地方」、「隧道專用地方」、「第二公共道路專用地方」、「公路專用 地方」和「高鐵香港段專用地方」而言:
- (a) 有權為「第一公共道路」、「行人隧道」、「第二公共道路」、「西九龍公路」和「高鐵香港段| 和現已或將會建於上述各個專用地方內或上各建築物或構築物及其支承結構與連接段獲得支 撐與庇護。
- (b) 有權進入「該土地」和「發展項目」,不論攜帶工具、設備、機器、機械或駕車與否,以 便連接、建造、檢驗、維修、修理及翻新「第一公共道路」、「行人隧道」、「第二公共道 路」、「西九龍公路」和「高鐵香港段」及上述各專用地方的結構與裝置。』

### 2. 「第二公共道路 | 所有支承結構與連接段及相關設施

根據批地文件特別條款第(8)(a)條,承批人須為政府建造「第二公共道路」所有支承結構與連接段, 並須因應「第二公共道路」 建造、安裝及提供構築物、服務設施、照明裝置、交通標誌、街道傢俬、 道路標記及機器。

### (I) 批地文件條款

- (8) (a) 「政府」現獲例外保留現於「圖則Ia」以粉紅色綑綠邊顯示並註明為「AREA A」並高於香港主 水平基準1.95米或「署長」全權酌情指定其他水平的土地及空域範圍,以及現於「圖則Ia」以 粉紅色綑綠邊顯示並註明為「AREA B」並高於香港主水平基準1.65米或「署長」全權酌情指 定其他水平高於的地面及空域範圍,以作公共道路用途(以下簡稱「第二公共道路」)(本(a) 款例外保留的土地及空域範圍以下統稱「第二公共道路專用地方」),並且連同:
  - (i) 所有必要的權利佔用現已或將會按照「署長」所指定位置、方式、物料、標準、水平、 定線及設計於該地段建造的「第二公共道路」所有支承結構與連接段,而「承批人」必須 確保現已或將會建於該地段各支承結構與連接段的位置、樓層及範圍無誤,以令其本 人信納;及
  - (ii) 所有必要的權利佔用將會因應「第二公共道路」而按照「署長」指定的位置、方式、物料、 標準、水平、定線及設計於該地段及現已或將會建於該處任何一座或多座建築物而建造、 安裝及提供的構築物、服務設施、照明裝置、交通標誌、街道傢俬、道路標記及機器。
  - (b)「承批人」概無「第二公共道路專用地方」的權利、產權、擁有權、佔管權或使用權。
  - (c)「承批人」或任何其他人士均不得就本特別條款(a)及(e)款的例外保留權利,或就此或就着使 用[第二公共道路專用地方|作公共行車及行人道路等用途所招致或引起的任何責任、損 失、損害、索償、費用、訴訟、索求及法律程序,作出反對或有向「政府」提出不論是否 在任何法例下申索或索償的權利。
  - (d) 遵從本特別條款(a)款之規定,如非事前獲「署長」書面同意(「署長」可全權酌情拒絕同意或 於同意時附加其視為恰當的條款與條件),「第二公共道路專用地方」內或上任何建築物或 構築物概不可架設或建造任何建築或構築件或支承件。
  - (e) 「政府」、其人員、代理、承辦商及工人或其他正式獲授權人員現免費獲例外保留下列權利:

- í) 有權從「第二公共道路|和現已或將會建於「第二公共道路專用地方|內或上各建築物或 構築物及其支承結構與連接段獲得支撐與庇護;
- (ii) 有權進入該地段,不論攜帶工具、設備、機器、機械或駕車與否,以便連接、建造、 檢驗、維修、修理及翻新「第二公共道路」及「第二公共道路」各支承或從屬結構與裝置;
- (iii) 有權享有該地段或現已或將會建於該處任何建築物或構築物的所有必要地役權及通行 權,以便往來「第二公共道路專用地方」及其任何部分和「第二公共道路專用地方」各支 承或從屬結構與裝置;及
- (iv) 有權透過現時或此後鋪設於該地段或該處任何建築物、構築物及架設物或其任何部分內 或在其下跟著、穿過、越過或跨越該處之任何溝渠、水管、電線、電纜、污水管、排水 渠、管槽、排煙道、管道及水道和其他導體而享用接駁至「第二公共道路專用地方」及其 任何部分的氣體、電力、水、廢水或其他污水排放、空氣、電話線及其他服務。
- (f) 倘因「政府」、其人員、代理、承辦商及工人或其他正式獲授權人員行使本特別條款(a)及(e)款 所賦予權利或處理附帶於此等權利之事宜,或因「第二公共道路」進行維修、其存在或運作 令「承批人」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾,「政府」、其人員、 代理、承辦商及工人或其他正式獲授權人員概毋須就此承擔責任,「承批人」不得就任何此 等損失、損害、滋擾或騷擾向彼等任何一方索償。

### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

### 「第二公共道路專用地方」

是指「政府批地書」特別條款第(8)(a)條所指現於「政府批地書」附錄的「圖則Ia」以粉紅色綑綠邊 顯示並註明為「AREA A」,以及現於「圖則Ia」以粉紅色綑綠邊顯示並註明為「AREA B」的地 方的土地及空域範圍,以作公共道路用涂(「**第二公共道路**」);

...]

公契附表二第I部分第7(I)(a) 和 7(I)(b)條訂明:-

### 『7. 適用於政府的權利、地役權和特權

- I. 就「第一公共道路專用地方」、「隧道專用地方」、「第二公共道路專用地方」、「公路專用 地方」和「高鐵香港段專用地方」而言:
- (a) 有權為「第一公共道路」、「行人隧道」、「第二公共道路」、「西九龍公路」和「高鐵香港段」 和現已或將會建於上述各個專用地方內或上各建築物或構築物及其支承結構與連接段獲得支 撐與庇護。
- (b) 有權進入「該土地」和「發展項目」, 不論攜帶工具、設備、機器、機械或駕車與否, 以 便連接、建造、檢驗、維修、修理及翻新「第一公共道路」、「行人隧道」、「第二公共道 路」、「西九龍公路」和「高鐵香港段」及上述各專用地方的結構與裝置。』

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### 3. 「西九龍公路 | 所有支承結構與連接段及相關設施

根據批地文件特別條款第(9)(a)條,承批人須為政府建造「西九龍公路」所有支承結構與連接段,並須 因應「西九龍公路」建造、安裝及提供構築物、服務設施、照明裝置、交通標誌、街道傢俬、道路標 記及機器。

### (I) 批地文件條款

- (9) (a) 「政府 | 現獲例外保留現於 「圖則Ia | 以粉紅色間黑交叉線及粉紅色加黑圈黑交叉線顯示並高 於香港主水平基準12.65米或「署長 | 全權酌情指定其他水平的土地及空域範圍,以作現 有西九龍公路(以下簡稱「西九龍公路」)用途(本(a)款例外保留的土地及空域範圍以下統 稱「公路專用地方」),並且連同:
  - (i) 所有必要的權利佔用現已或將會按照「署長」所指定位置、方式、物料、標準、水平、 定線及設計於該地段建造的「西九龍公路」所有支承結構與連接段,而「承批人」必須確 保現已或將會建於該地段各支承結構與連接段的位置、樓層及範圍無誤,以令其本人 信納;及
  - (ii) 所有必要的權利佔用將會因應「西九龍公路」而按照「署長」指定的位置、方式、物料、 標準、水平、定線及設計於該地段及現已或將會建於該處任何一座或多座建築物而 建造、安裝及提供的構築物、服務設施、照明裝置、交通標誌、街道傢俬、道路標記 及機器。
  - (b)「承批人 | 概無 「公路專用地方 | 的權利、產權、擁有權、佔管權或使用權。
  - (c) 「承批人 | 或任何其他人士均不得就本特別條款(a)及(e)款的例外保留權利,或就着使用「公 路專用地方」作「西九龍公路」行車等用途所招致或引起的任何責任、損失、損害、索償、 費用、訴訟、索求及法律程序,作出反對或有向「政府」提出不論是否在任何法例下申索 或索償的權利。
  - (d) 除本特別條款(g)款所訂用途外,「承批人 | 不可使用「公路專用地方 | 對下的該地段任何部 分作任何其他用途。
  - (e) 「政府」、其人員、代理、承辦商及工人或其他正式獲授權人員現免費獲例外保留下列權利:
    - (i) 有權從「西九龍公路」和現已或將會建於「公路專用地方」內或上各建築物或構築物及 其支承結構與連接段獲得支撐與庇護;
    - (ii) 有權進入該地段,不論攜帶工具、設備、機器、機械或駕車與否,以便連接、建造、 檢驗、維修、修理及翻新「西九龍公路」及「西九龍公路」各支承或從屬結構與裝置;
    - (iii) 有權享有該地段或現已或將會建於該處任何建築物或構築物的所有必要地役權及通行 權,以便往來「公路專用地方」及其任何部分和「公路專用地方」各支承或從屬結構與 裝置;及
    - (iv) 有權透過現時或此後鋪設於該地段或該處任何建築物、構築物及架設物或其任何部分 內或在其下跟著、穿過、越過或跨越該處之任何溝渠、水管、電線、電纜、污水管、 排水渠、管槽、排煙道、管道及水道和其他導體而享用接駁至「公路專用地方」或其任 何部分的氣體、電力、水、廢水或其他污水排放、空氣、電話線及其他服務。

- 就任何損失、損害、滋擾或騷擾向彼等任何一方索償。

### Ⅲ 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

...

### 「公路專用地方」

是指「政府批地書 | 特別條款第(9)(a)條所指現於「政府批地書 | 附錄的「圖則Ia | 以粉紅色間黑交 叉線及粉紅色加黑圈黑交叉線顯示的地方的土地及空域範圍,以作現有西九龍公路(「**西九龍 公路**」)用途;

...]

公契附表二第I部分第7(I)(a) 和 7(I)(b)條訂明:-

### 『7. 適用於政府的權利、地役權和特權

- 地方」和「高鐵香港段專用地方」而言:
- 撐與庇護。

### 4. 位於「高鐵香港段專用地方」內的「支承結構」

根據批地文件特別條款第(10)條,承批人應自費以地政總署署長全面滿意的形式維修位於「高鐵香港段 專用地方」內的「支承結構」。





(f) 倘因「政府」、其人員、代理、承辦商及工人或其他正式獲授權人員行使本特別條款(a)及 (e)款所賦予權利或處理附帶於此等權利之事宜,或因「西九龍公路」進行維修、其存在或 運作令「承批人」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾,「政府」、其 💻 人員、代理、承辦商及工人或其他正式獲授權人員概毋須就此承擔責任,「承批人」不得

(g) 除非因地下鐵路東涌線及機場快線和附屬結構與裝置的運作或使用所需,否則不可在「公路 專用地方」之下建造或搭建任何建築物、構築物及裝置。茲於此等「批地條款」,「地下鐵 路 | 之釋義以《香港鐵路條例》、其任何附屬規例及相關修訂法例所訂為準。

I. 就「第一公共道路專用地方」、「隧道專用地方」、「第二公共道路專用地方」、「公路專用

(a) 有權為「第一公共道路」、「行人隧道」、「第二公共道路」、「西九龍公路 | 和「高鐵香港段」 和現已或將會建於上述各個專用地方內或上各建築物或構築物及其支承結構與連接段獲得支

(b) 有權進入「該土地」和「發展項目」, 不論攜帶工具、設備、機器、機械或駕車與否, 以 便連接、建造、檢驗、維修、修理及翻新「第一公共道路」、「行人隧道」、「第二公共道 路」、「西九龍公路」和「高鐵香港段」及上述各專用地方的結構與裝置。』

## **INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES**

公共設施及公眾休憩用地的資料

### (I) 批地文件條款

- (10)(a) (i) 遵從本文特別條款第(5)(a)(ii)條之規定,「政府」現獲例外保留現於「圖則Ia」以粉紅色加 緣交叉線間黑斜線加黑點、粉紅色間黑斜線加黑點、粉紅色間黑斜線(包括粉紅色及 粉紅色間黑斜線細靛藍邊範圍內之粉紅色間黑斜線部分)和粉紅色間黑斜線紅斜線顯 示而介乎香港主水平基準下8.20米與香港主水平基準下38.70米之間的地底內層範圍, 以便建造、運作及維修廣深港高速鐵路香港段(以下簡稱「高鐵香港段」)(本(a)(i)款例外 保留的地底內層以下簡稱「高鐵香港段專用地方」)。
  - (ii) 除經「署長」書面批准為支撐該地段上發展項目的現有構築物、樁柱、地基、基腳或支 承件(不論經過改造與否)及新建構築物、樁柱、地基、基腳或支承件外,「高鐵香港 段專用地方」內或上任何建築物或構築物不得搭建、建造或留存任何建築、構築件或 支承件(以下統稱「支承結構」)。「政府」有權於「第二延遲移交區交付日期」之前自費 拆卸、改造、拆除及重建「高鐵香港段專用地方」內「支承結構」的任何部分。
  - (b) 於本文協定批授的整個年期內,「承批人」應自費維修「支承結構」(不論「政府」有否進 行改造或重建工程),以保持其修繕妥當與狀態良好,全面令[署長]滿意。
  - (c) 倘因「承批人」、其傭僕、工人及承辦商於建造、更改、修理和維修「支承結構」及拆除「高鐵 香港段專用地方」內未經「署長」批准的任何建築物或構築物之建築、構築件或支承件時作出 或遺漏作出任何事項,以致「政府」招致或蒙受任何性質的責任、訴訟、法律程序、費用、索 償、開支、損失、損害、收費及索求、「承批人」現承諾向「政府」作出賠償並確保其免責。
  - (d) 除「支承結構」(不論「政府」有否進行改造或重建工程)外,「承批人」概無「高鐵香港段 專用地方」的權利、產權、擁有權、佔管權或使用權。
  - (e)「承批人」或任何其他人士均不得就本特別條款(a)及(f)款的例外保留權利,或就此或就着 使用「高鐵香港段專用地方」作「高鐵香港段」等用途所招致或引起的任何責任、損失、 損害、索償、費用、訴訟、索求及法律程序,作出反對或有向「政府」提出不論是否在 任何法例下申索或索償的權利。
  - (f) 「政府」、其人員、代理、承辦商及工人或其他正式獲授權人員、「高鐵香港段營運機構」 及「指定人士」(釋義以本文特別條款第(66)(a)(i)及(66)(a)(ii)條分別所訂為準)現免費獲例 外保留下列權利:
    - (i) 有權從「高鐵香港段」和現已或將會建於「高鐵香港段專用地方」內各建築物或構築物及 其支承結構與連接段獲得支撐與庇護;
    - (ii) 有權進入該地段,不論攜帶工具、設備、機器、機械或駕車與否,以便連接、建造、 檢驗、維修、修理及翻新「高鐵香港段」和「高鐵香港段」各支承或從屬結構與裝置;
    - (iii) 有權享有該地段及現已或將會建於該處任何建築物或構築物的所有必要地役權及通行 權,以便往來「高鐵香港段專用地方」及其任何部分和「高鐵香港段專用地方」各支承或 從屬結構與裝置;及
    - (iv) 有權透過現時或此後鋪設於該地段或該處任何建築物、構築物及架設物或其任何部分內 或在其下跟著、穿過、越過或跨越該處之任何溝渠、水管、電線、電纜、污水管、排水 渠、管槽、排煙道、管道及水道和其他導體而享用接駁至「高鐵香港段專用地方」及其任 何部分的氣體、電力、水、廢水或其他污水排放、空氣、電話線及其他服務。
  - (g) 倘因「政府」、其人員、代理、承辦商及工人或其他正式獲授權人員行使本特別條款(a)及(f) 款所賦予權利或處理附帶於此等權利之事宜,並且因履行本特別條款(b)款所訂「承批人」 的義務而令「承批人」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾,「政府」、 其人員、代理、承辦商及工人或其他正式獲授權人員概毋須就此承擔責任,「承批人」 不得就任何損失、損害、滋擾或騷擾向彼等任何一方索償。

### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

### 「高鐵香港段專用地方」

是指「政府批地書」特別條款第(10)(a)(i)條所指現於「政府批地書」附錄的「圖則Ia」以粉紅色加 綠交叉線間黑斜線加黑點、粉紅色間黑斜線加黑點、粉紅色間黑斜線(包括粉紅色及粉紅色 間黑斜線細靛藍邊範圍內之粉紅色間黑斜線部分)和粉紅色間黑斜線紅斜線顯的地方的地底 內層範圍,以便建造、運作及維修「高鐵香港段」。』

公契附表二第I部分第7(I)(a) 和 7(I)(b)條訂明:-

### 『7. 適用於政府的權利、地役權和特權

- I. 就「第一公共道路專用地方」、「隧道專用地方」、「第二公共道路專用地方」、「公路專用 地方」和「高鐵香港段專用地方」而言:
- (a) 有權為「第一公共道路」、「行人隧道」、「第二公共道路」、「西九龍公路」和「高鐵香港段」 和現已或將會建於上述各個專用地方內或上各建築物或構築物及其支承結構與連接段獲得支 撐與庇護。
- (b) 有權進入「該土地」和「發展項目」,不論攜帶工具、設備、機器、機械或駕車與否,以 便連接、建造、檢驗、維修、修理及翻新「第一公共道路」、「行人隧道」、「第二公共道 路」、「西九龍公路」和「高鐵香港段」及上述各專用地方的結構與裝置。』

### 5. 「24小時走道」

根據批地文件特別條款第(34)條,承批人應自費以地政總署署長全面滿意的形式設計和提供及嗣後管 理和維修[24小時走道]。

### (I) 批地文件條款

- (34)(d)(i)「承批人」應自費以「署長」全面滿意的形式於該地段設計和提供及嗣後管理和維修一條行 人走道 (以下簡稱「24小時走道」),內設自動扶梯、載客電梯、樓梯、斜路及「署長」不時 批准或指定的其他構築物,以連接南昌站、「行人隧道」、「擬建行人天橋」(釋義以本文 特別條款第(35)(a)(i)條所訂為準)、「有蓋行人天橋」(釋義以本文特別條款第(36)(a)條所訂為 準)、該地段地面及毗連該地段的街面行人道。在南昌站非開放時間,「行人隧道」應可 透過毗連該地段的街面行人道連通「24小時走道」其餘部分。「承批人」須向「署長」提交 圖則,顯示「24小時走道」的走線以供批核。「署長」就何謂該地段地面及街面所作的決 定將作終論,並對「承批人 |約束。
  - (ii) 「24小時走道」(不包括上述自動扶梯、載客電梯、樓梯、斜路及其他構築物) 的闊度不可 小於4.5米。
  - (e) 「承批人」應在本文協定的整個批租年期內,維持本特別條款(d)(i)款指定提供的「24小時 走道」每日24小時開放,以供公眾免費使用和暢通無阻地通行。「承批人」並須自費維持 本特別條款(d)(i)款所載的自動扶梯及載客電梯每日24小時運作。



(f) 「署長 | 可全權酌情決定在計算本文特別條款第(17)(d)條訂明的樓面總面積時不計入本特別 條款(d)款所載的「24小時走道 | 或其任何部分所有面積。

### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

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### 「24小時走道」

是指按照「政府批地書 | 特別條款第(34)(d)條現已或將會興建於「該土地 | 內並且構成「商業樓 字 | 一部分的24小時走道,其中包括自動扶梯、載客電梯、樓梯、斜路及 [ 署長 | 批准或指定的 其他構築物,以連接「車站綜合大樓」、「行人隧道」、「擬建行人天橋」、「有蓋行人天橋」、「 該土地 | 地面及毗連 「該土地 | 的街面行人道;

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公契E部第22(b)條訂明:-

『b)「商業樓宇」的「業主」應分別按照「政府批地書」特別條款第(34)(c)和(d)條、第(49)(a)和(b)條及 第(37)(c)條的規定,自費保養已建成並且構成「商業樓宇」一部分的「行人連接走道」、「24小 時走道 | 、構成「商業樓宇 | 一部分的「停車處 | 及已建成的「通往停車處行人走道 | 、「行人 天橋連接段及支承件 |、「行人天橋連接走道 | 及「有蓋行人天橋 |,以保持其修繕妥當與狀 熊良好,全面令[署長|滿意。]

公契附表二第II部第4條訂明:-

『4. 所有公眾人士每日24小時任何時候有權自由步行或乘坐輪椅出入、往返、通行及上落特別條款 第(34)(a)-(e)條、第(49)(c)條及第(35)(a)-(c)條分別所指的「24小時走道」、「公共停車處」、「通往 停車處行人走道 (、「行人天橋連接走道」(包括該處的電梯,而該等電梯應每日24小時運作) 及「擬建行人天橋」,並無需支付任何性質的款項,以作所有合法用途。」

### 6. 「行人天橋連接走道」

根據批地文件特別條款第(35)條,承批人應自費以地政總署署長全面滿意的形式建造和提供「行人天橋 連接走道 |。

### (I) 批地文件條款

- (35)(a) (i) 倘該地段或其任何部分進行發展或重建工程,「承批人 | 須自費以 「署長 | 全面滿意的方式 建造和提供下列設施:
  - (1) 於本文特別條款第(13)條訂明的日期或之前建造和提供行人路及行人道,以將該地 段連接至位於「圖則Ia」註明為PROP.FB2位置而取道FB2a點至FB2b點和FB2c點至 FB2d點又或採取「署長」所指定其他位置及路線點的擬建行人天橋,以及連接至毗 連該地段的街面行人道;及

上述行人路及行人道應採用「署長|指定或批准的樓層和位置、物料和設施、標準、 方式、 關度、定線、 布局和設計。(本特別條款(a)(i)(I)及(a)(i)(II)款所載的行人路及行人道 和兩條擬建行人天橋以下分別簡稱「行人天橋連接走道」及「擬建行人天橋」)。每條「擬建 行人天橋 | 的最小內淨闊度為4.0米。

- (ii)「行人天橋連接走道」應包括:

  - 行人天橋 | 不超過10米。
- (a)(i)(II)款指定的位置及路線點連通該地段。
- 通行以進出往返「擬建行人天橋」外,不得作任何其他用途。
  - 海報。
  - 人造成不便或損害。
  - 開放,以供公眾免費使用和暢通無阻地通行。

    - 擬建行人天橋」,以作所有合法用途。



(II) 於本文特別條款第(13)條訂明的日期或之前建造及提供行人路及行人道,以將該地段 連接至位於「圖則Ia」註明為PROP.FB3位置而取道FB3a點至FB3b點又或採取「署長」 所指定其他位置及路線點的擬建行人天橋,以及連接至毗連該地段的街面行人道;

(I) 兩部可接載傷殘人士的電梯(以下簡稱「電梯」,每條「擬建行人天橋」各設一部電梯), 建造位置分別距離兩條「擬建行人天橋 | 不超過10米;及

(II)兩條有蓋樓梯(每條「擬建行人天橋」各設一條有蓋樓梯),建造位置距離兩條「擬建

(b) (i) 「承批人」提供「行人天橋連接走道」時應自費以「署長」全面滿意的方式預留充分空間, 並以「署長」指定或批准的物料、標準、樓層、定線、闊度、布局和設計於該地段內 搭建、提供及建造「署長」指定或批准的連接段、支承件、柱、通道口及樓梯平台(以下 統稱「行人天橋連接段及支承件」,以使「擬建行人天橋」依照本特別條款(a)(i)(I)及

(ii) 於本文協定批授的整個年期內,「政府」獲例外保留權利從「擬建行人天橋」獲得所有支 撐及連接至現已或將會建於該地段的一座或多座建築物或構築物。

(c) (i) 「行人天橋連接走道 | 除接上及連通 「擬建行人天橋 | 和供所有公眾人士步行或乘坐輪椅

(ii) 除非「署長」另行批准或規定,「承批人」不可使用或允許或容忍他人使用「行人天橋連 接走道」及「擬建行人天橋」內外任何部分作廣告用途或陳列任何性質的招牌、告示或

(iii)「承批人」本身不可亦不得允許、容忍他人在「行人天橋連接走道」及「擬建行人天橋」作出 任何行為,以致或可能構成滋擾或騷擾,又或可能對途經「行人天橋連接走道」及「擬建 行人天橋」下方的行人或車輛或任何毗連或毗鄰一個或多個地段或物業的業主或佔用

(iv) ①「承批人」應在本文協定的整個批租年期內維持「行人天橋連接走道」每日24小時

(II) 茲毋損本特別條款(c)(iv)(I)款之規定,「承批人」應自費維持「電梯」每日24小時運作。

Ⅲ 「承批人」建成「行人天橋連接走道」而「政府」亦已建成每條「擬建行人天橋」後,「承 批人 | 時刻均須允許所有公眾人士全日24小時免費自由步行或乘坐輪椅通行、再通 行、行經、經越及上落每條「擬建行人天橋」,以及按需要進入該地段或其任何部 分和現已或將會建於該處任何一座或多座建築物,藉此進出所有或任何當時現存的「

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- (d)「政府」、其人員、代理、承辦商、工人及其他正式獲授權人員現獲免費保留下列權利:
  - (i) 擁有所有必要權利佔用該地段或其任何部分,並且擁有所有必要權利進出、往返及通 行該地段,以便設計、建造、接駁、管理、保養、修理和維修「擬建行人天橋」並執行 設計及建造所需的地盤勘察及測量工程;及
  - (ii) 有權連接「擬建行人天橋」至「行人天橋連接段及支承件」和「行人天橋連接走道」。
- (e) 「政府」、其人員、代理、承辦商、工人及其他正式獲授權人員如因行使本特別條款(d)及(g)款 所賦予權利或處理附帶於此等權利之事宜而令「承批人」招致或蒙受任何損失、損害、滋擾 或騷擾,概毋須就此承擔責任。「承批人」不得就任何損失、損害、滋擾或騷擾向彼等任何 一方索償。
- (f)「承批人」或現時根據本文特別條款第(40)(a)(i)條所載的「公契」委任的該地段管理人或根據《建 築物管理條例》(香港法例第344章)成立的該地段「業主立案法團」應在接獲「署長」通知時自 費以「署長」全面滿意的方式執行所有必要工程,以按「署長」規定或批准暫時關閉現已或將 會建於該地段上一座或多座建築物的通道口或地方,以便在該處接駁 [擬建行人天橋 | 或本 特別條款(g)款所載的替換結構。暫時關閉上述通道口或地方期間,該處所有必要維修工程 一律時刻由「承批人」或上述的管理人或「業主立案法團」(視乎情況而定)自費負責,並須 令[署長|滿意。
- (g) 如該地段或其任何部分進行重建等工程,以致需要拆卸「擬建行人天橋」或當中其一,然後 在本特別條款(a)(i)(I)及(a)(i)(II)款載明的路線點新建一條或多條行人天橋,「政府」、其人員、 代理、承辦商、工人和任何毗鄰地段業主及其代理、承辦商、工人、僱員、受許可人及其 他正式獲授權人員時刻均可免付任何費用,不論攜帶工具、設備、機器、機械或駕車與否, 自由進出、往返及通行該地段或其任何部分或現已或將會建於該地段任何一座或多座建築 物或構築物,以便拆卸「擬建行人天橋」或當中其一,以及建造一條或多條新行人天橋接駁 至「行人天橋連接走道」,嗣後則須負責檢查、保養和維修新建的行人天橋。
- (h)「承批人 |現確認及同意,「政府 |概不憑藉此等「批地條款 | 或行使本特別條款所賦權利採 取任何行動,從而作出聲明或保證日後將會興建「擬建行人天橋」(或如本特別條款g)款所 述重新建造)。倘日後不興建(或重新建造)「擬建行人天橋」而因此導致「承批人」或任何人 士招致或蒙受任何索償、損失或損害,「政府」毋須就此承擔任何責任。
- (i) 計算本文特別條款第(17)(d)條訂明的樓面總面積時,不會計入「行人天橋連接走道」及現已 或將會依照「政府」規定建於該地段的「擬建行人天橋」任何部分(「擬建行人天橋」相關部分 以下簡稱「該等部分」)。茲於本特別條款,「署長」就何謂「行人天橋連接走道」及「擬建行 人天橋」所作的決定將作終論並對「承批人」約束。
- (j) 倘因該地段內有「該等部分」令「承批人」招致或蒙受任何損害、滋擾或騷擾,「政府」概不 承擔任何責任或法律責任。倘「該等部分」的存在直接或間接引起或導致任何責任、索償、 費用、索求、訴訟或其他法律程序,「承批人|須向「政府|賠償並確保其免責。
- (k)「承批人 | 概不享有「該等部分 | 的權利、產權、擁有權、佔管權或使用權。
- ① 於「該等部分」存續期間,「承批人」應在本文協定批授的整個年期內自行或達致他人採取 在本「批地文件」下同意授予的所有妥善及適當的護理措施、技能及防範措施,其中特別 須在任何建造、維修、更新、修理、清拆、拆卸或還原工程施工期間防止「該等部分」遭 到任何損壞、干擾或阻塞。

- (37)(a)如「承批人」並未在「署長」指定期限內履行本文特別條款第(35)(a)、(35)(b)及(36)(a)條和本 特別條款(b)款訂明的「承批人」責任,「政府」可執行必要的建造工程,費用由「承批人」 承擔。「承批人」須在「政府」通知時支付相等於有關費用的款項,金額由「署長」指定, 而其決定將作終論並對「承批人」約束。茲為執行上述工程,「政府」、其人員、代理、 承辦商、工人或其他正式獲授權人員有權於任何合理時間自由和不受阻撓地進入該地段 或其任何部分及現已或將會建於該處的任何一座或多座建築物。
  - (b) 如該地段或其任何部分等進行重建以致需要拆卸「行人天橋連接走道」(包括本文特別條款 第(35)(a)(ii)條所載的兩部電梯及兩座有蓋樓梯)、「行人天橋連接段及支承件」和「有蓋行人天 橋 |或其任何部分,「承批人 |應在「署長 |指定的期限內自費以「署長 |滿意的方式,遵從「署 長 | 批准或指定的方式、設計、物料、闊度、樓層、標準、定線及位置以建造和完成新的行 人天橋連接走道(包括本文特別條款第(35)(a)(ii)條所載的兩部電梯及兩座有蓋樓梯)、新的行 人天橋連接段及支承件和新的有蓋行人天橋替換上述所指。
  - (c)「承批人」應在本文協定批授的整個年期內自費修理、維修和管理「行人天橋連接走道」(包括 本文特別條款第(35)(a)(ii)條所載的兩部電梯及兩座有蓋樓梯)、「行人天橋連接段及支承件」 和「有蓋行人天橋」及「承批人」依照本特別條款(b)款規定建造的任何相關替換結構,以保持 其清潔整齊、修繕妥當與狀態良好,全面令「署長」滿意。如「承批人」未能履行本款訂明 的「承批人」責任,「政府」可執行必要的修理和維修工程,費用由「承批人」承擔。「承批人」 須在「政府 | 通知時支付相等於有關費用的款項,金額由「署長 | 指定,而其決定將作終論 並對「承批人」約束。茲為執行本(c)款訂明的工程,「政府」、其人員、代理、承辦商、工人 或其他正式獲授權人員有權於任何合理時間自由及不受阻撓地進入該地段或其任何部分和現 已或將會建於該處的任何一座或多座建築物。
  - (d)「政府」、其人員、代理、承辦商、工人及其他正式獲授權人員如因行使本特別條款(a)及(c)款 所賦予權利或處理附帶於此等權利之事宜而令「承批人」招致或蒙受任何損失、損害、滋擾 或騷擾,概毋須就此承擔責任。「承批人」不得就任何損失、損害、滋擾或騷擾向彼等任何 一方索償。
  - (e) 現明確協議、聲明及訂明,本文特別條款第(34)(e)、(35)(c)(iv)(I)及(36)(b)(iv)條施加責任予「承 批人」,「承批人」無意圖劃定而「政府」亦無同意劃定「24小時走道」、「行人天橋連接走道」 及「有蓋行人天橋」或其中之一,以供公眾行使通行權。
  - (f) 現明確協議及聲明,本文特別條款第(34)(e)、(35)(c)(iv)(I)及(36)(b)(iv)條施加責任予「承批人」, 概不構成任何預期或申索,以致可根據或鑒於《建築物(規劃)規例》第22(1)條規例或其任 何修訂、取代條文或其他等獲得額外上蓋面積或地積比率的優惠或權利。為免存疑,「承 批人」現明確表示放棄《建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條文項下額外 上蓋面積或地積比率相關優惠或權利的任何及所有申索權。
  - (g) 倘「承批人」、其傭僕、工人及承辦商作出或遺漏作出任何關乎建造、更改、修理和維修「24 小時走道」、「行人天橋連接走道」、「行人天橋連接段及支承件」和「有蓋行人天橋」的事項, 以致引起或招致任何性質的責任及訴訟、法律程序、費用、索償、開支、損失、損害、收費 及索求,「承批人」現承諾向「政府」、其人員、代理、承辦商、工人或其他正式獲授權人員 賠償並確保彼等免責。

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#### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

#### 「行人天橋連接走道」

是指按照「政府批地書|特別條款第(35)(a)(i)和(ii)條現已或將會建造並且構成「商業樓宇」一 部分的行人路及行人道(包括兩部電梯及兩條有蓋樓梯),以將「該土地」和「發展項目」連接 至「擬建行人天橋」,以及連接至毗連「該土地」的街面行人道;

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#### 公契E部第22(b)條訂明:-

『(b)「商業樓宇」的「業主」應分別按照「政府批地書」特別條款第(34)(c)和(d)條、第(49)(a)和(b)條及 第(37)(c)條的規定,自費保養已建成並且構成「商業樓宇」一部分的「行人連接走道」、「24小 時走道」、構成「商業樓宇」一部分的「公共停車處」及已建成的「通往停車處行人走道」、「 行人天橋連接段及支承件」、「行人天橋連接走道」及「有蓋行人天橋」,以保持其修繕妥當 與狀態良好,全面令「署長|滿意。」

公契附表二第I部分第7(IV)條訂明:-

#### 『7. 適用於政府的權利、地役權和特權

IV. 就「擬建行人天橋 | 而言,「政府 |、其人員、代理、承辦商、工人及其他正式獲授權人員 擁有充分權利或自由佔用「該土地」及「發展項目」任何部分而毋須繳付任何費用,並且擁 有所有必要權利進出、往返及通行「該土地」及「發展項目」,以便設計、建造、接駁、管 理、保養、修理和維修「擬建行人天橋」並執行設計及建造所需的地盤勘察及測量工程, 及有權連接「擬建行人天橋」至「行人天橋連接段及支承件」和「行人天橋連接走道」。」

公契附表二第II部第4條訂明:-

『4. 所有公眾人士每日24小時任何時候有權自由步行或乘坐輪椅出入、往返、通行及上落特別 條款第(34)(a)-(e)條、第(49)(c)條及第(35)(a)-(c)條分別所指的「24小時走道」、「公共停車處」、「 通往停車處行人走道」、「行人天橋連接走道」(包括該處的電梯,而該等電梯應每日24小 時運作)及「擬建行人天橋」, 並無需支付任何性質的款項, 以作所有合法用途。」

公契附表三第3(a)條訂明:-

『(a) 除非「署長」另行批准或指定,否則「商業樓宇」的「業主」不可使用或允許或容忍他人使 用構成「商業樓宇」一部分的「行人天橋連接走道」、「擬建行人天橋」及「有蓋行人天橋」 內外任何部分作廣告用途或展示任何招牌、告示或海報。』

#### 7. 「有蓋行人天橋」

根據批地文件特別條款第(36)條,承批人應自費以地政總署署長全面滿意的形式建造和提供「有蓋行人 天橋 |。

#### (I) 批地文件條款

- 行人天橋」應有不少於4.0米內淨闊度,最低淨內空高度為2.8米。
  - - 橋|內外任何部分作廣告用途或展示任何招牌、告示或海報。
    - 的業主或佔用人受到滋擾或騷擾,又或造成不便或損害。

    - 的決定將作終論並對「承批人 | 約束。
- 及現已或將會建於該處的任何一座或多座建築物。
  - 連接段及支承件和新的有蓋行人天橋替換上述所指。
  - 已或將會建於該處的任何一座或多座建築物。
- 一方索償。

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(36)(a)「承批人」應在本文特別條款第(13)條指定的日期或之前,自費按照「經批准的建築圖則」並 以「署長」全面滿意的方式,在「圖則Ia」註明為「PROP. FB1」的位置,以「署長」全權酌情 指定或批准的物料、標準、樓層、定線、布局及設計搭建、提供和建造一座單層有蓋行人 天橋及其他結構支承件與連接段(包括「署長」全權酌情認為有蓋行人天橋任何日後擴建段所 需的支承件與連接段),連同斜路、相關的樓梯、通道口、樓梯平台、自動扶梯、電梯及「署 長」酌情指定或批准的內外配件及固定裝置與照明裝置(以下簡稱「有蓋行人天橋」)。「有蓋

(b) (i) 「有蓋行人天橋」除供所有公眾人士步行或乘坐輪椅通行外,不得作任何其他用途。

(ii) 除非「署長」另行批准或指定,「承批人」不可使用或允許或容忍他人使用「有蓋行人天

(iii)「承批人」不可在「有蓋行人天橋」作出任何行為或允許或容忍他人作出任何行為,以致 或可能導致途經「有蓋行人天橋」之下的任何行人或車輛或任何毗鄰或毗連地段或物業

(iv) 在「有蓋行人天橋」存續期間,「承批人」不論日夜均應時刻允許任何公眾人士免費自由 步行或乘坐輪椅出入、往返、通行及上落「有蓋行人天橋」,以作所有合法用途。

(v) 計算本文特別條款第(17)(d)條訂明的樓面總面積時,不會計入現已或將會建於該地段 的「有蓋行人天橋」任何部分。茲於本特別條款,「署長」就何謂「有蓋行人天橋」所作

(37)(a) 如「承批人」並未在「署長」指定期限內履行本文特別條款第(35)(a)、(35)(b)及(36)(a)條和 本特別條款(b)款訂明的「承批人」責任,「政府」可執行必要的建造工程,費用由「承批人」 承擔。「承批人」須在「政府」通知時支付相等於有關費用的款項,金額由「署長」指定,而其 决定將作終論並對「承批人」約束。茲為執行上述工程,「政府」、其人員、代理、承辦商、 工人或其他正式獲授權人員有權於任何合理時間自由和不受阻撓地進入該地段或其任何部分

(b) 如該地段或其任何部分等進行重建以致需要拆卸「行人天橋連接走道」(包括本文特別條款第 (35)(a)(ii)條所載的兩部電梯及兩座有蓋樓梯)、「行人天橋連接段及支承件」和「有蓋行人天橋」 或其任何部分,「承批人」應在「署長」指定的期限內自費以「署長」滿意的方式,遵從「署長」 批准或指定的方式、設計、物料、闊度、樓層、標準、定線及位置以建造和完成新的行人天 橋連接走道(包括本文特別條款第(35)(a)(ii)條所載的兩部電梯及兩座有蓋樓梯)、新的行人天橋

(c)「承批人」應在本文協定批授的整個年期內自費修理、維修和管理「行人天橋連接走道」(包括 本文特別條款第(35)(a)(ii)條所載的兩部電梯及兩座有蓋樓梯)、「行人天橋連接段及支承件」 和「有蓋行人天橋」及「承批人 | 依照本特別條款(b)款規定建造的任何相關替換結構,以保持 其清潔整齊、修繕妥當與狀態良好,全面令「署長」滿意。如「承批人」未能履行本款訂明 的「承批人」責任,「政府」可執行必要的修理和維修工程,費用由「承批人」承擔。「承批人」 [須在 [政府] 通知時支付相等於有關費用的款項,金額由 [署長] 指定,而其決定將作終論 並對「承批人」約束。茲為執行本(c)款訂明的工程,「政府」、其人員、代理、承辦商、工人 或其他正式獲授權人員有權於任何合理時間自由及不受阻撓地進入該地段或其任何部分和現

(d)「政府」、其人員、代理、承辦商、工人及其他正式獲授權人員如因行使本特別條款(a)及(c)款 所賦予權利或處理附帶於此等權利之事宜而令「承批人」招致或蒙受任何損失、損害、滋擾 或騷擾,概毋須就此承擔責任。「承批人」不得就任何損失、損害、滋擾或騷擾向彼等任何

公共設施及公眾休憩用地的資料

- (e) 現明確協議、聲明及訂明,本文特別條款第(34)(e)、(35)(c)(iv)(I)及(36)(b)(iv)條施加責任予「承批 人」,「承批人」無意圖劃定而「政府」亦無同意劃定「24小時走道」、「行人天橋連接走道」 及「有蓋行人天橋 |或其中之一,以供公眾行使通行權。
- (f) 現明確協議及聲明,本文特別條款第(34)(e)、(35)(c)(iv)(I)及(36)(b)(iv)條施加責任予「承批人」, 概不構成任何預期或申索,以致可根據或鑒於《建築物(規劃)規例》第22(1)條規例或其任何 修訂、取代條文或其他等獲得額外上蓋面積或地積比率的優惠或權利。為免存疑,「承批人」 現明確表示放棄《建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條文項下額外上蓋 面積或地積比率相關優惠或權利的任何及所有申索權。
- (g) 倘「承批人」、其傭僕、工人及承辦商作出或遺漏作出任何關乎建造、更改、修理和維修「24 小時走道」、「行人天橋連接走道」、「行人天橋連接段及支承件」和「有蓋行人天橋」的事項, 以致引起或招致任何性質的責任及訴訟、法律程序、費用、索償、開支、損失、損害、收費 及索求,「承批人|現承諾向「政府|、其人員、代理、承辦商、工人或其他正式獲授權人員 賠償並確保彼等免責。

#### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

...

#### 「有蓋行人天橋」

是指按照「政府批地書 | 特別條款第(36)(a)條現已或將會建造且其中一部分構成「商業樓宇 | 一 部分的一座單層有蓋行人天橋及其他結構支承件與連接段;

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公契E部分第17條訂明:-

『17.在「政府批地書」批授的整個年期內,各「業主」應按照「政府批地書」相關特別條款的規 定提供和准許「署長」、其正式授權人員、代理、承辦商和彼等的工人隨時行使不受限制 的權利,攜帶工具、設備、機器或駕車與否,進出、往返及通行「該土地」和「發展項目」, 以便檢查和進行任何有關各「專用地方」、「擬建行人天橋」、「有蓋行人天橋」和「政府批 地書」相關特別條款中指定的任何其他範圍的任何工程。』

公契E部第22(b)條訂明:-

『(b)「商業樓宇」的「業主」應分別按照「政府批地書」特別條款第(34)(c)和(d)條、第(49)(a)和(b)條及 第(37)(c)條的規定,自費保養已建成並且構成「商業樓宇」一部分的「行人連接走道」、「24小 時走道」、構成「商業樓宇」一部分的「公共停車處」及已建成的「通往停車處行人走道」、「行 人天橋連接段及支承件」、「行人天橋連接走道」及「有蓋行人天橋」,以保持其修繕妥當與 狀態良好,全面令「署長|滿意。」

公契附表二第Ⅱ部第4條訂明:-

『4. 所有公眾人士每日24小時任何時候有權自由步行或乘坐輪椅出入、往返、通行及上落特別 條款第(34)(a)-(c)條、第(49)(c)條及第(35)(a)-(c)條分別所指的「24小時走道」、「公共停車處」、「 通往停車處行人走道」、「行人天橋連接走道」(包括該處的電梯,而該等電梯應每日24小 時運作)及「擬建行人天橋」,並無需支付任何性質的款項,以作所有合法用途。』

公契附表三第3(a)條訂明:-

『(a) 除非「署長」另行批准或指定,否則「商業樓宇」的「業主」不可使用或允許或容忍他人使 用構成「商業樓字」一部分的「行人天橋連接走道」、「擬建行人天橋」及「有蓋行人天橋」 內外任何部分作廣告用途或展示任何招牌、告示或海報。』

公契附表三第6條規定:-

『6. 任何「業主」不得准許或容忍任何小販在「該土地」、「發展項目」內及「有蓋行人天橋」擺 賣。就本條款而言,「小販 | 之釋義以《公眾衛生及市政條例》(香港特別行政區法例第 132章) 第2條、其任何附屬規例及相關修訂法例所訂為準,但應受「政府批地書」特別條款 第(53)條所載的修訂條文制約。』

#### 8. 「公眾用途私人休憩用地」

根據批地文件特別條款第(42)條,承批人應按照經批准的建築圖則,自費以地政總署署長全面滿意的 方式搭建、建造、提供和園景美化「公眾用途私人休憩用地」。

#### (I) 批地文件條款

- (42) (a) (j) 「承批人 | 應按照 「經批准的建築圖則 | , 自費以 「署長 | 全面滿意的方式搭建、建造、提供 和園景美化該地段內總面積不少於10.298平方米的一處或多處休憩用地(以下簡稱「私人 休憩用地|)。
  - (ii) 本特別條款(a)(i)款所載「私人休憩用地」中應有不少於1.500平方米設於地面(「署長 | 就 何謂地面所作的決定將作終論並對「承批人 |約束)。
  - (iii) 本特別條款(a)(ii)款所載的1,500平方米「私人休憩用地」應有不少於1,000平方米為供 公眾使用的園景美化露天廣場(以下簡稱「公眾用途私人休憩用地」),並須依照「署長」 批准的樓層、標準和設計種植灌叢及樹木。
  - (b) (i) 「私人休憩用地」應在本文特別條款第(13)條所載的日期或之前建成並適宜使用。
    - (ii) 遵從本特別條款(a)(iii)及(c)款之規定,「私人休憩用地」除供現已或將會建於該地段的一 座或多座建築物居民和彼等各真正來賓及訪客作康樂用途外,概不可作任何其他用途, 從而達致彼等完善使用及享用該地段。
  - (c) 茲毋損本特別條款(d)款之一般規定,「承批人」應在「公眾用途私人休憩用地」竣工落成後和 於本文協定批授的整個年期內:
    - (i) 維持「公眾用途私人休憩用地」每日24小時開放供所有公眾人士免費及不受阻撓地使 用與享用;及
    - (ii) 自費以「署長」滿意的方式在顯眼地點張貼告示,向公眾説明「公眾用途私人休憩用地」 開放供公眾使用,並列明開放時間及「署長」不時指定的其他相關資料。
  - (d) 於本文協定批授的整個年期內,「承批人」應自費以「署長」全面滿意的方式維護、保養、維 修和管理「公眾用途私人休憩用地 | 及該處所有物件。
  - (e) 如「承批人 | 並未於本特別條款(b)款所訂明期限內履行本特別條款(a)、(b)及(d)款訂明 「承批人 | 須就「公眾用途私人休憩用地」承擔的責任,「政府」可執行「公眾用途私人休憩用地」的必要 工程,費用由「承批人」承擔。「承批人」須在「政府」通知時支付相等於有關費用的款項,金 額由「署長|指定,而其決定將作終論並對「承批人|約束。

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

- (f) 茲為執行本特別條款(e)款所述工程,「政府」、其人員、代理、承辦商、工人或其他正式 獲授權人員有權於所有合理時間自由及不受阻撓地進入該地段或其任何部分和現已或將會 建於該處的任何一座或多座建築物。倘因「承批人」履行本特別條款(a)、(b)、(c)及(d)款訂 明的責任或處理附帶於此等權利之事宜或因「政府」行使本特別條款(e)款等所訂權利或其 他而令「承批人」或任何人士招致或蒙受任何損失、損害、滋擾或騷擾,「政府」、其人員、 代理、承辦商、工人或其他正式獲授權人員概毋須就此承擔責任,「承批人」亦不可就此等 損失、損害、滋擾或騷擾向「政府」、其人員、傭僕及代理或獲其授權之其他人員索償。
- (g) 計算本文特別條款第(17)(d)條訂明的樓面總面積時,不會計入「公眾用途私人休憩用地」。
- (h) 現明確協議、聲明及訂明,本文特別條款第(42)(c)條訂明的「承批人」責任純屬「承批人」 與「政府」之間的合約,「承批人」或「政府」均無意劃定或同意劃定「公眾用途私人休憩用 地 供公眾使用。
- (i) 現明確協議及聲明,本文特別條款第(42)(c)條訂明的「承批人」合約責任,概不構成任何預期 或申索,以致可根據或鑒於《建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條文 或其他等獲得額外上蓋面積或地積比率的優惠或權利。為免存疑,「承批人|現明確表示 放棄《建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條文項下額外上蓋面積或地積 比率相關優惠或權利的任何及所有申索權。
- (j) 倘「承批人」、其傭僕、工人及承辦商作出或遺漏作出任何關乎平整、建造、修理和維修「公 眾用途私人休憩用地」的事項,以致引起或招致任何性質的法律責任及訴訟、法律程序、 費用、索償、開支、損失、損害、收費及索求、「承批人」現承諾向「政府」、其人員、代理、 承辦商、工人或其他正式獲授權人員賠償並確保彼等免責。

#### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

. . .

#### 「公眾用途私人休憩用地|

是指按照特別條款第(42)(a)(iii)條在地面作為供公眾使用的園景露天廣場並且構成「商業樓宇」 一部分的部分「私人休憩用地」(不少於1.000平方米);

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公契E部分第15條訂明:-

『15.「商業樓宇」的「業主」應按照「政府批地書」特別條款第(42)(d)條的規定,自費以「署長」滿 意的方式維護、保養、維修和管理「公眾用途私人休憩用地」及該處任何構築物、設施和 裝置。』

公契I部第1(b)(xvii)條訂明:-

...

『(b)茲在任何方面毋損前述之一般性,「管理人」擁有以下權力及應承擔以下責任,即:-

公契I部第1(n)條訂明:-

- - 包括「公眾用途私人休憩用地」)有關的其他所有費用;』

公契附表二第Ⅱ部分第5條訂明:-

『5. 所有公眾人士每日24小時任何時候免費及不受阻撓地使用「公眾用途私人休憩用地」的權利。』

#### 9. 「公共停車處 | 及 「 通往停車處行人走道 |

根據批地文件特別條款第(49)(a)條,承批人應自費以地政總署署長全面滿意的方式提供及嗣後管理和 維修[公共停車處]。

根據批地文件特別條款第(49)(b)條,承批人應自費以地政總署署長全面滿意的方式設計、鋪設、平整、 提供、建造、鋪設路面整飾和嗣後管理及維修「通往停車處行人走道」。

#### (I) 批地文件條款

- - 處」至南昌站入口。
  - 24小時開放,以供公眾免費及不受阻撓地通行使用。
- 停車處」及「通往停車處行人走道」的全部或部分面積。
- 落乘客及行使通行權之用涂。



(xvii)管理、控制和監督「私人康樂區及設施 | 和「私人休憩用地 | (不包括「公眾用途私人休憩 用地」);就有關於對「私人康樂區及設施」和「私人休憩用地」使用者應負之責任購買 保險;制定、修改及實施有關「私人康樂區及設施|和「私人休憩用地|使用者、使用 時間、使用收費及所有相關事宜的規例,但「管理人」應將構成管理基金一部分的所有 收費和收入用於對各項設施的管理、維修、保養和改善。』

『1. 就「管理人」管理「屋苑」和履行其任何職責或行使任何權力而必需和合理地產生的費用、 收費及開支,應包括但不限於以下各項,且各「業主」應按照以下規定的方式支付:-

(n) 保養、運作、人手編制、投保的費用以及與「私人康樂區及設施」和「私人休憩用地」(不

(49)(a)「承批人」應自費以「署長」全面滿意的方式,在該地段地面(「署長」就何謂地面所作的決 定將作終論並對「承批人」約束)提供及嗣後管理和維修一個停車處,闊2.5米、長40米、 最低淨空高度4.7米,以供車輛(包括的士)上落乘客(以下簡稱「公共停車處」)。

(b)「承批人」應自費以「署長」全面滿意的形式,在該地段地面(「署長」就何謂地面所作的決 定將作終論並對「承批人」約束)設計、鋪設、平整、提供、建造、鋪設路面整飾和嗣後管 理及維修不少於3米闊的行人走道(以下簡稱「通往停車處行人走道」),以連接「公共停車

(c) 「承批人 |應在本文協定批授的整個年期內保持「公共停車處 | 及 「通往停車處行人走道 | 每日

(d) 倘「承批人」、其傭僕、工人及承辦商作出或遺漏作出任何關乎平整、建造、修理和維修「公 共停車處」及「通往停車處行人走道」的事項,以致引起或招致任何性質的法律責任及訴訟、 法律程序、費用、索償、開支、損失、損害、收費及索求,「承批人」現承諾向「政府」、其 人員、代理、承辦商、工人或其他正式獲授權人員賠償並確保彼等免責。

(e) 「署長」可全權酌情決定計算本文特別條款第(17)(d)條訂明的樓面總面積時,可以排除「公共

(f) 現明確協議、聲明及訂明,本文特別條款(c)款施加責任予「承批人」,「承批人」或「政府」均 無意劃定或同意劃定「公共停車處」及「通往停車處行人走道」供公眾使用,分別以供車輛上

公共設施及公眾休憩用地的資料

- (g) 現明確協議及聲明,本文特別條款(c)款訂明的「承批人」合約責任,概不構成任何預期或 申索,以致可根據或鑒於《建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條文 或其他等獲得額外上蓋面積或地積比率的優惠或權利。為免存疑,「承批人」現明確表 示放棄《建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條文項下額外上蓋面積或 地積比率相關優惠或權利的任何及所有申索權。
  - (50) 根據本文特別條款第(44)(a)(iii), (45)及(49)條於該地段內提供的空間、「公共停車處」及「通往 停車處行人走道 | 一律指定並且納為 「公用地方 |。
  - (51)「署長」批准標示了根據本文特別條款第(44)、(45)、(46)及(49)條規定於該地段內提供的所有車位、 上落客貨車位和停車處的圖則,或由「認可人士」(釋義以《建築物條例》、或其任何訂立的規 例及任何修訂條文項下所訂為準)認證該圖則的副本,應存放於「署長」處。沒有影響該地 段或其任何部分或現已或將會建於該地段之任何建築物或其任何部分的交易(除於本文特別 條款第(26)(b)條下「地鐵部分」的任何分租、於本文特別條款第(26)(e)條下授予「香港鐵路有 限公司 | 通行、使用和佔有「九鐵部分 | 的權利、「香港鐵路有限公司 | 進一步授予他們於本 文特別條款第(26)(c)(iii)條下的任何權利,以通行、使用和佔有「九鐵部分」、於本文特別條 款第(26)(d)條下的任何分租、於本文特別條款第(27)(a)條下提及的轉讓、於本文特別條款第 (29)(b)條下歸屬「財政司法團」的「南昌站不可分割份數」、於本文特別條款第(38)(a)(iii)條下的租 約或租賃或有關該租約或租賃的協議、於本文特別條款第(38)(a)(iv)條下的建築貸款、於本文 特別條款第(38)(b)條下提及的轉讓或「署長」批准的其他交易外)應於該存放之前訂立。於該經 批准圖則標示的該車位、上落客貨車位和停車處,除用於本文特別條款(44),(45)及(49)條 分别所載的目的外,不可作任何其他用途。「承批人」應按照該經批准圖則保養車位、上落 客貨車位、停車處和其他範圍,包括但不限於電梯、起貨區及機動和通道範圍,及如非事 前獲「署長」書面同意,不得修改佈局。除該經批准圖則標示的車位外,該地段部分或於該 地段上的任何建築物或構築物不可作停車用途。

#### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

...

#### 「公共停車處」

是指按照特別條款第(49)(a)條現已或將會在「該土地」地面提供並且構成「商業樓宇」一部分的 停車處,以供車輛(包括的士)上落乘客;

• • •

#### 「通往停車處行人走道|

是指按照特別條款第(49)(b)條現已或將會在「該土地 | 地面提供並且構成「商業樓宇 | 一部分的 行人走道,以連接「公共停車處」至「車站綜合大樓」入口;

....]

公契E部第22(b)條訂明:-

『(b)「商業樓宇」的「業主」應分別按照「政府批地書」特別條款第(34)(c)和(d)條、第(49)(a)和(b)條及 第(37)(c)條的規定,自費保養已建成並且構成「商業樓宇」一部分的「行人連接走道」、「24小時 走道」、構成「商業樓宇」一部分的「公共停車處」及已建成的「通往停車處行人走道」、「行人 天橋連接段及支承件」、「行人天橋連接走道」及「有蓋行人天橋」,以保持其修繕妥當與狀 熊良好,全面令[署長|滿意。]

公契附表二第Ⅱ部第4條訂明:-

『4. 所有公眾人士每日24小時任何時候有權自由步行或乘坐輪椅出入、往返、通行及上落特別 條款第(34)(a)-(e)條、第(49)(c)條及第(35)(a)-(c)條分別所指的「24小時走道」、「公共停車處」、 「通往停車處行人走道」、「行人天橋連接走道」(包括該處的電梯,而該等電梯應每日24 小時運作)及「擬建行人天橋」,並無需支付任何性質的款項,以作所有合法用途。』

#### 10. 維修及通行「現有公共運輸交匯處 |

根據批地文件特別條款第(54)條,承批人須維修「現有公共運輸交匯處」,直至承批人自費以地政總署 署長全面滿意的方式完成深旺道外南昌站對面現有巴士停車處所有改造工程為止。

根據批地文件特別條款第(54)條,承批人應允許所有政府及公眾車輛和行人不受限制地自由通行「現有 公共運輸交匯處 |。

注:因「現有公共運輸交匯處 |已被拆除,於批地文件特別條款第(54)條下的義務已失效。因此,以圖 則顯示上述設施的位置不是在切實可行範圍內的。

#### (I) 批地文件條款

- (54)(a)「承批人」現確認遵照本文特別條款第(5)(a)條規定接收和佔管該地段後,該地段內設有現存 的「臨時公共運輸交匯處」,(包括南昌站之的士站)(以下簡稱「現有公共運輸交匯處」),「承 批人」承諾依照本特別條款(b)款規定維修「現有公共運輸交匯處」。倘因「現有公共運輸交 匯處 | 的存在及其使用令「承批人 | 招致或蒙受任何損失、損害、滋擾或騷擾,「政府 | 概不承 擔任何責任或法律責任。倘「現有公共運輸交匯處」的存在、其使用及嗣後拆卸又或因「承批 人一、其傭僕、工人及承辦商就該處維修事務所作或遺漏作出的事項直接或間接引起或導 致任何責任、索償、費用、索求、訴訟或其他法律程序,「承批人」須向「政府」賠償並確 保其免責。
  - (b)「現有公共運輸交匯處|除作公共運輸交匯處外,不得作任何其他用途,此外並須維持運作, 直至「承批人」自費以「署長」全面滿意的方式完成深旺道外南昌站對面現有巴士停車處所 有改造工程為止。
  - (c) 只要「現有公共運輸交匯處」是根據本特別條款(b)款之規定使用,「政府」可全權酌情隨時 界定「現有公共運輸交匯處」或其任何部分的公眾用途。
  - (d)「承批人 | 應允許所有「政府 | 及公眾車輛和行人不受限制地自由通行「現有公共運輸交匯 處」。「政府」有絕對權利行使《道路交通條例》(香港法例第374章)及《公共巴士服務條例》(香 港法例第230章)、其任何附屬規例及相關修訂法例就「現有公共運輸交匯處 | 賦予的權力。

#### (II) 公契條款

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

#### B. 根據批地文件規定,期數中的住宅物業的業主須自費管理、運作和維修為供公眾使用的設施

#### 1. 位於「高鐵香港段專用地方」內的「支承結構」

根據批地文件特別條款第(10)條,承批人應自費以地政總署署長全面滿意的形式維修位於「高鐵香港 段專用地方 | 內的 「支承結構 | (不論 「政府 | 有否進行改造或重建工程)。

#### (I) 批地文件條款

- (10)(a) (i) 遵從本文特別條款第(5)(a)(ii)條之規定,「政府」現獲例外保留現於「圖則Ia」以粉紅色加綠 交叉線間黑斜線加黑點、粉紅色間黑斜線加黑點、粉紅色間黑斜線 (包括粉紅色及粉 紅色間黑斜線綑靛藍邊範圍內之粉紅色間黑斜線部分)和粉紅色間黑斜線紅斜線顯示 而介乎香港主水平基準下8.20米與香港主水平基準下38.70米之間的地底內層範圍,以 便建造、運作及維修廣深港高速鐵路香港段(以下簡稱「高鐵香港段」)(本(a)(i)款例外保留 的地底內層以下簡稱「高鐵香港段專用地方」)。
  - (ii) 除經「署長 |書面批准為支撐該地段上發展項目的現有構築物、樁柱、地基、基腳或支 承件(不論經過改造與否)及新建構築物、樁柱、地基、基腳或支承件外,「高鐵香港 段專用地方 | 內或上任何建築物或構築物不得搭建、建造或留存任何建築、構築件或 支承件(以下統稱「支承結構」)。「政府」有權於「第二延遲移交區交付日期」之前自費 拆卸、改造、拆除及重建「高鐵香港段專用地方」內「支承結構」的任何部分。
  - (b) 於本文協定批授的整個年期內,「承批人」應自費維修「支承結構」(不論「政府」有否進行改造 或重建工程),以保持其修繕妥當與狀態良好,全面令[署長|滿意。
  - (c) 倘因「承批人」、其傭僕、工人及承辦商於建造、更改、修理和維修「支承結構」及拆除「高鐵 香港段專用地方」內未經「署長」批准的任何建築物或構築物之建築、構築件或支承件時作出或 遺漏作出任何事項,以致令「政府」招致或蒙受任何性質的責任、訴訟、法律程序、費用、 索償、開支、損失、損害、收費及索求,「承批人 |現承諾向「政府 |作出賠償並確保其免責。
  - (d) 除「支承結構」(不論「政府」有否進行改造或重建工程)外,「承批人」概無「高鐵香港段專用 地方」的權利、產權、擁有權、佔管權或使用權。
  - (e)「承批人」或任何其他人士均不得就本特別條款(a)及(f)款的例外保留權利,或就此或就着使 用「高鐵香港段專用地方|作「高鐵香港段|等用途所招致或引起的任何責任、損失、損害、 索償、費用、訴訟、索求及法律程序,作出反對或有向「政府」提出不論是否在任何法例下 申索或索償的權利。
  - (f) 「政府」、其人員、代理、承辦商及工人或其他正式獲授權人員、「高鐵香港段營運機構」 及「指定人士」(釋義以本文特別條款第(66)(a)(i)及(66)(a)(ii)條分別所訂為準)現免費獲例外保 留下列權利:
    - (i) 有權從「高鐵香港段 | 和現已或將會建於「高鐵香港段專用地方 | 內各建築物或構築物及其 支承結構與連接段獲得支撐與庇護;
    - (ii) 有權進入該地段,不論攜帶工具、設備、機器、機械或駕車與否,以便連接、建造、 檢驗、維修、修理及翻新「高鐵香港段」和「高鐵香港段」各支承或從屬結構與裝置;
    - (iii) 有權享有該地段及現已或將會建於該處任何建築物或構築物的所有必要地役權及通行 權,以便往來「高鐵香港段專用地方|及其任何部分和「高鐵香港段專用地方|各支承或從 屬結構與裝置;及

- 何損失、損害、滋擾或騷擾向彼等任何一方索償。

#### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

...

#### 「高鐵香港段專用地方」

是指「政府批地書」特別條款第(10)(a)(i)條所指現於「政府批地書」附錄的「圖則Ia」以粉紅色加 緣交叉線間黑斜線加黑點、粉紅色間黑斜線加黑點、粉紅色間黑斜線(包括粉紅色及粉紅色 間黑斜線細靛藍邊範圍內之粉紅色間黑斜線部分)和粉紅色間黑斜線紅斜線顯的地方的地底 內層範圍,以便建造、運作及維修「高鐵香港段」。』

公契附表二第I部分第7(I)(a)和7(I)(b)條訂明:-

#### 『7. 適用於政府的權利、地役權和特權

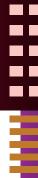
- 地方」和「高鐵香港段專用地方」而言:
- 撐與庇護。

#### 2. 通行車站入口

根據批地文件特別條款第(31)(c)條,承批人於建造廣深港高速鐵路香港段期間,應允許公眾於南昌站開 放時間內通行及往返位於「AREA C」的現有車站入口(即註明於批地文件附件的「圖則Ia」),直至「第二 延遲移交區」(釋義以本文特別條款第(5)(a)(ii)(II)條所訂為準)的佔管權已於批地文件下授予承批人。

注:因「第二延遲移交區」的佔管權已依批地文件下授予承批人,於批地文件特別條款第(31)(c)條下的 義務已失效。





(iv) 有權透過現時或此後鋪設於該地段或該處任何建築物、構築物及架設物或其任何部分內 或在其下跟著、穿過、越過或跨越該處之任何溝渠、水管、電線、電纜、污水管、排水 渠、管槽、排煙道、管道及水道和其他導體而享用接駁至「高鐵香港段專用地方」及其任 何部分的氣體、電力、水、廢水或其他污水排放、空氣、電話線及其他服務。

(g) 倘因「政府」、其人員、代理、承辦商及工人或其他正式獲授權人員行使本特別條款(a)及(f)款 所賦予權利或處理附帶於此等權利之事宜,並且因履行本特別條款(b)款所訂「承批人」的義 務而令「承批人」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾,「政府」、其人 員、代理、承辦商及工人或其他正式獲授權人員概毋須就此承擔責任,「承批人 | 不得就任

I. 就「第一公共道路專用地方」、「隧道專用地方」、「第二公共道路專用地方」、「公路專用

(a) 有權為「第一公共道路」、「行人隊道」、「第二公共道路」、「西九龍公路」和「高鐵香港段」 和現已或將會建於上述各個專用地方內或上各建築物或構築物及其支承結構與連接段獲得支

(b) 有權進入「該土地」和「發展項目」,不論攜帶工具、設備、機器、機械或駕車與否,以 便連接、建造、檢驗、維修、修理及翻新「第一公共道路」、「行人隧道」、「第二公共道 路 |、「西九龍公路 | 和「高鐵香港段 | 及上述各專用地方的結構與裝置。」

#### (I) 批地文件條款

- (31)(c) (i) 「政府」、其人員、代理、承辦商、工人或獲其授權之其他人等現保留權利,可隨時不 論攜帶工具、設備、機器、機械或駕車與否,有權佔用和不受限制地通行、進出及往 返位於「高鐵香港段專用地方」之上即「圖則Ia」以粉紅色及粉紅色間黑斜線細靛藍邊並 註明為「AREA C | 的該地段範圍(以下簡稱「範圍C |) 或該地段任何部分及南昌站任何 部分,以遵從「政府」規定,按照「署長」全權酌情決定,配合或因應「高鐵香港段」建 造工程自費拆卸、改造和重建現已或將會建於該處的建築物、構築物、樁柱、地基、基 腳及支承件(包括該處任何裝置及設施)。
  - (ii)「政府」行使本特別條款(c)(i)款賦予的權利時,必須:
    - ① 允許公眾於南昌站開放時間內通行及往返位於「範圍C」的現有車站入口(以下簡稱) 「車站入口」) 或其任何部分; 及
    - (II)除非「鐵路公司」(釋義以本文特別條款第(65)(a)條所訂為準)同意(「鐵路公司」不可 無理拒絕同意),否則不可作出任何事項以致可能妨礙該處的鐵路運作和安全。
  - (iii) 茲毋損本文特別條款第(65)及(66)條之規定,本特別條款(c)(i)款賦予的權利將於「承批人」 遵照本文特別條款第(5)(a)(ii)(II)條獲得或取得「第二延遲移交區」佔管權時終止及廢止。
  - (iv) 倘「政府」、其人員、代理、承辦商、工人及獲其授權之其他人等因行使本特別條款(c)(i) 款所賦予權利或處理附帶於此等權利之事宜而令「承批人」蒙受或招致任何損失、損害、 滋擾或騷擾,概毋須就此承擔責任。「承批人」亦不可就此等損失、損害、滋擾或騷擾 向「政府」、其人員、代理、承辦商、工人及獲其授權之其他人等索償。

#### (II) 公契條款

不適用。

#### 3. 通行南昌站

根據批地文件特別條款第(32)條,承批人應允許公眾在南昌站開放時間內乘坐任何類型的車輛(如適 當)自由及免費地進入、往返和行經該地段的部分,以及進出、行經及跨越該處由承批人劃為南昌站 出入通道的建築物、構築物及搭建物,以作所有合法用途。

#### (I) 批地文件條款

(32) 於本文協定批授的整個年期內,「承批人」應允許公眾在南昌站開放時間內乘坐任何類型的 車輛(如適當)自由及免費地進入、往返和行經該地段的部分,以及進出、行經及跨越該處 由「承批人」劃為南昌站出入通道的建築物、構築物及搭建物,以作所有合法用途。

#### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

#### 「車站綜合大樓」

是指「發展項目」內的鐵路站並於本公契的日期稱為「南昌站」,包括「政府批地書」特別條款 第(24)(a)條項下的「九鐵部分」和「地鐵部分」;為免引起疑問,位於「屋苑」或其任何部分之下 的「九鐵部分」和「地鐵部分」的天花板的最低層厚板(包括防水板及緊接其上的系統和相關保 護件)應構成「車站綜合大樓」的上邊界及「車站綜合大樓」之一部分,而位於「車站綜合大樓」 所述的上邊界之下的「九鐵部分」和「地鐵部分」的所有地基、柱、橫樑和其他結構部分應構 成「車站綜合大樓」之一部分,不論該等地基、柱、橫樑和其他結構部分是否用以支撐「屋苑」 或其任何部分。為免引起進一步疑問,以下各項屬「車站綜合大樓|邊界以外的範圍,且不構 成「車站綜合大樓」之一部分:在「車站綜合大樓」所述的上邊界對上的所有厚板,包括所述防 水板及緊接其上的系統和相關保護件上面的所有厚板,以及服務「屋苑」或其任何部分的所有 公用事業設施、服務設施、槽、井及設施和 [屋苑]所有裝修物料;

...]

#### 4. 「24小時走道」

根據批地文件特別條款第(34)條,承批人應自費以地政總署署長全面滿意的形式於該地段設計和提供 及嗣後管理和維修[24小時走道]。

#### (I) 批地文件條款

- (34)(d) (i) 「承批人」應自費以「署長」全面滿意的形式於該地段設計和提供及嗣後管理和維修一 條行人走道(以下簡稱「24小時走道」),內設自動扶梯、載客電梯、樓梯、斜路及「署長」 不時批准或指定的其他構築物,以連接南昌站、「行人隧道」、「擬建行人天橋」(釋義以 本文特別條款第(35)(a)(i)條所訂為準)、「有蓋行人天橋」(釋義以本文特別條款第(36)(a)條所 訂為準)、該地段地面及毗連該地段的街面行人道。在南昌站非開放時間,「行人隧道」應 可透過毗連該地段的街面行人道連通「24小時走道」其餘部分。「承批人」須向「署長」提 交圖則,顯示「24小時走道」的走線以供批核。「署長」就何謂該地段地面及街面所作的決 定將作終論,並對「承批人」約束。
  - (ii) [24小時走道」(不包括上述自動扶梯、載客電梯、樓梯、斜路及其他構築物) 的闊度不 可小於4.5米。
  - (e) 「承批人」應在本文協定的整個批租年期內,維持本特別條款(d)(i)款指定提供的「24小時走 道」每日24小時開放,以供公眾免費使用和暢通無阻地通行。「承批人」並須自費維持本特 別條款(d)(i)款所載的自動扶梯及載客電梯每日24小時運作。
  - (f) 「署長」可全權酌情決定在計算本文特別條款第(17)(d)條訂明的樓面總面積時不計入本特別條 款(d)款所載的「24小時走道」或其任何部分所有面積。

#### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

. . .

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#### 「24小時走道|

是指按照「政府批地書」特別條款第(34)(d)條現已或將會興建於「該土地」內並且構成「商業樓宇」 一部分的24小時走道,其中包括自動扶梯、載客電梯、樓梯、斜路及「署長|批准或指定的其他 構築物,以連接「車站綜合大樓」、「行人隧道」、「擬建行人天橋」、「有蓋行人天橋」、「該 土地 | 地面及毗連 「該土地 | 的街面行人道;

....]

公契E部第22(b)條訂明:-

『(b)「商業樓宇」的「業主」應分別按照「政府批地書」特別條款第(34)(c)和(d)條、第(49)(a)和(b)條及 第(37)(c)條的規定,自費保養已建成並且構成「商業樓宇」一部分的「行人連接走道」、「24小時 走道」、構成「商業樓宇」一部分的「公共停車處」及已建成的「通往停車處行人走道」、「行人 天橋連接段及支承件」、「行人天橋連接走道」及「有蓋行人天橋」,以保持其修繕妥當與狀 態良好,全面令[署長]滿意。]

公契附表二第Ⅱ部第4條訂明:-

『4. 所有公眾人士每日24小時任何時候有權自由步行或乘坐輪椅出入、往返、通行及上落特別 條款第(34)(a)-(e)條、第(49)(c)條及第(35)(a)-(c)條分別所指的「24小時走道」、「公共停車處」、 「通往停車處行人走道」、「行人天橋連接走道」(包括該處的電梯,而該等電梯應每日24 小時運作)及「擬建行人天橋」,並無需支付任何性質的款項,以作所有合法用途。」

#### 5. 「行人天橋連接走道」

根據批地文件特別條款第(35)條,承批人應自費以地政總署署長全面滿意的形式建造和提供「行人天 橋連接走道 |。

#### (I) 批地文件條款

- (35)(a) (i) 倘該地段或其任何部分進行發展或重建工程,「承批人」須自費以「署長 |全面滿意的 方式建造和提供下列設施:
  - (I) 於本文特別條款第(13)條訂明的日期或之前建造和提供行人路及行人道,以將該地段 連接至位於「圖則Ia」註明為PROP.FB2位置而取道FB2a點至FB2b點和FB2c點至FB2d 點又或採取「署長|所指定其他位置及路線點的擬建行人天橋,以及連接至毗連該地 段的街面行人道;及
  - (II) 於本文特別條款第(13)條訂明的日期或之前建造及提供行人路及行人道,以將該地段 連接至位於「圖則Ia」註明為PROP.FB3位置而取道FB3a點至FB3b點又或採取「署長」 所指定其他位置及路線點的擬建行人天橋,以及連接至毗連該地段的街面行人道;

上述行人路及行人道應採用「署長」指定或批准的樓層和位置、物料和設施、標準、方式、 闊度、定線、布局和設計。(本特別條款(a)(i)(I)及(a)(i)(II)款所載的行人路及行人道和兩 條擬建行人天橋以下分別簡稱「行人天橋連接走道」及「擬建行人天橋」)。每條「擬建行 人天橋 | 的最小內淨闊度為4.0米。

(ii)「行人天橋連接走道」應包括:

(I) 兩部可接載傷殘人士的電梯(以下簡稱「電梯」,每條「擬建行人天橋」各設一部電梯), 建造位置分別距離兩條「擬建行人天橋 | 不超過10米;及

- 天橋 | 不超過10米。
- (a)(i)(II)款指定的位置及路線點連通該地段。
- 出往返「擬建行人天橋」外,不得作任何其他用途。

  - 成不便或損害。
  - 以供公眾免費使用和暢通無阻地通行。

    - 天橋 |,以作所有合法用途。
- - 及建造所需的地盤勘察及測量工程;及
- 一方索償。
- 費負責,並須令[署長|滿意。



Ⅲ 兩條有蓋樓梯(每條「擬建行人天橋 | 各設一條有蓋樓梯),建造位置距離兩條「擬建行人

(b) (i) 「承批人」提供「行人天橋連接走道」 時應自費以「署長」 全面滿意的方式預留充分空間, 並以「署長」指定或批准的物料、標準、樓層、定線、闊度、布局和設計於該地段內 搭建、提供及建造「署長 | 指定或批准的連接段、支承件、柱、通道口及樓梯平台(以 下統稱「行人天橋連接段及支承件」,以使「擬建行人天橋」依照本特別條款(a)(i)(I)及

(ii) 於本文協定批授的整個年期內,「政府」獲例外保留權利從「擬建行人天橋」獲得所有 支撐及連接至現已或將會建於該地段的一座或多座建築物或構築物。

(c) (i) 「行人天橋連接走道」除接上及連通「擬建行人天橋」和供公眾步行或乘坐輪椅通行以進

(ii) 除非「署長」另行批准或規定,「承批人」不可使用或允許或容忍他人使用「行人天橋連接走 道 | 及 「擬建行人天橋 | 內外任何部分作廣告用途或陳列任何性質的招牌、告示或海報。

(iii)「承批人」本身不可亦不得允許、容忍他人在「行人天橋連接走道」及「擬建行人天橋」作出 任何行為,以致或可能構成滋擾或騷擾,又或可能對途經「行人天橋連接走道」及「擬建 行人天橋」下方的行人或車輛或任何毗連或毗鄰一個或多個地段或物業的業主或佔用人造

(iv) (I) 「承批人」應在本文協定的整個批租年期內維持「行人天橋連接走道」每日24小時開放,

(II) 茲毋損本特別條款(c)(iv)(I)款之規定,「承批人」應自費維持「電梯」每日24小時運作。

Ⅲ 「承批人」建成「行人天橋連接走道」而「政府」亦已建成每條「擬建行人天橋」後,「承 批人 | 時刻均須允許所有公眾全日24小時免費自由步行或乘坐輪椅通行、再通行、行 經、經越及上落每條「擬建行人天橋」,以及按需要進入該地段或其任何部分和現已 或將會建於該處任何一座或多座建築物,藉此進出所有或任何當時現存的「擬建行人

(d) 「政府」、其人員、代理、承辦商、工人及其他正式獲授權人員現獲免費保留下列權利:

(i) 擁有所有必要權利佔用該地段或其任何部分,並且擁有所有必要權利進出、往返及通行 該地段,以便設計、建造、接駁、管理、保養、修理和維修「擬建行人天橋 | 並執行設計

(ii) 有權連接「擬建行人天橋」至「行人天橋連接段及支承件」和「行人天橋連接走道」。

(e) 「政府」、其人員、代理、承辦商、工人及其他正式獲授權人員如因行使本特別條款(d)及(g)款 所賦予權利或處理附帶於此等權利之事宜而令「承批人」招致或蒙受任何損失、損害、滋擾 或騷擾,概毋須就此承擔責任。「承批人」不得就任何損失、損害、滋擾或騷擾向彼等任何

(f)「承批人」或現時根據本文特別條款第(40)(a)(i)條所載的「公契」委任的該地段管理人或根 據《建築物管理條例》(香港法例第344章)成立的該地段「業主立案法團」應在接獲「署長」 通知時自費以「署長」全面滿意的方式執行所有必要工程,以按「署長」規定或批准暫時關 閉現已或將會建於該地段上一座或多座建築物的通道口或地方,以便在該處接駁「擬建行 人天橋」或本特別條款(g)款所載的替換結構。暫時關閉上述通道口或地方期間,該處所有 必要維修工程一律時刻由「承批人」或上述的管理人或「業主立案法團」(視乎情況而定)自

公共設施及公眾休憩用地的資料

- (g) 如該地段或其任何部分進行重建等工程,以致需要拆卸「擬建行人天橋 |或當中其一,然後 在本特別條款(a)(i)(I)及(a)(i)(II)款載明的路線點新建一條或多條行人天橋,「政府」、其人員、 代理、承辦商、工人和任何毗鄰地段業主及其代理、承辦商、工人、僱員、受許可人及其 他正式獲授權人員時刻均可免付任何費用,不論攜帶工具、設備、機器、機械或駕車與否, 自由進出、往返及通行該地段或其任何部分或現已或將會建於該地段任何一座或多座建築 物或構築物,以便拆卸「擬建行人天橋」或當中其一,以及建造一條或多條新行人天橋接 駁至「行人天橋連接走道」, 嗣後則須負責檢查、保養和維修新建的行人天橋。
- (h)「承批人」現確認及同意,「政府」概不憑藉此等「批地條款」或行使本特別條款所賦權利採取 任何行動,從而作出聲明或保證日後將會興建「擬建行人天橋」(或如本特別條款@款所述重 新建造)。倘日後不興建(或重新建造)「擬建行人天橋|而因此導致「承批人|或任何人士招致 或蒙受任何索償、損失或損害,「政府」毋須就此承擔任何責任。
- (i) 計算本文特別條款第(17)(d)條訂明的樓面總面積時,不會計入「行人天橋連接走道」及現已 或將會依照「政府」規定建於該地段的「擬建行人天橋」任何部分(「擬建行人天橋」相關部分 以下簡稱「該等部分」)。茲於本特別條款,「署長」就何謂「行人天橋連接走道」及「擬建行人 天橋」所作的決定將作終論並對「承批人」約束。
- (j) 倘因該地段內有「該等部分」令「承批人」招致或蒙受任何損害、滋擾或騷擾,「政府」概不 承擔任何責任或法律責任。倘「該等部分」的存在直接或間接引起或導致任何責任、索償、 費用、索求、訴訟或其他法律程序,「承批人|須向「政府|賠償並確保其免責。
- (k)「承批人」概不享有「該等部分」的權利、產權、擁有權、佔管權或使用權。
- ① 於「該等部分」存續期間,「承批人」應在本文協定批授的整個年期內自行或達致他人採取 在本「批地文件」下同意授予的所有妥善及適當的護理措施、技能及防範措施,其中特別 領在任何建造、維修、更新、修理、清拆、拆卸或還原工程施工期間防止「該等部分 | 遭 到任何損壞、干擾或阻塞。
- (37)(a) 如「承批人」並未在「署長」指定期限內履行本文特別條款第(35)(a)、(35)(b)及(36)(a)條和本特別條 款(b)款訂明的「承批人」責任,「政府」可執行必要的建造工程,費用由「承批人」承擔。「承批 人」須在「政府」通知時支付相等於有關費用的款項,金額由「署長」指定,而其決定將作終論 並對「承批人」約束。茲為執行上述工程,「政府」、其人員、代理、承辦商、工人或其他正 式獲授權人員有權於任何合理時間自由和不受阻撓地進入該地段或其任何部分及現已或將會 建於該處的任何一座或多座建築物。
  - (b) 如該地段或其任何部分等進行重建以致需要拆卸「行人天橋連接走道」(包括本文特別條款第 (35)(a)(ii)條所載的兩部電梯及兩座有蓋樓梯)、「行人天橋連接段及支承件|和「有蓋行人天橋 或其任何部分,「承批人」應在「署長」指定的期限內自費以「署長」滿意的方式,遵從「署長」 批准或指定的方式、設計、物料、闊度、樓層、標準、定線及位置以建造和完成新的行人天 橋連接走道(包括本文特別條款第(35)(a)(ii)條所載的兩部電梯及兩座有蓋樓梯)、新的行人天 橋連接段及支承件和新的有蓋行人天橋替換上述所指。
  - (c)「承批人」應在本文協定批授的整個年期內自費修理、維修和管理「行人天橋連接走道」(包括 本文特別條款第(35)(a)(ii)條所載的兩部電梯及兩座有蓋樓梯)、「行人天橋連接段及支承件」 和「有蓋行人天橋」及「承批人 |依照本特別條款(b)款規定建造的任何相關替換結構,以保 持其清潔整齊、修繕妥當與狀態良好,全面令「署長|滿意。如「承批人|未能履行本款訂 明的「承批人」責任,「政府」可執行必要的修理和維修工程,費用由「承批人」承擔。「承批 人」須在「政府」通知時支付相等於有關費用的款項,金額由「署長」指定,而其決定將作終論 並對「承批人」約束。茲為執行本(c)款訂明的工程,「政府」、其人員、代理、承辦商、工人 或其他正式獲授權人員有權於任何合理時間自由及不受阻撓地進入該地段或其任何部分和 現已或將會建於該處的任何一座或多座建築物。

- (d) 「政府 |、其人員、代理、承辦商、工人及其他正式獲授權人員如因行使本特別條款(a)及(c)款 所賦予權利或處理附帶於此等權利之事宜而令「承批人」招致或蒙受任何損失、損害、滋 擾或騷擾,概毋須就此承擔責任。「承批人」不得就任何損失、損害、滋擾或騷擾向彼等 任何一方索償。
- (e) 現明確協議、聲明及訂明,本文特別條款第(34)(e)、(35)(c)(iv)(I)及(36)(b)(iv)條施加責任予「承批 人」,「承批人」無意圖劃定而「政府」亦無同意劃定「24小時走道」、「行人天橋連接走道」 及「有蓋行人天橋」或其中之一,以供公眾行使通行權。
- (f) 現明確協議及聲明,本文特別條款第(34)(e)、(35)(c)(iv)(I)及(36)(b)(iv)條施加責任予「承批人」, 概不構成任何預期或申索,以致可根據或鑒於《建築物(規劃)規例》第22(1)條規例或其任 何修訂、取代條文或其他等獲得額外上蓋面積或地積比率的優惠或權利。為免存疑,「承 批人」現明確表示放棄《建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條文項下 額外上蓋面積或地積比率相關優惠或權利的任何及所有申索權。
- (g) 倘「承批人」、其傭僕、工人及承辦商作出或遺漏作出任何關乎建造、更改、修理和維修「24 小時走道」、「行人天橋連接走道」、「行人天橋連接段及支承件」和「有蓋行人天橋」的 事項,以致引起或招致任何性質的責任及訴訟、法律程序、費用、索償、開支、損失、損 害、收費及索求,「承批人」現承諾向「政府」、其人員、代理、承辦商、工人或其他正式獲 授權人員賠償並確保彼等免責。

#### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

...

#### 「行人天橋連接走道」

是指按照「政府批地書」特別條款第(35)(a)(i)和(ii)條現已或將會建造並且構成「商業樓宇」一 部分的行人路及行人道(包括兩部電梯及兩條有蓋樓梯),以將「該土地」和「發展項目」連接 至「擬建行人天橋」,以及連接至毗連「該土地」的街面行人道;

···· ]

公契E部第22(b)條訂明:-

『(b)「商業樓宇」的「業主」應分別按照「政府批地書」特別條款第(34)(c)和(d)條、第(49)(a)和(b)條及 第(37)(c)條的規定,自費保養已建成並且構成「商業樓宇」一部分的「行人連接走道」、「24小時 走道」、構成「商業樓宇」一部分的「公共停車處」及已建成的「通往停車處行人走道」、「行人 天橋連接段及支承件」、「行人天橋連接走道」及「有蓋行人天橋」,以保持其修繕妥當與狀 態良好,全面令[署長]滿意。]

公契附表二第I部分第7(IV)條訂明:-

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#### 『7. 適用於政府的權利、地役權和特權

IV. 就「擬建行人天橋」而言,「政府」、其人員、代理、承辦商、工人及其他正式獲授權人員 擁有充分權利或自由佔用「該土地」及「發展項目」任何部分而毋須繳付任何費用,並且擁 有所有必要權利進出、往返及通行「該土地」及「發展項目」,以便設計、建造、接駁、管 理、保養、修理和維修「擬建行人天橋」並執行設計及建造所需的地盤勘察及測量工程, 及有權連接「擬建行人天橋」至「行人天橋連接段及支承件」和「行人天橋連接走道」。』

公契附表二第II部第4條訂明:-

**『**4. 所有公眾人士每日24小時任何時候有權自由步行或乘坐輪椅出入、往返、通行及上落特別條 款第(34)(a)-(e)條、第(49)(c)條及第(35)(a)-(c)條分別所指的「24小時走道」、「公共停車處」、「通 往停車處行人走道」、「行人天橋連接走道」(包括該處的電梯,而該等電梯應每日24小時 運作)及「擬建行人天橋」,並無需支付任何性質的款項,以作所有合法用途。』

公契附表三第3(a)條訂明:-

『(a) 除非「署長」另行批准或指定,否則「商業樓宇」的「業主」不可使用或允許或容忍他人使 用構成「商業樓宇」一部分的「行人天橋連接走道」、「擬建行人天橋」及「有蓋行人天橋」 內外任何部分作廣告用途或展示任何招牌、告示或海報。』

#### 6. 「有蓋行人天橋 |

根據批地文件特別條款第(36)條,承批人應自費以地政總署署長全面滿意的形式建造和提供「有蓋行 人天橋 |。

#### (I) 批地文件條款

- 「承批人」應在本文特別條款第(13)條指定的日期或之前,自費按照「經批准的建築圖則」 (36)(a)並以「署長」全面滿意的方式,在「圖則Ia」註明為「PROP.FB1」的位置,以「署長」全權 酌情指定或批准的物料、標準、樓層、定線、布局及設計搭建、提供和建造一座單層 有蓋行人天橋及其他結構支承件與連接段(包括「署長」全權酌情認為有蓋行人天橋任何 日後擴建段所需的支承件與連接段),連同斜路、相關的樓梯、通道口、樓梯平台、自 動扶梯、電梯及「署長|酌情指定或批准的內外配件及固定裝置與照明裝置(以下簡稱「有 蓋行人天橋」)。「有蓋行人天橋」應有不少於4.0米內淨闊度,最低淨內空高度為2.8米。
  - (b) (i) 「有蓋行人天橋」除供所有公眾步行或乘坐輪椅通行外,不得作任何其他用途。
    - (ii) 除非「署長 | 另行批准或指定,「承批人 | 不可使用或允許或容忍他人使用「有蓋行人天橋 | 內外任何部分作廣告用途或展示任何招牌、告示或海報。
    - 一 「承批人 | 不可在「有蓋行人天橋 | 作出任何行為或允許或容忍他人作出任何行為,以致或 可能導致途經「有蓋行人天橋」之下的任何行人或車輛或任何毗鄰或毗連地段或物業的業 主或佔用人受到滋擾或騷擾,又或造成不便或損害。
    - (iv) 在「有蓋行人天橋」存續期間,「承批人」不論日夜均應時刻允許任何公眾免費自由步行或 乘坐輪椅出入、往返、通行及上落「有蓋行人天橋」,以作所有合法用途。
    - (v) 計算本文特別條款第(17)(d)條訂明的樓面總面積時,不會計入現已或將會建於該地段 的「有蓋行人天橋」任何部分。茲於本特別條款,「署長」就何謂「有蓋行人天橋」所作 的決定將作終論並對「承批人」約束。

- 分及現已或將會建於該處的任何一座或多座建築物。
  - 橋連接段及支承件和新的有蓋行人天橋替換上述所指。
  - 分和現已或將會建於該處的任何一座或多座建築物。
  - 何一方索償。
  - 及「有蓋行人天橋」或其中之一,以供公眾行使通行權。
  - 外上蓋面積或地積比率相關優惠或權利的任何及所有申索權。
  - 式獲授權人員賠償並確保彼等免責。

#### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

「有蓋行人天橋」



(37)(a) 如「承批人」並未在「署長」指定期限內履行本文特別條款第(35)(a)、(35)(b)及(36)(a)條和本特 別條款(b)款訂明的「承批人」責任,「政府」可執行必要的建造工程,費用由「承批人」承擔。 「承批人」須在「政府」通知時支付相等於有關費用的款項,金額由「署長」指定,而其決 定將作終論並對「承批人」約束。茲為執行上述工程,「政府」、其人員、代理、承辦商、 工人或其他正式獲授權人員有權於任何合理時間自由和不受阻撓地進入該地段或其任何部

(b) 如該地段或其任何部分等進行重建以致需要拆卸「行人天橋連接走道」(包括本文特別條款第 (35)(a)(ii)條所載的兩部電梯及兩座有蓋樓梯)、「行人天橋連接段及支承件」和「有蓋行人天橋」 或其任何部分,「承批人」應在「署長」指定的期限內自費以「署長」滿意的方式,遵從「署長」 批准或指定的方式、設計、物料、闊度、樓層、標準、定線及位置以建造和完成新的行人天 橋連接走道(包括本文特別條款第(35)(a)(ii)條所載的兩部電梯及兩座有蓋樓梯)、新的行人天

(c) 「承批人 |應在本文協定批授的整個年期內自費修理、維修和管理「行人天橋連接走道」(包括 本文特別條款第(35)(a)(ii)條所載的兩部電梯及兩座有蓋樓梯)、「行人天橋連接段及支承件」 和「有蓋行人天橋」及「承批人」依照本特別條款(b)款規定建造的任何相關替換結構,以保 持其清潔整齊、修繕妥當與狀態良好,全面令「署長」滿意。如「承批人」未能履行本款訂 明的「承批人」責任,「政府」可執行必要的修理和維修工程,費用由「承批人」承擔。「承 批人」須在「政府」通知時支付相等於有關費用的款項,金額由「署長」指定,而其決定將作 終論並對「承批人」約束。茲為執行本(c)款訂明的工程,「政府」、其人員、代理、承辦商、 工人或其他正式獲授權人員有權於任何合理時間自由及不受阻撓地進入該地段或其任何部

(d)「政府」、其人員、代理、承辦商、工人及其他正式獲授權人員如因行使本特別條款(a)及(c) 款所賦予權利或處理附帶於此等權利之事宜而令「承批人」招致或蒙受任何損失、損害、滋 擾或騷擾,概毋須就此承擔責任。「承批人|不得就任何損失、損害、滋擾或騷擾向彼等任

(e) 現明確協議、聲明及訂明,本文特別條款第(34)(e)、(35)(c)(iv)(I)及(36)(b)(iv)條施加責任予「承 批人 |, 「承批人 | 無意圖劃定而 「政府 | 亦無同意劃定 [ 24小時走道 ]、「行人天橋連接走道 |

(f) 現明確協議及聲明,本文特別條款第(34)(e)、(35)(c)(iv)(I)及(36)(b)(iv)條施加責任予「承批人」, 概不構成任何預期或申索,以致可根據或鑒於《建築物(規劃)規例》第22(1)條規例或其任 何修訂、取代條文或其他等獲得額外上蓋面積或地積比率的優惠或權利。為免存疑,「承 批人」現明確表示放棄《建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條文項下額

(g) 倘「承批人」、其傭僕、工人及承辦商作出或遺漏作出任何關乎建造、更改、修理和維修「24 小時走道 |、「行人天橋連接走道 |、「行人天橋連接段及支承件 |和「有蓋行人天橋 | 的 事項,以致引起或招致任何性質的責任及訴訟、法律程序、費用、索償、開支、損失、 損害、收費及索求,「承批人」現承諾向「政府」、其人員、代理、承辦商、工人或其他正

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

是指按照「政府批地書」特別條款第(36)(a)條現已或將會建造日其中一部分構成「商業樓字」-部分的一座單層有蓋行人天橋及其他結構支承件與連接段;

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公契E部分第17條訂明:-

『17.在「政府批地書|批授的整個年期內,各「業主|應按照「政府批地書|相關特別條款的規 定提供和准許「署長」、其正式授權人員、代理、承辦商和彼等的工人隨時行使不受限制 的權利,攜帶工具、設備、機器或駕車與否,進出、往返及通行「該土地」和「發展項目」, 以便檢查和進行任何有關各「專用地方」、「擬建行人天橋」、「有蓋行人天橋」和「政府批 地書」相關特別條款中指定的任何其他範圍的任何工程。』

公契E部第22(b)條訂明:-

『b)「商業樓宇 | 的「業主 | 應分別按照 「政府批地書 | 特別條款第(34)(c)和(d)條、第(49)(a)和(b)條及 第(37)(c)條的規定,自費保養已建成並且構成「商業樓宇 | 一部分的「行人連接走道」、「24小 時走道」、構成「商業樓宇」一部分的「公共停車處」及已建成的「通往停車處行人走道」、「行 人天橋連接段及支承件1、「行人天橋連接走道1及「有蓋行人天橋」,以保持其修繕妥當與 狀態良好,全面令[署長]滿意。]

公契附表二第Ⅱ部第4條訂明:-

『4. 所有公眾人士每日24小時任何時候有權自由步行或乘坐輪椅出入、往返、通行及上落特別 條款第(34)(a)-(e)條、第(49)(c)條及第(35)(a)-(c)條分別所指的「24小時走道」、「公共停車處」、「 通往停車處行人走道」、「行人天橋連接走道」(包括該處的電梯,而該等電梯應每日24小 時運作)及「擬建行人天橋」,並無需支付任何性質的款項,以作所有合法用途。」

公契附表三第3(a)條訂明:-

『(a) 除非「署長」另行批准或指定,否則「商業樓宇」的「業主」不可使用或允許或容忍他人使 用構成「商業樓宇|一部分的「行人天橋連接走道」、「擬建行人天橋|及「有蓋行人天橋| 內外任何部分作廣告用途或展示任何招牌、告示或海報。』

公契附表三第6條規定:-

『6. 任何「業主」不得准許或容忍任何小販在「該土地」、「發展項目」內及「有蓋行人天橋」擺 賣。就本條款而言,「小販」之釋義以《公眾衛生及市政條例》(香港特別行政區法例第 132章) 第2條、其任何附屬規例及相關修訂法例所訂為準,但應受「政府批地書」特別條 款第(53)條所載的修訂條文制約。』

#### 7. 「公眾用途私人休憩用地」

根據批地文件特別條款第(42)條,承批人應按照經批准的建築圖則,自費以地政總署署長全面滿意的 方式搭建、建造、提供和園景美化「公眾用途私人休憩用地」。

#### (I) 批地文件條款

(42)(a) (i) 「承批人」應按照「經批准的建築圖則」,自費以「署長」全面滿意的方式搭建、建造、提供 和園景美化該地段內總面積不少於10.298平方米的一處或多處休憩用地(以下簡稱「私人 休憩用地」)。

- 謂地面所作的決定將作終論並對「承批人」約束)。
- 准的樓層、標準和設計種植灌叢及樹木。
- - 從而達致彼等完善使用及享用該地段。
- 和於本文協定批授的整個年期內:
  - 用與享用;及
- 維修和管理「公眾用途私人休憩用地」及該處所有物件。
- 款項,金額由「署長」指定,而其決定將作終論並對「承批人」約束。

- 用地」供公眾使用。
- 或地積比率相關優惠或權利的任何及所有申索權。

# (ii) 本特別條款(a)(i)款所載「私人休憩用地」中應有不少於1,500平方米設於地面(「署長」)就何

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(iii) 本特別條款(a)(ii)款所載的1,500平方米「私人休憩用地」應有不少於1,000平方米為供公 眾使用的園景美化露天廣場(以下簡稱「公眾用途私人休憩用地」),並須依照「署長」批

(b) (i) 「私人休憩用地」應在本文特別條款第(13)條所載的日期或之前建成並適宜使用。

(ii) 遵從本特別條款(a)(iii)及(c)款之規定,「私人休憩用地」除供現已或將會建於該地段的一座 或多座建築物居民和彼等各真正來賓及訪客作康樂用途外,概不可作任何其他用途,

(c) 茲毋損本特別條款(d)款之一般規定,「承批人」應在「公眾用途私人休憩用地」竣工落成後

(i) 維持「公眾用途私人休憩用地」每日24小時開放供所有公眾人士免費及不受阻撓地使

(ii) 自費以「署長」滿意的方式在顯眼地點張貼告示,向公眾説明「公眾用途私人休憩用地」 開放供公眾使用,並列明開放時間及「署長|不時指定的其他相關資料。

(d) 於本文協定批授的整個年期內,「承批人」應自費以「署長」全面滿意的方式維護、保養、

(e) 如「承批人」並未於本特別條款(b)款所訂明期限內履行本特別條款(a)、(b)及(d)款訂明「承批 人 | 須就 「公眾用途私人休憩用地 | 承擔的責任, 「政府 | 可執行 「公眾用途私人休憩用地 | 的必要工程,費用由「承批人」承擔。「承批人」須在「政府」通知時支付相等於有關費用的

(f) 茲為執行本特別條款(e)款所述工程,「政府」、其人員、代理、承辦商、工人或其他正式 獲授權人員有權於所有合理時間自由及不受阻撓地進入該地段或其任何部分和現已或將會 建於該處的任何一座或多座建築物。倘因「承批人」履行本特別條款(a)、(b)、(c)及(d)款訂 明的責任或處理附帶於此等權利之事宜或因「政府」行使本特別條款(e)款等所訂權利或其 他而令「承批人」或任何人士招致或蒙受任何損失、損害、滋擾或騷擾,「政府」、其人員、 代理、承辦商、工人或其他正式獲授權人員概毋須就此承擔責任,「承批人」亦不可就此 等損失、損害、滋擾或騷擾向「政府」、其人員、傭僕及代理或獲其授權之其他人員索償。

(g) 計算本文特別條款第(17)(d)條訂明的樓面總面積時,不會計入「公眾用途私人休憩用地」。

(h) 現明確協議、聲明及訂明,本文特別條款第(42)(c)條訂明的「承批人」責任純屬「承批人」 與「政府 | 之間的合約,「承批人 | 或「政府 | 均無意劃定或同意劃定「公眾用途私人休憩

(i) 現明確協議及聲明,本文特別條款第(42)(c)條訂明的「承批人」合約責任,概不構成任何預 期或申索,以致可根據或鑒於《建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條 文或其他等獲得額外上蓋面積或地積比率的優惠或權利。為免存疑,「承批人 | 現明確表 示放棄《建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條文項下額外上蓋面積

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

(i) 倘「承批人」、其傭僕、工人及承辦商作出或遺漏作出任何關乎平整、建造、修理和維修「公眾 用途私人休憩用地」的事項,以致引起或招致任何性質的法律責任及訴訟、法律程序、費 用、索償、開支、損失、損害、收費及索求,「承批人」現承諾向「政府」、其人員、代理、 承辦商、工人或其他正式獲授權人員賠償並確保彼等免責。

#### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

...

#### 「公眾用途私人休憩用地」

是指按照特別條款第(42)(a)(iii)條在地面作為供公眾使用的園景露天廣場並且構成「商業樓宇」-部分的部分「私人休憩用地| 伓少於1.000平方米);

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公契E部分第15條訂明:-

『15.「商業樓宇」的「業主」應按照「政府批地書」特別條款第(42)(d)條的規定,自費以「署長」滿 意的方式維護、保養、維修和管理「公眾用涂私人休憩用地」及該處任何構築物、設施和 裝置。

公契I部第1(b)(xvii)條訂明:-

『lb]茲在任何方面毋損前述之一般性,「管理人」擁有以下權力及應承擔以下責任,即:-

...

(xvii)管理、控制和監督「私人康樂區及設施」和「私人休憩用地」(不包括「公眾用途私人休憩 用地」);就有關於對「私人康樂區及設施」和「私人休憩用地」使用者應負之責任購買 保險;制定、修改及實施有關「私人康樂區及設施」和「私人休憩用地」使用者、使用 時間、使用收費及所有相關事宜的規例,但「管理人」應將構成管理基金一部分的所有 收費和收入用於對各項設施的管理、維修、保養和改善。』

公契I部第1(n)條訂明:-

- 『1. 就「管理人」管理「屋苑」和履行其任何職責或行使任何權力而必需和合理地產生的費用、 收費及開支,應包括但不限於以下各項,且各「業主|應按照以下規定的方式支付:
  - m 保養、運作、人手編制、投保的費用以及與「私人康樂區及設施 | 和「私人休憩用地」(不 包括「公眾用涂私人休憩用地」) 有關的其他所有費用; 』

公契附表二第Ⅱ部分第5條訂明:-

『5. 所有公衆人士每日24小時任何時候免費及不受阻撓地使用「公眾用途私人休憩用地」的權利。』

#### 8. 「公共停車處 | 及 「 通往停車處行人走道 |

根據批地文件特別條款第(49)(a)條,承批人應自費以地政總署署長全面滿意的方式提供及嗣後管理和 維修「公共停車處」。

根據批地文件特別條款第(49)b)條,承批人應自費以地政總署署長全面滿意的方式設計、鋪設、平整、 提供、建造、鋪設路面整飾和嗣後管理及維修「通往停車處行人走道」。

#### (I) 批地文件條款

- - 至南昌站入口。
  - 24小時開放,以供公眾免費及不受阻撓地通行使用。
  - 員、代理、承辦商、工人或其他正式獲授權人員賠償並確保彼等免責。
  - 車處」及「通往停車處行人走道」的全部或部分面積。
  - 車輛上落乘客及行使通行權之用涂。
  - 相關優惠或權利的任何及所有申索權。
- 人走道」一律指定並且納為「公用地方」。

#### \_ \_ \_ \_ \_\_\_\_ \_\_\_\_ ----

(49)(a)「承批人」應自費以「署長」全面滿意的方式,在該地段地面(「署長」就何謂地面所作的決定 將作終論並對「承批人」約束)提供及嗣後管理和維修一個停車處, 闊2.5米、長40米、最低淨 空高度4.7米,以供車輛(包括的士)上落乘客(以下簡稱「公共停車處」)。

(b)「承批人」應自費以「署長」全面滿意的形式,在該地段地面(「署長」就何謂地面所作的決定 將作終論並對「承批人」約束)設計、鋪設、平整、提供、建造、鋪設路面整飾和嗣後管理 及維修不少於3米闊的行人走道(以下簡稱「通往停車處行人走道]),以連接「公共停車處」

(c) 「承批人」應在本文協定批授的整個年期內保持「公共停車處」及「通往停車處行人走道」每日

(d) 倘「承批人」、其傭僕、工人及承辦商作出或遺漏作出任何關乎平整、建造、修理和維修「公 共停車處 | 及 「 通往停車處行人走道 | 的事項,以致引起或招致任何性質的法律責任及訴訟、 法律程序、費用、索償、開支、損失、損害、收費及索求,「承批人」現承諾向「政府」、其人

(e) 「署長 | 可全權酌情決定計算本文特別條款第(17)(d)條訂明的樓面總面積時,可以排除 「公共停

ff 現明確協議、聲明及訂明,本文特別條款(c)款施加責任予「承批人」,「承批人」或「政府」 均無意劃定或同意劃定「公共停車處」及「通往停車處行人走道」供公眾使用,分別以供

(g) 現明確協議及聲明,本文特別條款(c)款訂明的「承批人」 合約責任,概不構成任何預期或申 索,以致可根據或鑒於《建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條文或其 他等獲得額外上蓋面積或地積比率的優惠或權利。為免存疑,「承批人」現明確表示放棄《 建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條文項下額外上蓋面積或地積比率

(50) 根據本文特別條款第(44)(a)(iii),(45)及(49)條於該地段內提供的空間、「停車處」及「通往停車處行

公共設施及公眾休憩用地的資料

(51)「署長|批准標示了根據本文特別條款第(44),(45),(46)及(49)條規定於該地段內提供的所有車 位、上落客貨車位和停車處的圖則,或由「認可人士」(釋義以《建築物條例》、或其任何訂立 的規例及任何修訂條文項下所訂為準)認證該圖則的副本,應存放於「署長 | 處。沒有影響該 地段或其任何部分或現已或將會建於該地段之任何建築物或其任何部分的交易(除於本文特別 條款第(26)(b)條下「地鐵部分」的任何分租、於本文特別條款第(26)(e)條下授予「香港鐵路有限公 司」通行、使用和佔有「九鐵部分」的權利、「香港鐵路有限公司」進一步授予他們於本文特別條 款第(26)(c)(iii)條下的任何權利,以通行、使用和佔有「九鐵部分」、於本文特別條款第(26)(d)條下 的任何分租、於本文特別條款第(27)(a)條下提及的轉讓、於本文特別條款第(29)(b)條下歸屬「財政 司法團」的「南昌站不可分割份數」、於本文特別條款第(38)(a)(iii)條下的租約或租賃或有關該租 約或租賃的協議、於本文特別條款第(38)(a)(iv)條下的建築貸款、於本文特別條款第(38)(b)條下提 及的轉讓或「署長」批准的其他交易外)應於該存放之前訂立。於該經批准圖則標示的該車位、 上落客貨車位和停車處,除用於本文特別條款(44),(45)及(49)條分別所載的目的外,不可作任 何其他用途。「承批人」應按照該經批准圖則保養車位、上落客貨車位、停車處和其他範圍, 包括但不限於電梯、起貨區及機動和通道範圍,及如非事前獲「署長|書面同意,不得修改佈 局。除該經批准圖則標示的車位外,該地段部分或於該地段上的任何建築物或構築物不可作 停車用途。

#### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

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#### 「公共停車處」

是指按照特別條款第(49)(a)條現已或將會在「該土地 |地面提供並且構成「商業樓宇 |一部分的停 車處,以供車輛(包括的士)上落乘客;

...

#### 「通往停車處行人走道|

是指按照特別條款第(49)(b)條現已或將會在「該土地」地面提供並且構成「商業樓宇」一部分的行 人走道,以連接「公共停車處|至「車站綜合大樓|入口;

...]

公契E部第22(b)條訂明:-

『(b)「商業樓宇」的「業主」應分別按照「政府批地書」特別條款第(34)(c)和(d)條、第(49)(a)和(b)條及 第(37)(c)條的規定,自費保養已建成並且構成「商業樓宇」一部分的「行人連接走道」、「24小 時走道」、構成「商業樓宇」一部分的「公共停車處」及已建成的「通往停車處行人走道」、「行 人天橋連接段及支承件 |、「行人天橋連接走道 | 及「有蓋行人天橋 |,以保持其修繕妥當與 狀態良好,全面令[署長|滿意。]

公契附表二第Ⅱ部第4條訂明:-

『4. 所有公眾人士每日24小時任何時候有權自由步行或乘坐輪椅出入、往返、通行及上落特別 條款第(34)(a)-(c)條、第(49)(c)條及第(35)(a)-(c)條分別所指的「24小時走道」、「公共停車處」、「 通往停車處行人走道」、「行人天橋連接走道」(包括該處的電梯,而該等電梯應每日24小 時運作)及「擬建行人天橋」,並無需支付任何性質的款項,以作所有合法用途。』

#### 9. 維修及通行「現有公共運輸交匯處」

根據批地文件特別條款第(54)條,承批人須維修「現有公共運輸交匯處」,直至承批人自費以地政總 署署長全面滿意的方式完成深旺道外南昌站對面現有巴十停車處所有改造工程為止。

根據批地文件特別條款第(54)條,承批人應允許所有政府及公眾車輛和行人不受限制地自由通行「現 有公共運輸交匯處一。

注:因「現有公共運輸交匯處」已被拆除,於批地文件特別條款第(54)條下的義務已失效。因此,以圖 則顯示上述設施的位置不是在切實可行範圍內的。

#### (I) 批地文件條款

- (54)(a)「承批人 | 現確認遵照本文特別條款第(5)(a)條規定接收和佔管該地段後,該地段內設有現存 的「臨時公共運輸交匯處」,(包括南昌站之的士站)(以下簡稱「現有公共運輸交匯處」),「承 批人」承諾依照本特別條款(b)款規定維修「現有公共運輸交匯處」。倘因「現有公共運輸交匯 處」的存在及其使用令「承批人」招致或蒙受任何損失、損害、滋擾或騷擾,「政府」概不承 擔任何責任或法律責任。倘「現有公共運輸交匯處」的存在、其使用及嗣後拆卸又或因「承 批人 |、其傭僕、工人及承辦商就該處維修事務所作或遺漏作出的事項直接或間接引起或 導致任何責任、索償、費用、索求、訴訟或其他法律程序,「承批人」須向「政府」賠償並 確保其免責。
  - (b) 「現有公共運輸交匯處」除作公共運輸交匯處外,不得作任何其他用途,此外並須維持運作, 直至「承批人|自費以「署長|全面滿意的方式完成深旺道外南昌站對面現有巴士停車處所有 改造工程為止。
  - (c) 只要「現有公共運輸交匯處」是根據本特別條款(b)款之規定使用,「政府」可全權酌情隨時界 定「現有公共運輸交匯處」或其任何部分的公眾用途。
  - (d)「承批人」應允許所有「政府」及公眾車輛和行人不受限制地自由通行「現有公共運輸交 匯處 |。「政府 | 有絕對權利行使《道路交通條例》(香港法例第374章)及《公共巴士服 務條例》(香港法例第230章)、其任何附屬規例及相關修訂法例就「現有公共運輸交匯 慮 賦予的權力。

(II) 公契條款

不適用。

#### C. 根據批地文件規定,期數中的住宅物業的業主須自費管理、運作和維修為供公眾使用的休憩用地

根據批地文件規定,期數中的住宅物業的業主須自費管理、運作和維修為供公眾使用的休憩用地是不少 於1.000平方米。

#### (I) 批地文件條款

- (42 (a) (i) 「承批人 | 應按照 「經批准的建築圖則 | ,自費以 「署長 | 全面滿意的方式搭建、建造、 提供和園景美化該地段內總面積不少於10.298平方米的一處或多處休憩用地(以下簡 稱「私人休憩用地」)。
  - (ii) 本特別條款(a)(i)款所載「私人休憩用地」中應有不少於1.500平方米設於地面(「署長」就 何謂地面所作的決定將作終論並對「承批人」約束)。

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

- (iii) 本特別條款(a)(ii)款所載的1.500平方米「私人休憩用地」應有不少於1.000平方米為供公 眾使用的園景美化露天廣場(以下簡稱「公眾用途私人休憩用地」),並須依照「署長」 批准的樓層、標準和設計種植灌叢及樹木。
- (b) (i) 「私人休憩用地 | 應在本文特別條款第(13)條所載的日期或之前建成並適宜使用。
  - (ii) 遵從本特別條款(a)(iii)及(c)款之規定,「私人休憩用地」除供現已或將會建於該地段的 一座或多座建築物居民和彼等各真正來賓及訪客作康樂用途外,概不可作任何其他 用途,從而達致彼等完善使用及享用該地段。
- (c) 茲毋損本特別條款(d)款之一般規定,「承批人」應在「公眾用途私人休憩用地」竣工落成後和 於本文協定批授的整個年期內:
  - (i) 維持「公眾用途私人休憩用地 |每日24小時開放供所有公眾人士免費及不受阻撓地使 用與享用;及
  - (ii) 自費以「署長」滿意的方式在顯眼地點張貼告示,向公眾説明「公眾用途私人休憩用地」開 放供公眾使用,並列明開放時間及「署長」不時指定的其他相關資料。
- (d) 於本文協定批授的整個年期內,「承批人 | 應自費以「署長 | 全面滿意的方式維護、保養、 維修和管理「公眾用途私人休憩用地」及該處所有物件。
- (e) 如「承批人」並未於本特別條款(b)款所訂明期限內履行本特別條款(a)、(b)及(d)款訂明「承批 人」須就「公眾用途私人休憩用地」承擔的責任,「政府」可執行「公眾用途私人休憩用地」的 必要工程,費用由「承批人」承擔。「承批人」須在「政府」通知時支付相等於有關費用的 款項,金額由「署長」指定,而其決定將作終論並對「承批人」約束。
- (f) 茲為執行本特別條款(e)款所述工程,「政府」、其人員、代理、承辦商、工人或其他正式獲 授權人員有權於所有合理時間自由及不受阻撓地進入該地段或其任何部分和現已或將會建 於該處的任何一座或多座建築物。倘因「承批人」履行本特別條款(a)、(b)、(c)及(d)款訂明的 責任或處理附帶於此等權利之事宜或因「政府」行使本特別條款(e)款等所訂權利或其他 而令「承批人」或任何人士招致或蒙受任何損失、損害、滋擾或騷擾,「政府」、其人員、 代理、承辦商、工人或其他正式獲授權人員概毋須就此承擔責任,「承批人」亦不可就此等 損失、損害、滋擾或騷擾向「政府」、其人員、傭僕及代理或獲其授權之其他人員索償。
- (g) 計算本文特別條款第(17)(d)條訂明的樓面總面積時,不會計入「公眾用途私人休憩用地」。
- (h) 現明確協議、聲明及訂明,本文特別條款第(42)(c)條訂明的「承批人 | 責任純屬 「承批人 | 與「政府」之間的合約,「承批人」或「政府」均無意劃定或同意劃定「公眾用途私人休憩 用地 供公眾使用。
- (i) 現明確協議及聲明,本文特別條款第(42)(c)條訂明的「承批人」合約責任,概不構成任何預 期或申索,以致可根據或鑒於《建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條 文或其他等獲得額外上蓋面積或地積比率的優惠或權利。為免存疑,「承批人」現明確表 示放棄《建築物(規劃)規例》第22(1)條規例或其任何修訂、取代條文項下額外上蓋面積或 地積比率相關優惠或權利的任何及所有申索權。
- (j) 倘「承批人」、其傭僕、工人及承辦商作出或遺漏作出任何關乎平整、建造、修理和維修「公 眾用途私人休憩用地」的事項,以致引起或招致任何性質的法律責任及訴訟、法律程序、費 用、索償、開支、損失、損害、收費及索求,「承批人」現承諾向「政府」、其人員、代理、 承辦商、工人或其他正式獲授權人員賠償並確保彼等免責。

#### (II) 公契條款

公契第B部分規定:-

『在本公契中,除文意另有規定外,以下詞語和語句具有以下賦予的涵義:-

...

#### 「公眾用途私人休憩用地」

是指按照特別條款第(42)(a)(iii)條在地面作為供公眾使用的園景露天廣場並且構成「商業樓宇」一 部分的部分「私人休憩用地」 (不少於1,000平方米);

· · · ||

公契E部分第15條訂明:-

裝置。』

公契I部第1(b)(xvii)條訂明:-

『(b)茲在任何方面毋損前述之一般性,「管理人」擁有以下權力及應承擔以下責任,即:-

(xvii)管理、控制和監督「私人康樂區及設施」和「私人休憩用地」(不包括「公眾用途私人休憩 用地」);就有關於對「私人康樂區及設施」和「私人休憩用地」使用者應負之責任購買 保險;制定、修改及實施有關「私人康樂區及設施」和「私人休憩用地」使用者、使用 時間、使用收費及所有相關事宜的規例,但「管理人」應將構成管理基金一部分的所有 收費和收入用於對各項設施的管理、維修、保養和改善。』

公契]部第1(n)條訂明:-

(n) 保養、運作、人手編制、投保的費用以及與「私人康樂區及設施」和「私人休憩用地」(不 包括「公眾用途私人休憩用地」)有關的其他所有費用;』

公契附表二第II部分第5條訂明:-

『5. 所有公衆人士每日24小時任何時候免費及不受阻撓地使用「公眾用途私人休憩用地」的權利。』



『15.「商業樓宇」的「業主」應按照「政府批地書」特別條款第(42)(d)條的規定,自費以「署長」滿 意的方式維護、保養、維修和管理「公眾用途私人休憩用地」及該處任何構築物、設施和

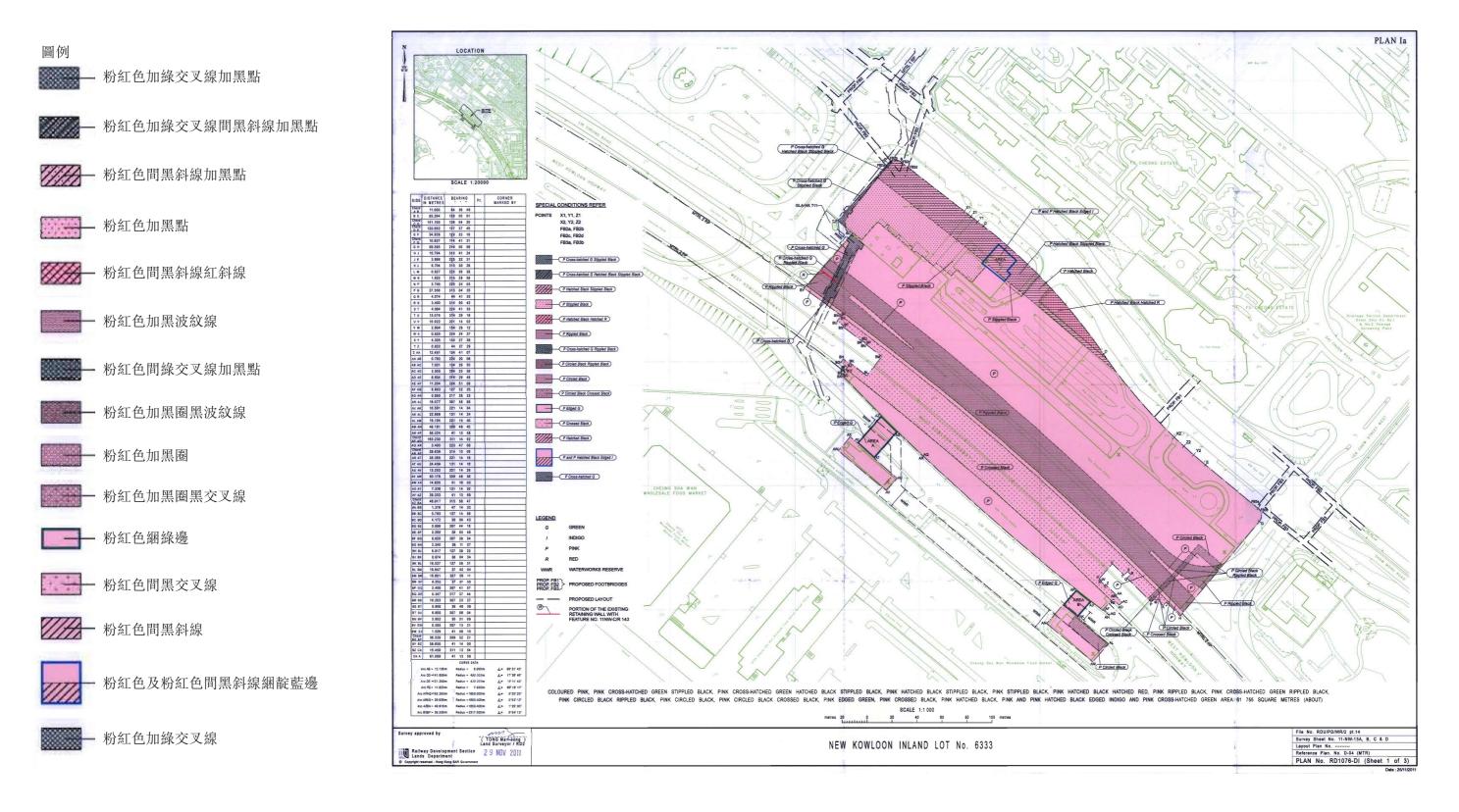
『1. 就「管理人」管理「屋苑」和履行其任何職責或行使任何權力而必需和合理地產生的費用、 收費及開支,應包括但不限於以下各項,且各「業主」應按照以下規定的方式支付:-

公共設施及公眾休憩用地的資料

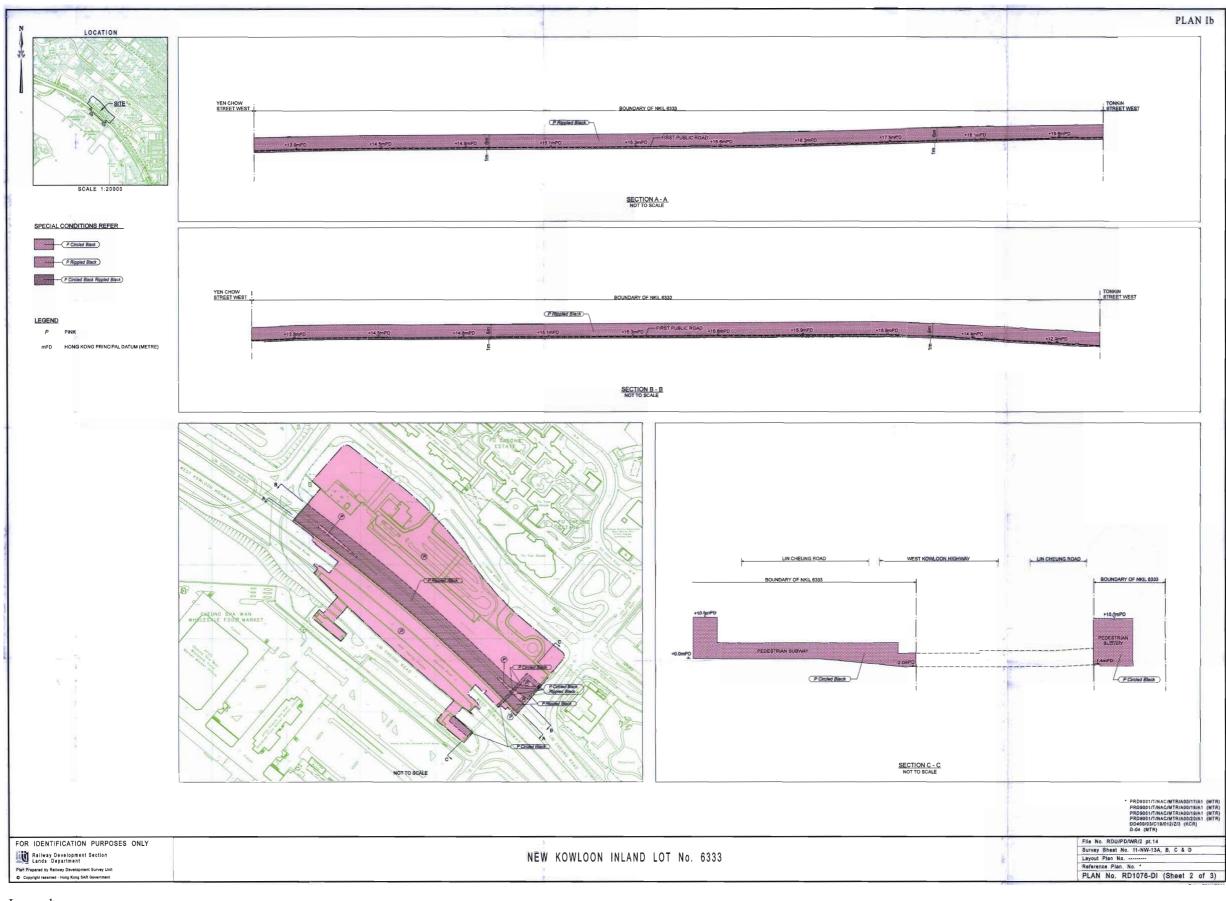
# D. 根據《建築物(規劃)規例》(第123章附屬法例F)第22(1)條規例,專供公眾使用土地的任何部分(期數座落的位置)

不適用。

就上述A,B,C和D段提及供公眾使用的任何設施和休憩用地,及該土地的部分,公眾有權按照批地文件使用設施或休憩用地或土地的部分。



公共設施及公眾休憩用地的資料



#### Legend

— \*

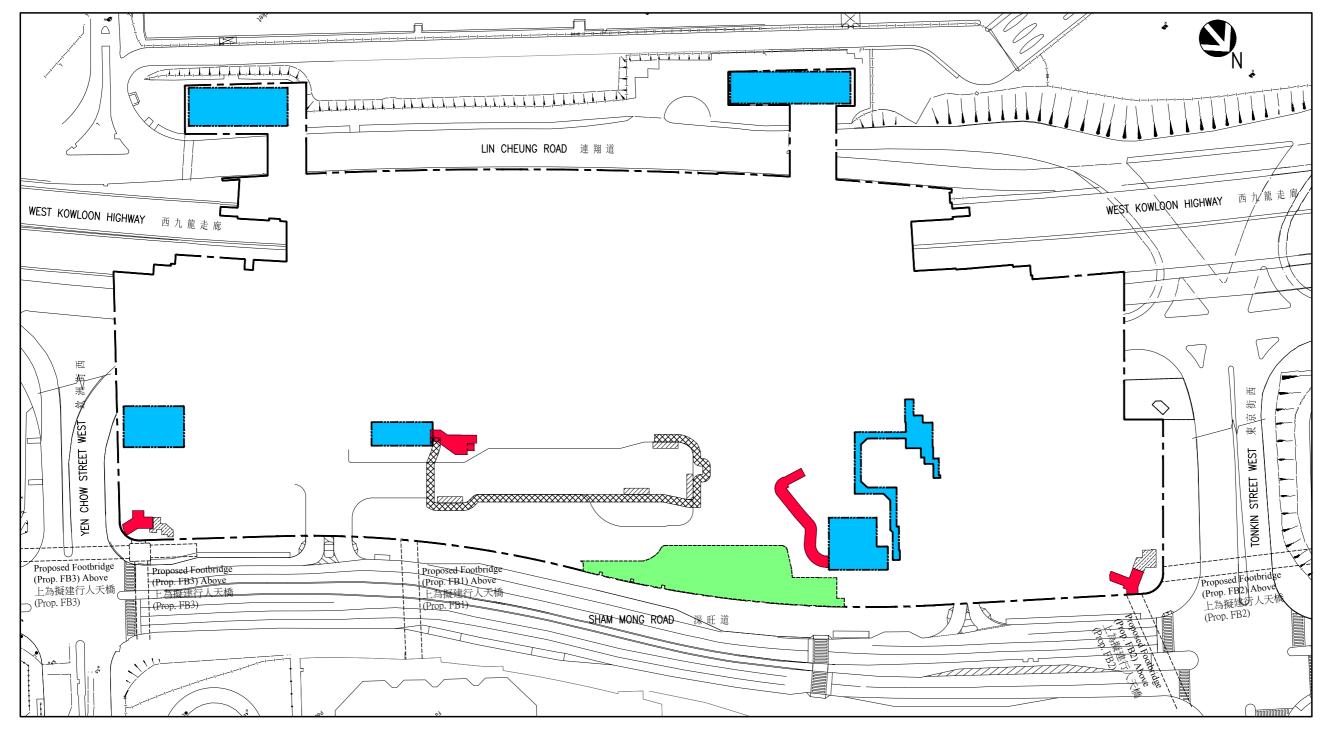






公共設施及公眾休憩用地的資料

G/F Floor Plan 地下樓面平面圖











Private Open Space for Public Use 公眾用途私人休憩用地

Pedestrian Walkway To Lay-By 通往停車處行人走道 



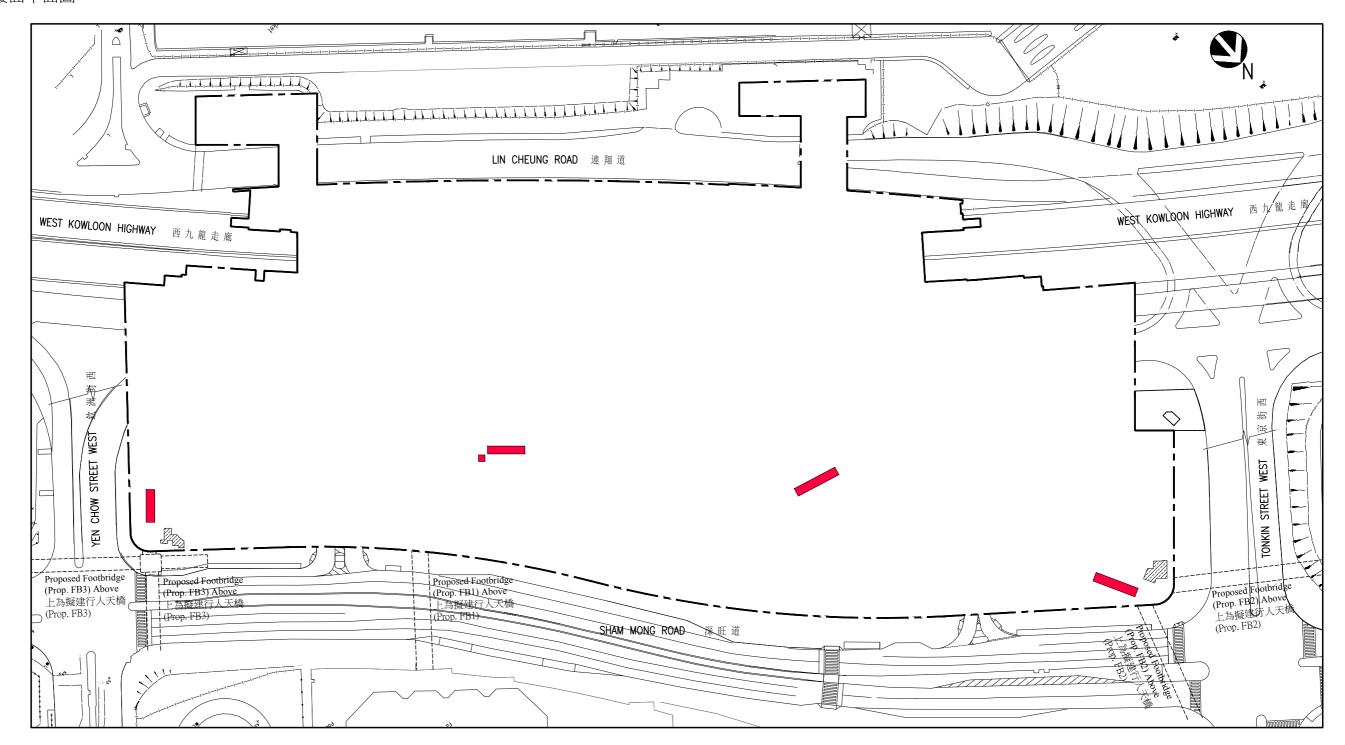
Entrance and Exit for Accessing Nam Cheong Station 通行南昌站出入口

Lay-By 公共停車處



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

1/F Floor Plan 1樓樓面平面圖

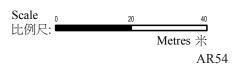


- \_\_\_\_ Boundary Line of the Development 發展項目邊界線

Footbridge Links 行人天橋連接走道

24-hour Walkway 24小時走道

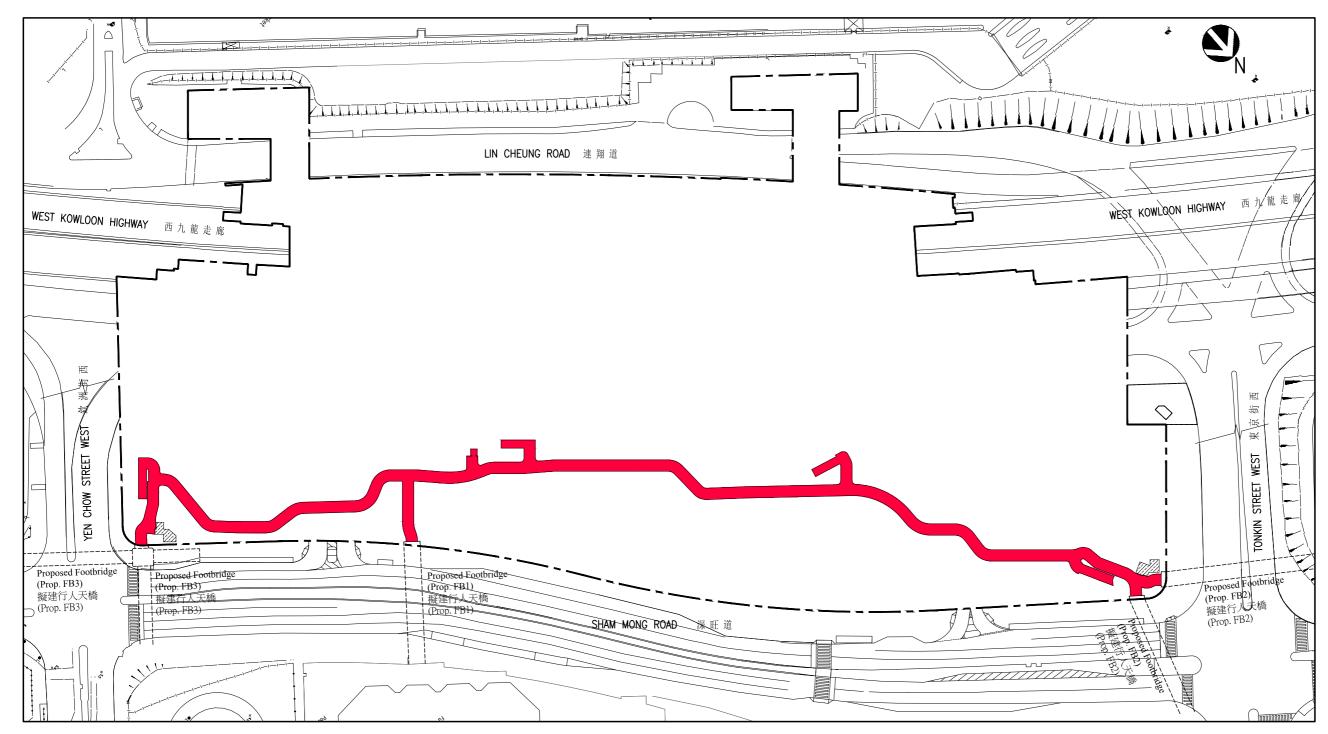
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# INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

2/F Floor Plan 2樓樓面平面圖



 Boundary Line of the Development 發展項目邊界線
 Footbridge Links

Footbridge Links 行人天橋連接走道

24-hour Walkway 24小時走道



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# WARNING TO PURCHASERS 對買方的警告

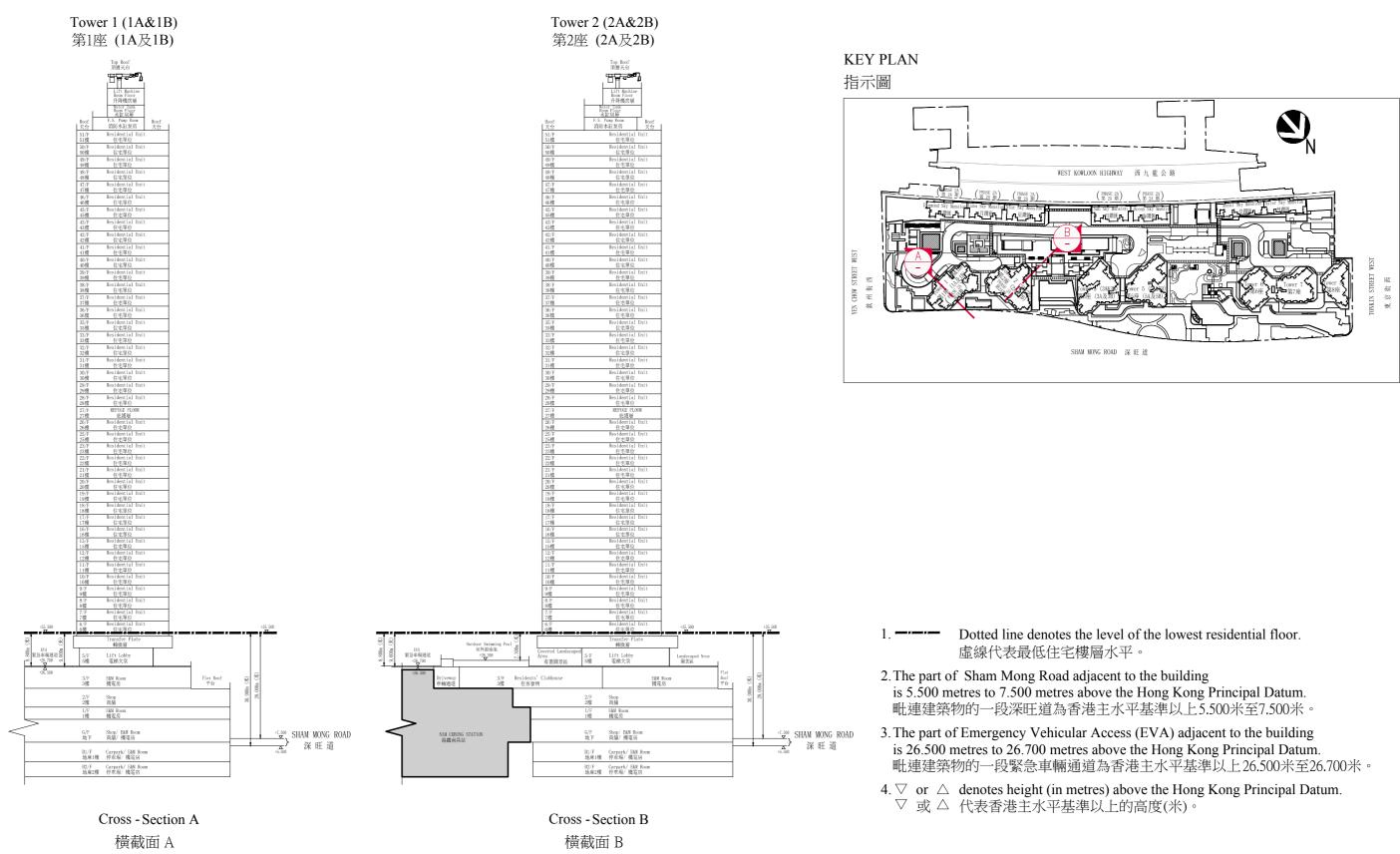
- a. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
- b. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
- c. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
  - (i) that firm may not be able to protect the purchaser's interests; and
  - (ii) the purchaser may have to instruct a separate firm of solicitors; and
  - (iii)in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

- a. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外),以在交易中代表買方行事。
- b. 如買方聘用上述的獨立的律師事務所,以在交易中代表買方行事,該律師事務所將會能夠向買方提供獨立 意見。
- c. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事,而擁有人與買方之間出現利益衝突-(i) 該律師事務所可能不能夠保障買方的利益; 及
  - (ii) 買方可能要聘用一間獨立的律師事務所;及
  - (iii)如屬(c)(ii)段的情況,買方須支付的律師費用總數,可能高於如買方自一開始即聘用一間獨立的律師事 務所便須支付的費用。



# **CROSS-SECTION PLAN OF BUILDING IN THE PHASE**

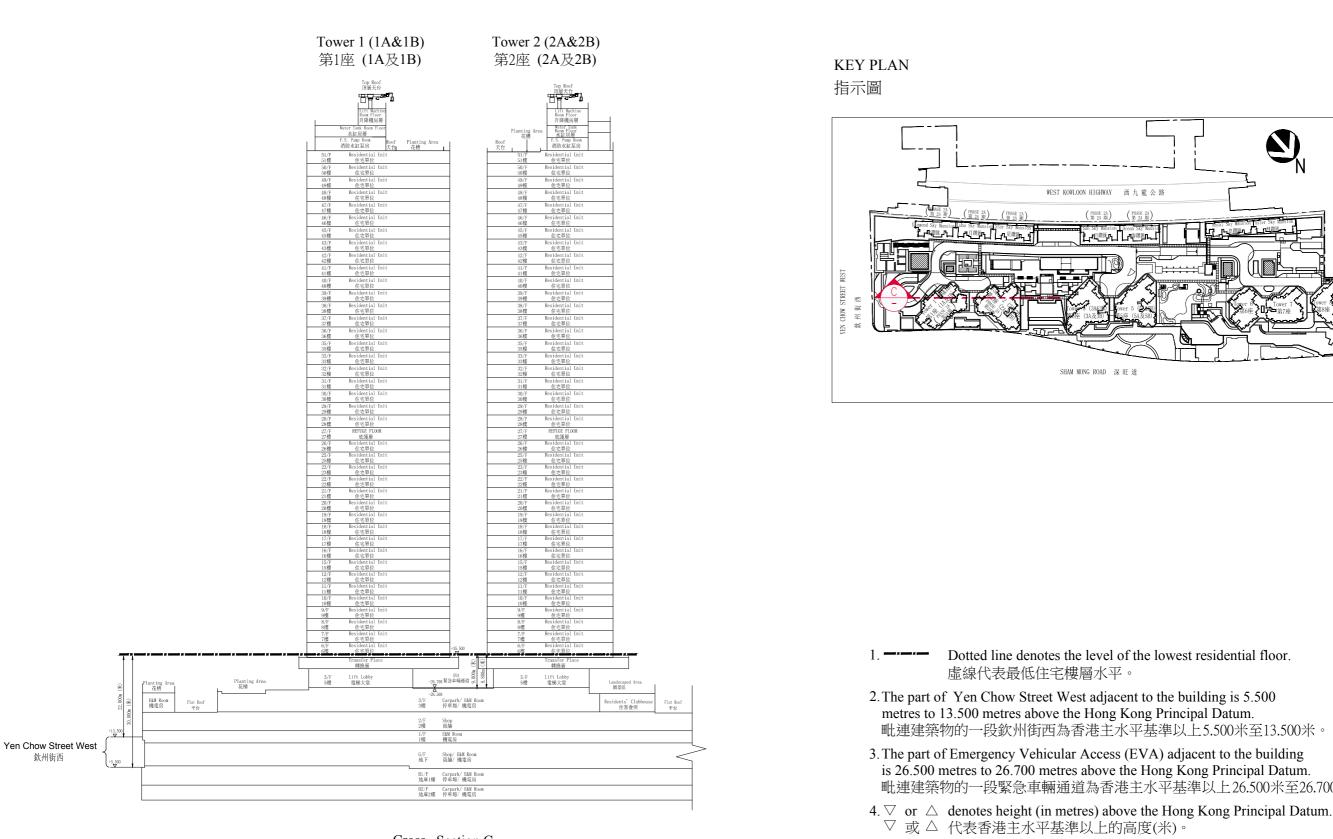
# 期數中的建築物的橫截面圖



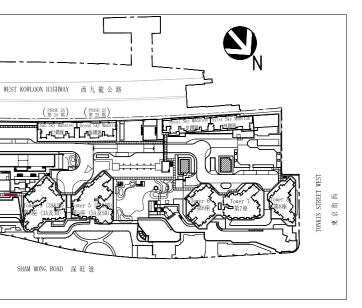
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# 期數中的建築物的橫截面圖



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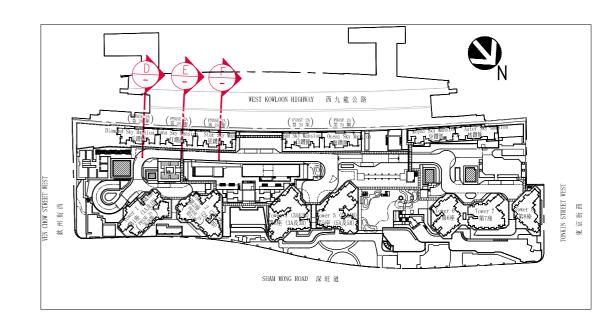
Dotted line denotes the level of the lowest residential floor.

毗連建築物的一段緊急車輛通道為香港主水平基準以上26.500米至26.700米。

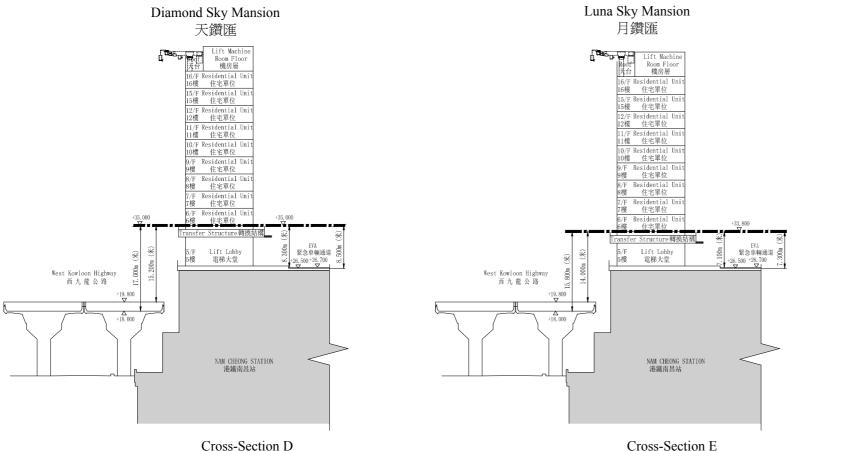
# CROSS-SECTION PLAN OF BUILDING IN THE PHASE 期數中的建築物的橫截面圖

- 1. **—** Dotted line denotes the level of the lowest residential floor. 虛線代表最低住宅樓層水平。
- The part of West Kowloon Highway adjacent to the building is 18.000 metres to 19.800 metres above the Hong Kong Principal Datum.
   毗連建築物的一段西九龍公路為香港主水平基準以上 18.000米至19.800米。
- The part of Emergency Vehicular Access (EVA) adjacent to the building is 26.500 metres to 26.700 metres above the Hong Kong Principal Datum.
   毗連建築物的一段緊急車輛通道為香港主水平基準以上 26.500米至26.700米。
- 4.  $\nabla$  or  $\triangle$  denotes height (in metres) above the Hong Kong Principal Datum.  $\nabla$  或  $\triangle$  代表香港主水平基準以上的高度(米)。

KEY PLAN 指示圖



West Kowloon Highway 西九龍公路



diass-section I 橫截面 D Cross-Section E 橫截面 E

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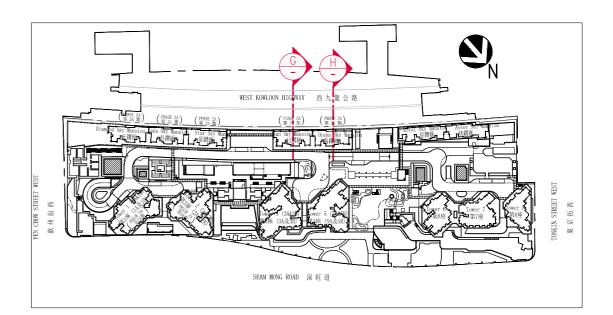


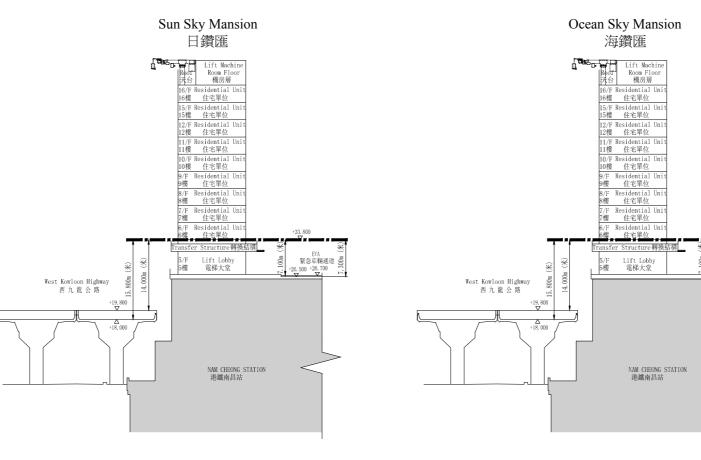


Cross-Section F 橫截面 F

- 1. **Dotted** line denotes the level of the lowest residential floor. 虚線代表最低住宅樓層水平。
- The part of West Kowloon Highway adjacent to the building is 18.000 metres to 19.800 metres above the Hong Kong Principal Datum.
   毗連建築物的一段西九龍公路為香港主水平基準以上 18.000米至19.800米。
- The part of Emergency Vehicular Access (EVA) adjacent to the building is 26.500 metres to 26.700 metres above the Hong Kong Principal Datum.
   毗連建築物的一段緊急車輛通道為香港主水平基準以上 26.500米至26.700米。
- 4.  $\nabla$  or  $\triangle$  denotes height (in metres) above the Hong Kong Principal Datum.  $\nabla$  或  $\triangle$  代表香港主水平基準以上的高度(米)。

KEY PLAN 指示圖





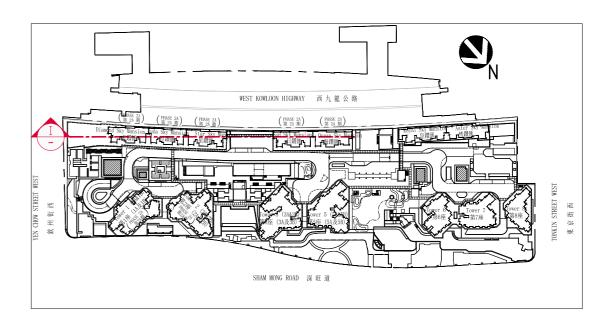
Cross-Section G 橫截面 G Cross-Section H 橫截面 H

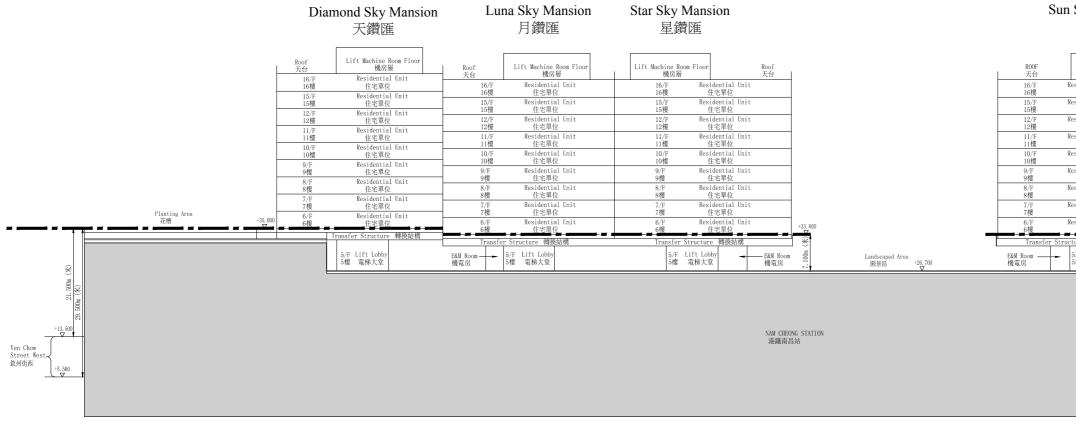


# CROSS-SECTION PLAN OF BUILDING IN THE PHASE 期數中的建築物的橫截面圖

- 1. **Dotted line denotes the level of the lowest residential floor**. 虚線代表最低住宅樓層水平。
- The part of Yen Chow Street West adjacent to the building is
   5.500 metres to 13.500 metres above the Hong Kong Principal Datum.
   毗連建築物的一段欽州街西為香港主水平基準以上5.500米至13.500米。
- 3. ▽ or △ denotes height (in metres) above the Hong Kong Principal Datum.
   ▽ 或 △ 代表香港主水平基準以上的高度(米)。

KEY PLAN 指示圖





#### 

#### Sun Sky Mansion 日鑽匯

#### Ocean Sky Mansion 海鑽匯

Lift Machine Room Floor 機房層	Lift Machine Room Floor ROOF 機房層 天台	
esidential Unit 住宅單位	16/F Residential Unit 16樓 住宅單位	
esidential Unit 住宅單位	15/F Residential Unit 15樓 住宅單位	
esidential Unit 住宅單位	12/F Residential Unit 12樓 住宅單位	
esidential Unit 住宅單位	11/F Residential Unit 11樓 住宅單位	
esidential Unit 住宅單位	10/F Residential Unit 10樓 住宅單位	
esidential Unit 住宅單位	9/F Residential Unit 9樓 住宅單位	
esidential Unit 住宅單位	8/F Residential Unit 8樓 住宅單位	
esidential Unit 住宅單位	7/F Residential Unit 7樓 住宅單位	
esidential Unit 住宅單位	6/F Residential Unit 6樓 住宅單位	+33.80
cure 轉換結構	Transfer Structure 轉換結構	*
5/F Lift Lobby 電梯大堂	5/F Lift Lobby E&M Room 5樓 電梯大堂 機電房	7.100m

第1座 (lA及lB) 

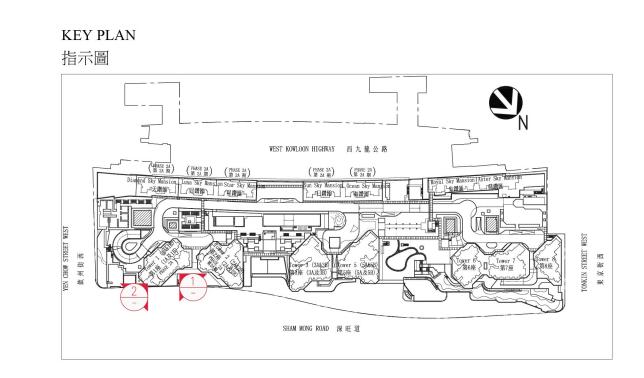
Tower 1 (1A&1B)

Elevation 1 立面 1

Tower 1 (1A&1B) 第1座 (1A及1B)



Elevation 2 立面 2



Authorized Person for the Phase certified that the elevations shown on this plan: (a) are prepared on the basis of the submitted building plans for the Phase as of 2 August 2017; and (b) are in general accordance with the outward appearance of the Phase. 期數的認可人士證明本圖顯示的立面:

(a) 以2017年8月2日的情況為準的期數的建築圖則為基礎擬備;及 (b) 大致上與期數的外觀一致。

Tower l (lA&1B) 第1座 (lA及1B)

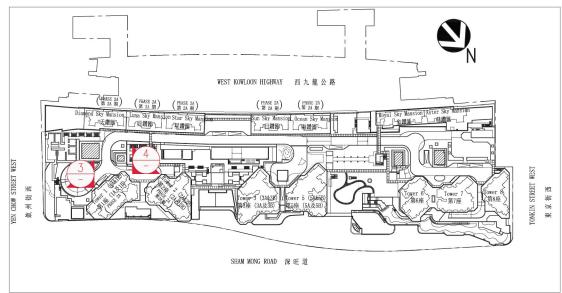


Elevation 3 立面 3 Tower 1 (1A&1B) 第1座 (1A及1B)



Elevation 4 立面 4





Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the submitted building plans for the Phase as of 2 August 2017; and
(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面: (a)以2017年8月2日的情況為準的期數的建築圖則為基礎擬備;及 (b)大致上與期數的外觀一致。

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Tower 2 (2A&2B) 第2座 (2A及2B)			
	61 67 67 67 67 67 67 67 67 67 67 67 67 67		

Elevation 5 立面 5



Tower 2 (2A&2B)



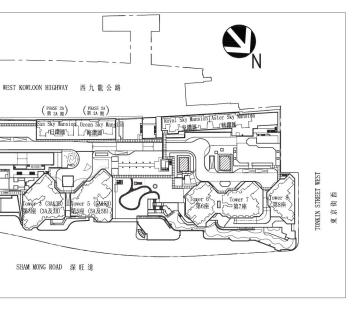


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(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面: (a)以2017年8月2日的情況為準的期數的建築圖則為基礎擬備;及 (b)大致上與期數的外觀一致。

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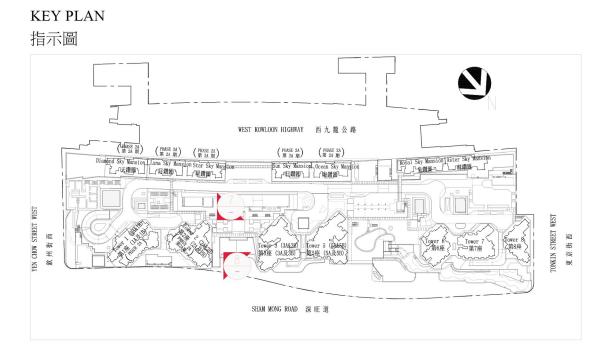
Tower 2 (2A&2B) 第2座 (2A及2B) . . . . . . ЦЦГ III III 町 ЦЦ ц ц 可口口 ціт ЦЦТ 山口 ц EIT ціц IIII UIT ц IHF ЩŢТ ц IIII I I I I 可口口 田町日 

> Elevation 7 立面 7

Tower 2 (2A&2B) 第2座 (2A及2B)



Elevation 8 立面 8



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the submitted building plans for the Phase as of 28 November 2017; and
(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面: (a)以2017年11月28日的情況為準的期數的建築圖則為基礎擬備;及 (b)大致上與期數的外觀一致。

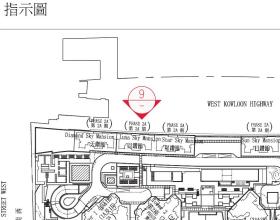
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Authorized Person for the Phase certified that the elevations shown on this plan: (a) are prepared on the basis of the approved building plans for the phase as of 2 August 2017; and

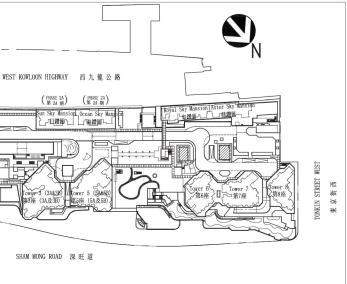
(b) are in general accordance with the outward appearance of the Phase.

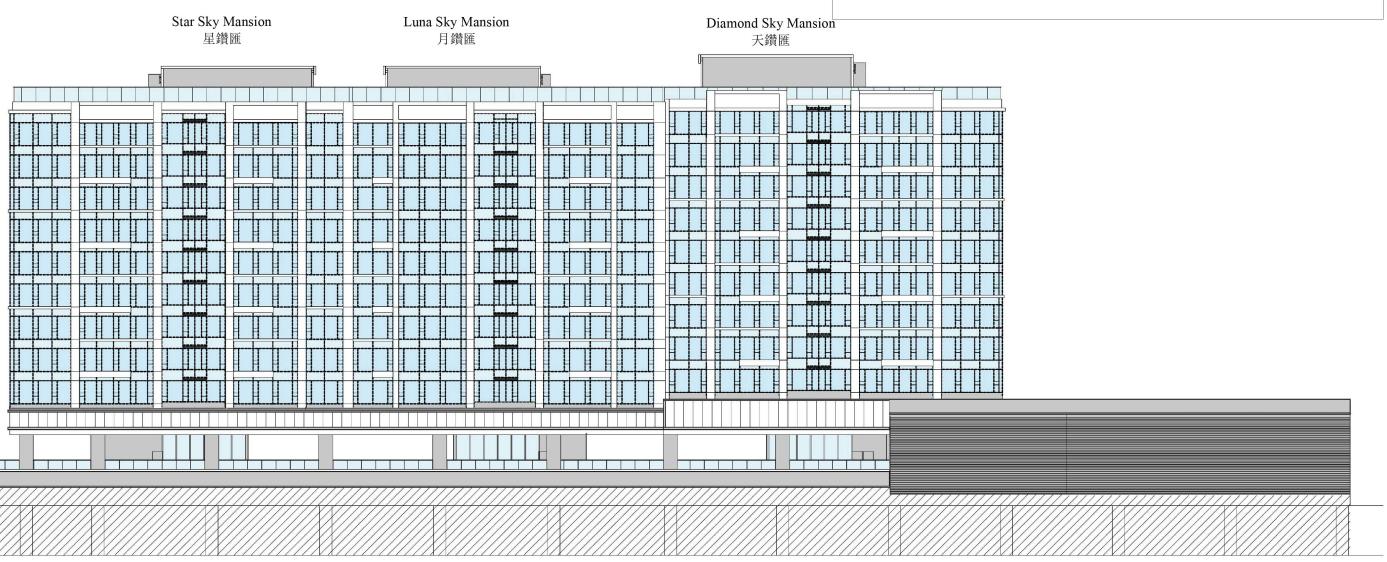
期數的認可人士證明本圖顯示的立面:

(a) 以2017年8月2日的情況為準的期數的經批准的建築圖則為基礎擬備;及 (b) 大致上與期數的外觀一致。



KEY PLAN







Authorized Person for the Phase certified that the elevations shown on this plan: (a) are prepared on the basis of the approved building plans for the phase as of 28 November 2017; and

(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面:

(a) 以2017年11月28日的情況為準的期數的經批准的建築圖則為基礎擬備;及 (b) 大致上與期數的外觀一致。



KEY PLAN

指示圖



Diamond Sky Mansion

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Authorized Person for the Phase certified that the elevations shown on this plan:(a) are prepared on the basis of the approved building plans for the phase as of 2 August 2017; and

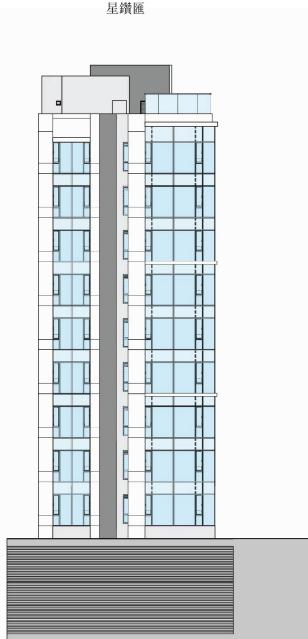
(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面:

(a) 以2017年8月2日的情況為準的期數的經批准的建築圖則為基礎擬備;及 (b) 大致上與期數的外觀一致。



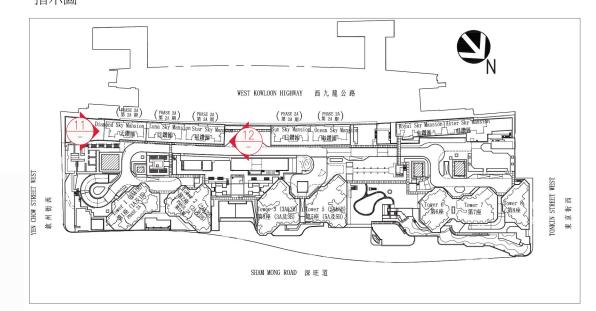
Elevation 11 立面 11



Star Sky Mansion



KEY PLAN 指示圖



Authorized Person for the Phase certified that the elevations shown on this plan:(a) are prepared on the basis of the approved building plans for the phase as of 2 August 2017; and

(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面:

(a) 以2017年8月2日的情況為準的期數的經批准的建築圖則為基礎擬備;及 (b) 大致上與期數的外觀一致。



Elevation 13 立面 13

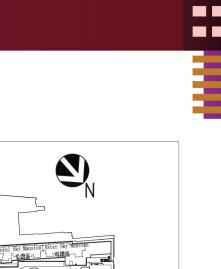
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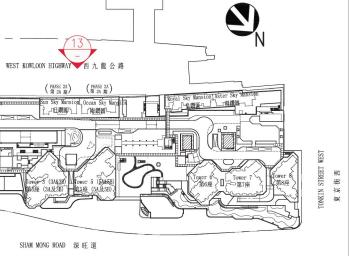
KEY PLAN

(中ASE 2A) (PHASE 2A) (第 2A 期) (第 2A 期) (第 2A 期)

「渡尾町

指示圖



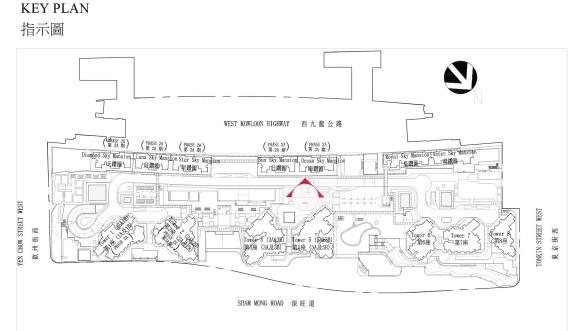


Authorized Person for the Phase certified that the elevations shown on this plan:(a) are prepared on the basis of the approved building plans for the phase as of 28 November 2017; and

(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面:

(a) 以2017年11月28日的情況為準的期數的經批准的建築圖則為基礎擬備;及 (b) 大致上與期數的外觀一致。





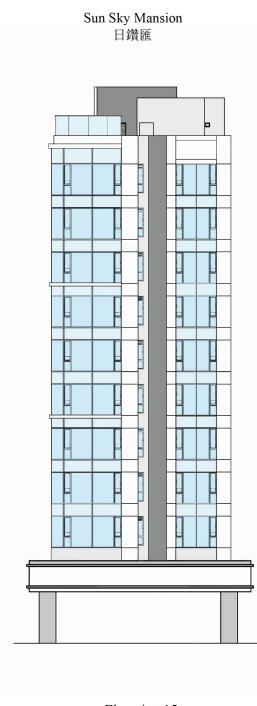
Elevation 14 立面 14

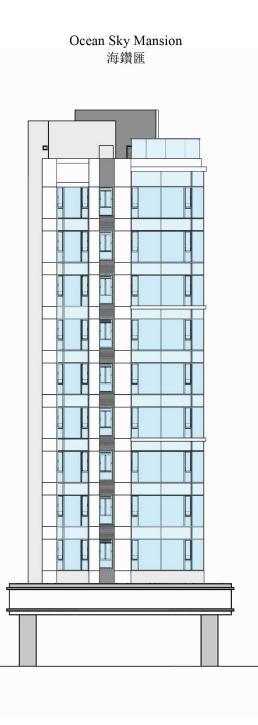
Authorized Person for the Phase certified that the elevations shown on this plan:(a) are prepared on the basis of the approved building plans for the phase as of 2 August 2017; and

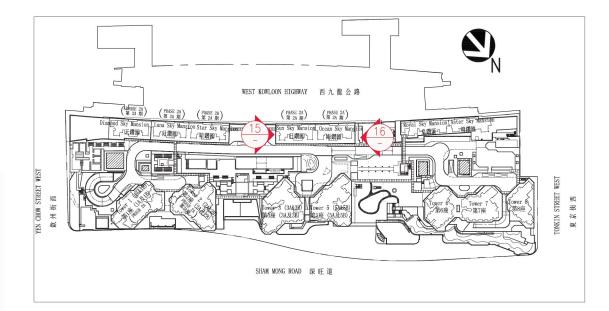
(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面:

(a) 以2017年8月2日的情況為準的期數的經批准的建築圖則為基礎擬備;及 (b) 大致上與期數的外觀一致。







Elevation 15 立面 15 Elevation 16 立面 16

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# INFORMATION ON COMMON FACILITIES IN THE PHASE 期數中的公用設施的資料

Description 描述		Covered 有蓋	Uncovered 露天
Residents' clubhouse (including any recreational facilities for residents' use)	sq. ft. 平方呎	34100	-
住客會所(包括任何供住客使用的康樂設施)	sq. m. 平方米	3167.948	-
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise)	sq. ft. 平方呎	540	11474
位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用 花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	sq. m. 平方米	50.175	1065.969
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise)	sq. ft. 平方呎	37136	108500
位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱 為有蓋及園景的遊樂場或有其他名稱)	sq. m. 平方米	3450.056	10079.895

Note: Areas in square meters as specified above are based on the latest approved building plans. Areas in square feet are converted at a rate of 1 square meter to 10.764 square feet and rounded off to the nearest integer. 備註: 上述所列以平方米顯示之面積乃依據最近的經批准的建築圖則。以平方呎顯示之面積均依據1平方米=10.764平方呎換算,並四捨五入至整數。

# Total Area 總面積 34100 3167.948 12014 1116.144 145636 13529.951

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

- 1. A copy of the outline zoning plan relating to the development is available at www.ozp.tpb.gov.hk.
- 2. A copy of the executed deed of mutual covenant in respect of the residential property is available for inspection at the place at which the residential property is offered to be sold.
- 3. The inspection is free of charge.

- 1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
- 2. 關於住宅物業的已簽立公契的文本存放在住宅物業的售樓處,以供閱覽。

3. 無須為閱覽付費。



### **1. EXTERIOR FINISHES**

Item	Description							
(a) External wall	Type of finishes	Curtain wall, window, metal louvre, aluminum cladding, glass cladding and external wall ceramic tiles						
(b) Window	Material of frame	Aluminum window frame						
	Material of glass	Insulated-Glass-Unit (IGU) glass panels with low-E coating, single glazing with acid-etched finish and single glazing (if applicable)						
(c) Bay window	Material of bay window	Diamond Sky M Mansion and O	Tower 1 (1A&1B) and Tower 2 (2A&2B): Not applicable Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion and Ocean Sky Mansion: reinforced concrete					
	Material of window sill finishes	Tower 1 (1A&1B) and Tower 2 (2A&2B): Not applicable Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion and Ocean Sky Mansion: reconstituted stone						
(d) Planter	Type of finishes	Not applicable						
(e) Verandah or	Type of finishes	Balcony						
Balcony		Floor	Curb	Wall	Ceiling			
		Homogeneous tiles	Homogeneous tiles, natural stone and aluminum claddings	Aluminum framed laminated tempered glass balustrade, ceramic tiles and aluminum claddings	Aluminum ceiling; Acoustic aluminum ceiling at acoustic balcony			
		Verandah : Not applicable						
	Whether it is covered	Balcony : All balconies are covered Verandah : Not applicable						
(f) Drying facilities for clothing	Type and material	Not applicable						

### 2. INTERIOR FINISHES

Item	Description								
(a) Lobby	Type of wall, floor and ceiling	finishes							
		Wall	Floor	Ceiling					
	Residential shuttle lift lobby at G/F, 2/F and 5/F	Natural stone, laminated glass, vinyl wall covering, mirror and metal	Natural stone	Gypsum board with emulsion paint and metal					
	Carpark lift lobby at B2/F and B1/F	Porcelain tiles, natural stone, laminated glass, mirror and metal	Porcelain tiles	Gypsum board with emulsion paint					
	Lift lobby of residential entrance at 5/F Tower 1 (1A & 1B) and Tower 2 (2A & 2B)	Natural stone, laminated glass, vinyl wall covering, mirror and metal	Natural stone	Gypsum board with emulsion paint, plastic laminate and metal					
	Lift lobby of residential entrance at 5/F (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion and Ocean Sky Mansion)	Natural stone, laminated glass, mirror, wood veneer and metal	Natural stone	Gypsum board with emulsion paint and metal					
	Lift lobby of typical floor Tower 1 (1A) and Tower 2 (2A)	Natural stone, porcelain tiles, laminated glass, mirror, metal, plastic laminate, wood veneer and wooden venetian blinds	Natural stone	Gypsum board with emulsion paint, plastic laminate and metal					
	Lift lobby of typical floor Tower 1 (1B) and Tower 2 (2B)	Natural stone, porcelain tiles, laminated glass, mirror, metal, plastic laminate, vinyl wall covering and wooden venetian blinds	Natural stone, porcelain tiles and metal	Gypsum board with emulsion paint and meta					
	Foyer (Diamond Sky Mansion,	Natural stone, laminated glass, mirror, wood veneer and metal	Natural stone	Gypsum board with emulsion					
	Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion and Ocean Sky Mansion)	Natural stone, wood veneer, metal and fabric: Flat A on 16/F of Sun Sky Mansion		paint Gypsum board and wooden strip with					
		Wood veneer, metal and mirror: Flat B on 16/F of Sun Sky Mansion		emulsion paint Flats A and B of 16/F of Sun Sk Mansion					
	Fireman's lift lobby on G/F and 3/F	Emulsion paint	Cement sand screeding	Gypsum board					
	Fireman's lift lobby on typical floor Tower 1 (1A & 1B), Tower 2 (2A & 2B), Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion and Ocean Sky Mansion	Ceramic tiles	Non-slip homogenous tiles	Emulsion pain					

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

### 2. INTERIOR FINISHES

Descri	otion		Item	Descriptio	n	
ernal Type o	wall and ceiling finishes for living room, dining room and bedroom		(b) Internal	Type of wa	all and ceiling finishes for living room, dining room and bedroom	
ll and	Wall	Ceiling	wall and		Wall	Ceiling
Il and ling Living room a Dining room	Emulsion paint where exposed	Ceiling Emulsion paint where exposed and gypsum board bulkhead in emulsion paint Gypsum board and wooden strip with emulsion paint: Flats A and B on 16/F of Sun Sky Mansion	wall and ceiling	Bedroom	<ul> <li>Wall</li> <li>Emulsion paint where exposed, mirror and metal:</li> <li>M.B.R. in Flat A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A);</li> <li>M.B.R. in Flats A and B on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Ocean Sky Mansion and 6/F to 12/F and 15/F of Sun Sky Mansion</li> <li>Wood veneer, metal, fabric, mirror and wallpaper where exposed:</li> <li>B.R.1 in Flat A on 16/F of Sun Sky Mansion</li> <li>Wood veneer, fabric and mirror where exposed:</li> <li>B.R.2 in Flat B on 16/F of Sun Sky Mansion</li> <li>Wood veneer, mirror and fabric where exposed:</li> <li>B.R.1 in Flat B on 16/F of Sun Sky Mansion</li> <li>Wood veneer, and fabric where exposed:</li> <li>B.R.1 in Flat A on 16/F of Sun Sky Mansion</li> <li>Wood veneer and fabric where exposed:</li> <li>B.R.2 in Flat A on 16/F of Sun Sky Mansion</li> <li>Wood veneer, fabric, mirror and painted feature panel where exposed:</li> <li>B.R.2 in Flat A on 16/F of Sun Sky Mansion</li> <li>Wood veneer, fabric, mirror and painted feature panel where exposed:</li> <li>B.R.2 in Flat A on 16/F of Sun Sky Mansion</li> </ul>	CeilingEmulsion paintwhere exposedand gypsumboard bulkheadin emulsionpaintGypsum boardand woodenstrip withemulsion paint:Flats A and Bon 16/F of SunSky Mansion
Bedroo	Wood veneer, metal, mirror, fabric and wallpaper where exposed: Flat A on 16/F of Sun Sky Mansion Emulsion paint, wood veneer, metal, fabric and fiberglass panel where exposed: Flat B on 16/F of Sun Sky Mansion	Emulsion paint where exposed and gypsum board bulkhead in emulsion paint Gypsum board and wooden strip with emulsion paint: Flats A and B on 16/F of Sun Sky	(c) Internal floor		<ul> <li>M.B.R. in Flat B on 16/F of Sun Sky Mansion</li> <li>nes run up to the false ceiling and gypsum board bulkhead</li> <li>f floor and skirting for living room, dining room and bedroom</li> <li>Floor</li> <li>Porcelain tiles</li> <li>Engineered timber flooring, reconstituted stone and metal: Flats A, B and C on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A);</li> <li>Flats A and B on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2A);</li> <li>Flats A and B on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Ocean Sky Mansion and 6/F to 12/F and 15/F of Sun Sky Mansion</li> <li>Natural stone:</li> </ul>	Skirting Timber skirting (except Flats A and B on 16/F of Sun Sky Mansion)

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

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### **2. INTERIOR FINISHES**

Item	Description					Description				
(c) Internal floor	Material of	f floor and skirting for living room, din	ing room and bedroom		(d) Bathroom	(i) Type of wall, floor and ceiling finishes				
floor		Floor		Skirting		Wall	Floor	Ceiling		
	Bedroom	Porcelain tiles Engineered timber flooring:		Timber skirting (except Flats A		Natural stone and metal: M. Bath in Flat A on 16/F of Sun Sky Mansion	Porcelain tiles and epoxy paint for the top of plinth of	Gypsum board with emulsion		
		Flats A, B and C on 6/F to 12/F, 15/F 33/F, 35/F to 43/F and 45/F to 51/F o		and B on 16/F of Sun Sky Mansion)	Sun Sky		Natural stone:	basin cabinet: Bath 2 in Flats A, B and C on	paint: Bath 1 and	
		Flats A and B on 6/F to 12/F, 15/F to 33/F, 35/F to 43/F and 45/F to 51/F o				Bath 1 and Bath 2 in Flat A and M. Bath and Bath 2 in Flat B on 16/F of Sun Sky Mansion	6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F	Bath 2 in Flat B on 16/F of Sun Sky		
	Flats A and B on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Ocean Sky					Porcelain tiles, mirror, metal, ceramic tiles and epoxy paint:	of Tower 1 (1A); M. Bath in Flat A on 6/F to	Mansion		
		Mansion and 6/F to 12/F and 15/F of Natural stone:				M. Bath in Flats B and C on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A);	12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to			
		M.B.R. and B.R.2 in Flat A and M.B Sky Mansion	.R. in Flat B on 16/F of Sun			M. Bath and Bath 2 in Flat A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to	43/F and 45/F to 51/F of Tower 1 (1B);			
		Engineered timber flooring and meta Flats A, B and H on 6/F to 12/F, 15/F 33/F, 35/F to 43/F and 45/F to 51/F o	F to 23/F, 25/F to 26/F, 28/F to					43/F and 45/F to 51/F of Tower 2 (2A);       M         Bath 1 in Flats C and J on 6/F to 12/F, 15/F to       I	M. Bath in Flat C and Bath 2 in Flats A and B on 6/F to 12/F, 15/F to 23/F, 25/F to	
		Flat C on 6/F to 12/F, 15/F to 23/F, 2 to 43/F and 45/F to 51/F of Tower 2	5/F to 26/F, 28/F to 33/F, 35/F		and 45/F to 51/F of Tower 2 (2B);	26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2A);				
	Flats B and K on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B);			28/F to		of Diamond Sky Mansion and 6/F to 12/F and 15/F of Sun Sky Mansion;	M. Bath in Flat B on 6/F to 12/F, 15/F to 23/F, 25/F to			
		B.R.1 in Flat A and B.R.1 and B.R.2 Mansion	in Flat B on 16/F of Sun Sky	un Sky		Bath 1 in Flat B on 6/F to 12/F and 15/F to 16/F of Star Sky Mansion	26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B);			
(d) Bathroom	(i) Type of	f wall, floor and ceiling finishes				Porcelain tiles, reconstituted stone, plastic	Bath 2 in Flats A and B on			
	Wall		Floor	Ceiling		laminate, laminated glass, metal, ceramic tiles and epoxy paint:	6/F to 12/F and 15/F to 16/F			
		tiles, reconstituted stone, mirror, amic tiles and epoxy paint	and epoxy paint stone and epoxy paint for the	Gypsum board with emulsion		Bath 1 in Flats C, E, F and G on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to	of Diamond Sky Mansion, Luna Sky Mansion, Star Sky			
	paint:	tiles, mirror, ceramic tiles and epoxy	top of plinth of basin cabinet	paint and aluminium ceiling		43/F and 45/F to 51/F of Tower 1 (1B); Bath 1 in Flats D, E and F on 6/F to 12/F, 15/F	Mansion, Ocean Sky Mansion and 6/F to 12/F and 15/F of Sun Sky Mansion			
	25/F to 26	n Flat A on 6/F to 12/F, 15/F to 23/F, /F, 28/F to 33/F, 35/F to 43/F and /F of Tower 1 (1A);		Gypsum board and wooden	Gypsum board and woodentstrip withHemulsion paint:rM. Bath, BathH1 and Bath 2 inFlat A and M.Bath in Flat B on 16/F of SunSlav Mansion	to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B)				
	M. Bath in	n Flats A and B on 6/F to 12/F and /F of Diamond Sky Mansion, Luna		strip with emulsion paint:		strip with emulsion paint:		Porcelain tiles, plastic laminate, laminated glass, mirror, metal, ceramic tiles and epoxy paint:		
	Sky Mansi Mansion a	ion, Star Sky Mansion, Ocean Sky nd 6/F to 12/F and 15/F of Sun Sky		1 and Bath 2 in		Bath 1 in Flats A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B)				
		one, metal and mirror: Flat B on 16/F of Sun Sky Mansion		Bath in Flat B on 16/F of Sun Sky Mansion		Porcelain tiles, laminated glass, mirror, metal, ceramic tiles and epoxy paint: M. Bath in Flat B on 6/F to 12/F, 15/F to 23/F,				
	·					25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2A)				

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

### 2. INTERIOR FINISHES

Item	Description								
(d) Bathroom	(i) Type of	of wall, floor and ceiling finishes							
	Wall		Floor		Ceiling				
	stone, cle mirror, m Bath 1 in 25/F to 20 45/F to 5 Porcelain stone, cle ceramic t Bath 1 in to 23/F, 2	tiles, natural stone, reconstituted ar tempered glass, wood veneer, etal, ceramic tiles and epoxy paint: Flat D on 6/F to 12/F, 15/F to 23/F, 5/F, 28/F to 33/F, 35/F to 43/F and 1/F of Tower 1 (1B) tiles, natural stone, reconstituted ar tempered glass, mirror, metal, iles and epoxy paint: Flats G and H on 6/F to 12/F, 15/F 5/F to 26/F, 28/F to 33/F, 35/F to 45/F to 51/F of Tower 2 (2B)	Natural stone: Flats A and B Sky Mansion	Gypsum board with emulsion paint and aluminium ceiling Gypsum board with emulsion paint: Bath 1 and Bath 2 in Flat B on 16/F of Sun Sky Mansion					
( ) TZ'( 1	ceili	0	Up to level of	false ceiling					
(e) Kitchen	(i) Type of wall, floor, ceiling and cooking bench			Cailing	Cashir Day				
		Wall	Floor	Ceiling	Cooking Bench				
	Kitchen	Mirror, metal, porcelain tiles, ceramic tiles and epoxy paint Mirror, metal, plastic laminate, porcelain tiles, ceramic tiles and epoxy paint: Flats A and B on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A); Flat B on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2A) Laminated glass, mirror, plastic laminate, metal, reconstituted stone, porcelain tiles, ceramic tiles and epoxy paint: Flat B on 6/F to 12/F and 15/F of Sun Sky Mansion Flat A on 6/F to 12/F and 15/F to 16/F of Ocean Sky Mansion	Porcelain tiles and epoxy paint Porcelain tiles: Flats A and B on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion, Luna Sky Mansion and Star Sky Mansion Natural stone: Flats A and B on 16/F of Sun Sky Mansion	Gypsum board with emulsion paint and aluminium ceiling Gypsum board and wooden strip with emulsion paint: Flats A and B on 16/F of Sun Sky Mansion	Solid surfacing material Natural stone: Flats A and B on 16/F of Sun Sky Mansion				

Item	Descriptio	n			
(e) Kitchen	(i) Type of	f wall, floor, ceiling and cooking bench	finishes		
		Wall	Floor	Ceiling	Cooking Bench
	Kitchen	Laminated glass, metal, reconstituted stone, porcelain tiles, ceramic tiles and epoxy paint: Flat A on 6/F to 12/F and 15/F of Sun Sky Mansion; Flat B on 6/F to 12/F and 15/F to 16/F of Ocean Sky Mansion Natural stone, wood veneer, glass and metal: Flats A and B on 16/F of Sun Sky Mansion Laminated glass, mirror, plastic laminate, metal, reconstituted stone, porcelain tiles and ceramic tiles: Flat B on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion; Flats A and B on 6/F to 12/F and 15/F to 16/F of Luna Sky Mansion; Flat A on 6/F to 12/F and 15/F to 16/F of Star Sky Mansion Laminated glass, metal, reconstituted stone, porcelain tiles and ceramic tiles: Flat A on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion; Elat A on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion; Flat A on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion; Flat A on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion; Flat B on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion; Flat B on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion;	Porcelain tiles: Flats A and B on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion, Luna Sky Mansion and Star Sky Mansion Natural stone: Flats A and B on 16/F of Sun Sky Mansion	Gypsum board with emulsion paint and aluminium ceiling Gypsum board and wooden strip with emulsion paint: Flats A and B on 16/F of Sun Sky Mansion	Solid surfacing material Natural stone: Flats A and B on 16/F of Sun Sky Mansion

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

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### 2. INTERIOR FINISHES

Item	Descriptio	n								
(e) Kitchen	(i) Type of wall, floor, ceiling and cooking bench finishes									
		Wall	Floor	Ceiling	Cooking Bench					
	Open kitchen	Mirror, metal, ceramic tiles and epoxy paint	Porcelain tiles and epoxy paint Porcelain tiles, metal and epoxy paint: Flat A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A); Flat A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2A)	Gypsum board with emulsion paint	Solid surfacing material Solid surfacing material and natural stone: Flat A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A); Flat A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2A); Flats A and J on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B)					
	(ii) Whethe	er the wall fini	shes run up to the ceiling	Up to level of	false ceiling					

### **3. INTERIOR FITTINGS**

Item	Description			
(a) Doors		Material	Finishes	Accessories
	Flat main entrance	entrance solid core timber door	Timber veneer and metal	Eye viewer, door closer, lockset and door stop
			Timber veneer: Flats A and B on 16/F of Sun Sky Mansion	Door closer and lockset: Flats A and B on 16/F of Sun Sky Mansion
	Flat main entrance (between foyer and fireman lift lobby)	Fire-rated solid core timber door	Timber veneer and plastic laminate	Eye viewer, door closer, lockset and door stop Eye viewer, door closer and lockset: Flats A and B on 16/F of Sun Sky Mansion
	Balcony	Aluminum frame with Insulated- Glass-Unit (IGU) glass with low-E coating	Fluorocarbon coated aluminum frame with Insulated-Glass-Unit (IGU) glass with low-E coating	Lockset Lockset and door closer: Flats B, C, D, E, F, G and H on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B); Flat C on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2A) ; Flats A, C, D, E, F, G, H, J and K on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B)

Item	Description			
(a) Doors		Material	Finishes	Accessories
	platform a F F a F C C F C C C F C C C F C C F C C F C C F C C F C C F C C F C C C F C C C C C C C C C C C C C C C C C C C C		Fluorocarbon coated aluminum frame with Insulated-Glass-Unit (IGU) glass with low-E coating Fluorocarbon coated aluminum frame with single glazing of acid-etched finish: Flat C on 7/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A); Flat A on 7/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B)	Lockset and door closer
	Living room and Dining room (Flat B on 16/F of Sun Sky Mansion)	Solid core timber door	Timber veneer	Door stop
	Master Bedroom	Solid core timber door	Timber veneer and metal Timber veneer: Flats A and B on 16/F of Sun Sky Mansion	Lockset and door stop
	Bedroom 1	Solid core timber door	Timber veneer and metal Timber veneer: Flat B on 16/F of Sun Sky Mansion	Lockset and door stop
		Solid core timber swing door and solid core timber sliding door: Flat A on 16/F of Sun Sky Mansion	Timber veneer and metal: Sliding door Timber veneer: Swing door	Lockset and door stop (except sliding door)

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### **3. INTERIOR FITTINGS**

Item	Description				Item	Description				
(a) Doors		Material	Finishes	Accessories	(a) Doors		Material	Finishes	Accessories	
	Bedroom 1	Laminated glass with metal frame door: Flats C, E, F and G on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B); Flats A, C, D, E, F and J on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B)	Laminated glass with metal frame	Door stop: Flats A, C and J on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B) Not applicable: Flats C, E, F and G on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B); Flats D, E and F on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B)		Bathroom 1	Solid core timber door Solid core timber door with timber louver: Flats A and B on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A); Flats A and H on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B); Flat B on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2A); Flat B and K on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B); Flat B on 16/F of Sun Sky Mansion; Flat B on 6/F to 12/F and 15/F to 16/F of Ocean Sky Mansion	Timber veneer, plastic laminate and metal Timber veneer and metal: Flat A (sliding door) on 16/F of Sun Sky Mansion Timber veneer: Flat A (swing door) on 16/F of Sun Sky Mansion; Flat B on 16/F of Sun Sky Mansion	Lockset and door stop Lockset and door stop: Flat A (swing door) on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion and Sun Sky Mansion; Flat B (swing door) on 6/F to 12/F and 15/F to 16/F of Star Sky Mansion Lockset: Flat A (sliding door) on 6/F to 12/F and 15/F to 16/F of Diamond Sky	
	Bedroom 2	Solid core timber door	Timber veneer and metal Timber veneer: Flats A and B on 16/F of Sun Sky Mansion	Lockset and door stop			Solid core timber swing door with timber louver and solid core timber sliding door: Flat A on 6/F to 12/F and 15/F to 16/F		Mansion and 6/F to 12/F and 15/F of Sun Sky Mansion; Flat B (sliding door) on 6/F to 12/F and	
	Bedroom 3	Solid core timber door	Timber veneer and metal	Lockset and door stop			of Diamond Sky Mansion and Sun Sky		15/F to 16/F of Star Sky Mansion	
	Master Bathroom	Solid core timber door Solid core timber door with timber louver: Flat B on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2A) Laminated glass with metal frame door: Flat A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 29/F to 23/F	Timber veneer, plastic laminate and metal Timber veneer and metal: Flat A on 16/F of Sun Sky Mansion Timber veneer: Flat B on 16/F of Sun Sky Mansion Laminated glass with metal frame	Lockset and door stop (except Flats A and B on 16/F of Sun Sky mansion)			Mansion; Flat B on 6/F to 12/F and 15/F to 16/F of Star Sky Mansion Laminated glass with metal frame door: Flats C, E, F and G on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B); Flats A, D, E and F on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B)	Laminated glass with metal frame	with metal frame Flat G or 15/H 26/H 35/H to 5 (1B)	Lockset: Flats C, D, E, F and G on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B); Flats A, D, E, F, G
		23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A); Flats A and B on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Ocean Sky Mansion and 6/F to 12/F and 15/F of Sun Sky Mansion						Glass with metal frame door: Flats D on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B); Flats G and H on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B)	Glass with metal frame	and H on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B)

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



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

### **3. INTERIOR FITTINGS**

Item	Description			
(a) Doors		Material	Finishes	Accessories
	Bathroom 2	Solid core timber door Solid core timber door with timber louver: Flat A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A); Flat A on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion, Sun Sky Mansion and Flat B on 16/F of Sun Sky Mansion; Flat B on 6/F to 12/F and 15/F to 16/F of Star Sky Mansion and Ocean Sky Mansion	Timber veneer, plastic laminate and metal Timber veneer: Flats A and B on 16/F of Sun Sky Mansion	Lockset and door stop
	Kitchen	Fire-rated solid core timber door with vision panel Fire-rated glass with metal frame door: Flats A and B on 16/F of Sun Sky Mansion	Timber veneer, plastic laminate, metal and fire-rated clear glass Glass with metal frame: Flats A and B on 16/F of Sun Sky Mansion	Door closer, lockset and door stop Door closer: Flats A and B on 16/F of Sun Sky Mansion
	Utility	Fire-rated solid core timber door	Plastic laminate Timber veneer: Flats A and B on 16/F of Sun Sky Mansion	Door closer, lockset and door stop Door closer and lockset: Flat B on 16/F of Sun Sky Mansion
		Solid core timber door: Flat A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A); Flat A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2A)	Timber veneer, plastic laminate and metal	Lockset and door stop
	W.C.	Aluminium frame with sandblasted tempered glass door Metal frame with sandblasted tempered glass door: Flats A and B on 16/F of Sun Sky Mansion	Aluminium frame with sandblasted tempered glass Metal frame with sandblasted tempered glass: Flats A and B on 16/F of Sun Sky Mansion	Not Applicable

Item	Description					
(b) Bathroom	(i) Type and material of fittings and equipment					
	Fittings and equipment	Туре	Material			
	Cabinet	Basin countertop	Natural stone			
		Basin cabinet	Wooden cabinet with plastic laminate, mirror and metal			
		(except M. Bath in Flats A and B on 16/F of Sun Sky Mansion)	<ul> <li>Wooden cabinet with plastic laminate, mirror, laminated glass and metal:</li> <li>M. Bath in Flat A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A);</li> </ul>			
			M. Bath in Flats A and B on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Ocean Sky Mansion and 6/F to 12/F and 15/F of Sun Sky Mansion			
			Wooden cabinet with timber veneer and metal: Bath 1 and Bath 2 in Flat A on 16/F of Sun Sky Mansion			
			Wooden cabinet with timber veneer: Bath 1 and Bath 2 in Flat B on 16/F of Sun Sky Mansion			
		Mirror cabinet	Wooden cabinet with plastic laminate, mirror, glass, laminated glass and metal			
			Wooden cabinet with plastic laminate, glass, mirror and metal: Bath 1 in Flats C, D, E, F and G on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B);			
			Bath 1 in Flats A, D, E, F, G and H on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B)			
			Mirror with metal frame: Bath 1 in Flat D on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B);			
			Bath 1 in Flats G and H on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B)			
			Wooden cabinet with timber veneer, mirror and metal: M. Bath, Bath 1 and Bath 2 in Flat A and M. Bath in Flat B on 16/F of Sun Sky Mansion			
			Wooden cabinet with timber veneer, mirror, metal and painted feature panel: Bath 1 and Bath 2 in Flat B on 16/F of Sun Sky Mansion			

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### **3. INTERIOR FITTINGS**

Item	Description				
(b) Bathroom	(i) Type and material of fittings and equipment				
	Fittings and equipment	Туре	Material		
	Sanitary fittings	Wash basin mixer	Chrome plated		
			Bronze plated: Flats A and B on 16/F of Sun Sky Mansion		
		Wash basin	Vitreous china		
		Water closet	Vitreous china		
		Towel bar	Mirror and metal		
		Toilet paper holder	Metal: Flats A and B on 16/F of Sun Sky Mansion Chrome plated		
		Tohet paper holder	Bronze plated: Flats A and B on 16/F of Sun Sky Mansion		
	Bathroom fittings		er blinds: C on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 3/F and 45/F to 51/F of Tower 1 (1A);		
			T to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, to 51/F of Tower 1 (1B);		
			ath 2 in Flat A on 6/F to 12/F, 15/F to 23/F, 25/F 5/F to 43/F and 45/F to 51/F of Tower 2 (2A);		
			to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, to 51/F of Tower 2 (2A);		
			/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 45/F to 51/F of Tower 2 (2A);		
			/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 45/F to 51/F of Tower 2 (2B);		
			H on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F and 45/F to 51/F of Tower 2 (2B);		
		Sky Mansion, Luna Sk Mansion and 6/F to 12	B on 6/F to 12/F and 15/F to 16/F of Diamond y Mansion, Star Sky Mansion, Ocean Sky /F and 15/F of Sun Sky Mansion		
	(ii) Type and material of water supply	Copper water pipes for thermal insulation for l	cold water supply and copper water pipes with not water supply		

Item	Description			
(b) Bathroom	(iii) Type and material of bathing facilitie			
	Bathing facilities	Туре		
	Shower	Shower compartment		
		Shower set		
	Bathtub	Bathtub		
		Bathtub mixer and shower set		
	(iv) Size of bath tu	b (if applicable)		
	1400mm(L) x 700r	nm(W) x 434mm(H): in Flat B on 16/F of Su		
	1500mm (L) x 700mm (W) x 430mm (H) M. Bath in Flats B and C on 6/F to 12/F, 45/F to 51/F of Tower 1 (1A);			
	Bath 2 in Flats A, B and C on 6/F to 12/F, and 45/F to 51/F of Tower 1 (1A);			
	M. Bath in Flat A on 6/F to 12/F, 15/F to 5 51/F of Tower 1 (1B);			
		2 in Flats A and B on 6 51/F of Tower 2 (2A)		
	M. Bath in Flat C of 51/F of Tower 2 (2	on 6/F to 12/F, 15/F to 2 A);		
	M. Bath in Flat B on 6/F to 12/F, 15/F to 51/F of Tower 2 (2B);			
	Bath 2 in Flats A and B on 6/F to 12/F a Mansion, Star Sky Mansion, Ocean Sky			
		mm (W) x 450mm (H) in Flat A on 16/F of Su		
		mm (W) x 460mm (H) on 6/F to 12/F, 15/F to 4 A);		
		and B on 6/F to 12/F a Mansion, Ocean Sky M		
		mm (W) x 550mm (H) and B on 16/F of Sun S		

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es (	(including shower or bath tub, if applicable)
	Material
nt	Clear tempered glass
	Chrome plated
	Bronze plated:
	Flats A and B on 16/F of Sun Sky Mansion
	Enameled cast iron
	Reconstituted stone:
	M. Bath in Flats A and B on 16/F of Sun Sky Mansion
	Chrome plated
	Bronze plated:
	Flats A and B on 16/F of Sun Sky Mansion

in Sky Mansion

15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and

15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F

23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to

6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F

23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to

23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to

d 15/F to 16/F of Diamond Sky Mansion, Luna Sky Mansion and 6/F to 12/F and 15/F of Sun Sky Mansion

in Sky Mansion

23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to

and 15/F to 16/F of Diamond Sky Mansion, Luna Sky Mansion and 6/F to 12/F and 15/F of Sun Sky Mansion

Sky Mansion

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

# 3. INTERIOR FITTINGS

Item	Description			Item	Description		
(c) Kitchen	(i) Material of				(iii) Material and	Material	Finishes
	sink unit (ii) Material of water supply system	Copper water pipes insulation for hot wa	for cold water supply and copper water pipes with thermal ater supply		finishes of kitchen cabinet	Wooden cabinet fitted with wooden cabinet door panel	High gloss acrylic panel, mirror and metal: Flats J and K on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F
	(iii) Material and	Material	Finishes				and 45/F to 51/F of Tower 2 (2B)
	finishes of kitchen cabinet	Wooden cabinet fitted with wooden cabinet door panel	High gloss acrylic panel, timber veneer, mirror, glass and metal         High gloss acrylic panel:         Flats B and C on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A);         Flat B on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B);         Flat B on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2A);         Flat C on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2A);				<ul> <li>High gloss acrylic panel, high gloss</li> <li>lacquer panel, timber veneer, glass and metal:</li> <li>Flats A and B on 6/F to 12/F and 15/F to 16/F of Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Ocean Sky Mansion and 6/F to 12/F and 15/F of Sun Sky Mansion</li> <li>High gloss lacquer panel and plastic laminate:</li> <li>Flat A 16/F of Sun Sky Mansion</li> <li>High gloss lacquer panel, plastic laminate and metal:</li> </ul>
			High gloss acrylic panel and timber veneer: Flat H on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B) High gloss acrylic panel, high gloss lacquer panel,		(iv) Type of all other fittings and equipment	Sprinkler head and smoke detector	Flat B 16/F of Sun Sky Mansion installed for open kitchen
			laminated glass and metal:	(d) Bedroom	equipment Type and	Туре	Material
			Flat A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1A); Flat A on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2A) High gloss acrylic panel, mirror, glass and metal: Flat B on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B) High gloss acrylic panel, timber veneer, mirror and metal: Flat D on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B); Flats A, G and H on 6/F to 12/F, 15/F to 23/F, 25/F to 23/F, 25/F to 26/F, 28/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B);		material of fittings (including built-in wardrobe)	Built-in wardrobe: Flats C, E, F and G on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 1 (1B); Flats A, C, D, E, F and J on 6/F to 12/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F and 45/F to 51/F of Tower 2 (2B) Manually operated curtain Motorized curtain: Flats A and B on 16/F of Sun Sky Mansion	Mirror with metal frame and plastic laminate Fabric

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

### **3. INTERIOR FITTINGS**

Item	Description	
(e) Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions"
(f) Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions"
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Faceplate for all switches and power socket is provided. Three phases electricity supply with miniature circuit breaker distribution board is provided
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduit may be covered by false ceiling, 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 the "Schedule of Mechanical and Electrical Provisions"
(h) Gas supply	Туре	Towngas
	System	Towngas supply is provided for gas hob
	Location	Please refer to the "Appliances Schedule - Kitchen/Open Kitchen/Utility"
(i) Washing machine	Location	Please refer to the "Schedule of Mechanical and Electrical Provisions"
connection point	Design	Drain point and water point are provided for washer dryer and washing machine
(j) Water supply	(i) Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those part of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non- concrete partition walls, designated pipe ducts or other materials
	(iii) Whether hot water is available	Hot water is available

### 4. MISCELLANEOUS

(a) Lifts       Tower 1 (1A&1B) and Tower 2 (2A&2B)         (i)       Brand name       Toshiba         Model number       ELBRIGI         (ii)       Number of lifts       12         Floor served by the lifts       5 number         1       number       5/F to 12/and 45/F         1       number       ELCOSM         (ii)       Brand name       Toshiba         Model number       ELCOSM         (iii)       Number of lifts       10         Floor served by the lifts       10         Floor served by the lifts       2 number <td< th=""><th>I</th><th>tem</th><th>Descript</th><th>ion</th><th></th></td<>	I	tem	Descript	ion			
(i)       Brand name       Toshiba         Model number       ELBRIGI         (ii)       Number of lifts       12         Floor served by the lifts       5 number         Jifts       1 number         S number       5/F to 12/ and 45/F         J number       1 number         S number       5/F to 12/ 43/F, 45/I         Value       S number         S/F to 12/ 43/F, 45/I       *Lift doo         fireman's       Diamond Sky Mansion, Luna Sky Mansion         Massion:       (i)       Brand name       Toshiba         Model number       ELCOSM       (ii)       Number of lifts       10         Floor served by the lifts       10       Floor served by the lifts       2 number         S/F to 12/       2 number       5/F to 12/       2 number         J       1/A       2 number       5/F to 12/         J       10       Floor served by the lifts       10         S/F to 12/       2 number       5/F to 12/       2 number         J       1/A       2 number       5/F to			-				
Model number     ELBRIGI       (ii)     Number of lifts     12       Floor served by the lifts     5 number 5/F to 12/ and 45/F     1 number 5/F to 12/ 43/F, 45/I       5 number     5 number 5/F to 12/ 43/F, 45/I       6     1 number       7     5 number       9     1 number       10     1 number       11     10       11     10       11     10       11     10       11     10       11     10       11     10       11     10       11     10       11     10       11     10       11     10       11     10       11		u) Liits					
(ii)Number of lifts12Floor served by the lifts5 number 5/F to 12/ and 45/F5 number 5/F to 12/ 43/F, 45/I1number 5/F to 12/ and 45/F21 number 5/F to 12/ and 45/F1number 5/F to 12/ 43/F, 45/I1number 5/F to 12/ 43/F, 45/I1number 5/F to 12/ 43/F, 45/I1number 5/F to 12/ 43/F, 45/I1number 5/F to 12/ 43/F, 45/I1Brand name Model number1Number of lifts10Floor served by the lifts11Floor served by the 			(1)				
Floor served by the lifts5 number 5/F to 12/ and 45/F1 number 5/F to 12/ 43/F, 45/I5 number 5/F to 12/ and 45/F1 number 5/F to 12/ 43/F, 45/I1 number 43/F, 45/I1 number 5/F to 12/ 2 number1 number 5/F to 12/ 2 number 5/F to 12/ 2 number 5/F to 12/ 2 number 5/F to 12/ 2 number			(ii)				
1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1			(11)				
5/F to 12/ 43/F, 45/F         5 number         5/F to 12/ and 45/F         1 number         5/F to 12/ 43/F, 45/F         *Lift doo         fireman's         Diamond Sky Mansion, Luna Sky Mansion         Mansion:         (i)       Brand name         Model number       ELCOSM         (ii)       Number of lifts         10       Floor served by the lifts         2 number       5/F to 12/ 2 number				-	5/F to 12/J and 45/F t		
5/F to 12/and 45/F         1 number         5/F to 12/43/F, 45/I         *Lift doo         fireman's         Diamond Sky Mansion, Luna Sky Mansion         Mansion:         (i)       Brand name         Model number       ELCOSM         (ii)       Number of lifts         10       Floor served by the         10       Floor served by the         2 number       5/F to 12/2					1 number 5/F to 12/ 43/F, 45/F		
5/F to 12/ 43/F, 45/1         *Lift doo fireman's         Diamond Sky Mansion, Luna Sky Mansion Mansion:         (i)       Brand name         Model number       ELCOSN         (ii)       Number of lifts       10         Floor served by the lifts       2 number         2       number         2       number         5/F to 12/         2       number         5/F to 12/       2 number         5/F to 12/       2 number         5/F to 12/       2 number         2       2 number					5 number 5/F to 12/2 and 45/F t		
Image: style styl					1 number 5/F to 12/ 43/F, 45/F		
Mansion:       Toshiba         (i)       Brand name       Toshiba         Model number       ELCOSM         (ii)       Number of lifts       10         Floor served by the lifts       2 number         2       number         2       number         5/F to 12/       2 number         5/F to 12/       2 number         5/F to 12/       2 number         5/F to 12/       2 number         5/F to 12/       2 number         5/F to 12/       2 number         2       2 number         5/F to 12/       2 number					*Lift door fireman's		
Model numberELCOSM(ii)Number of lifts10Floor served by the lifts2 number 5/F to 12/2 number 5/F to 12/				•	Sky Mansio		
(ii)Number of lifts10Floor served by the lifts2 number 5/F to 12/2 number 5/F to 12/			(i)	Brand name	Toshiba		
Floor served by the lifts 2 number 5/F to 12/ 2 number				Model number	ELCOSM		
lifts         5/F to 12/           2 number         5/F to 12/			(ii)	Number of lifts	10		
5/F to 12/ 2 number 5/F to 12/ 2 number 5/F to 12/ 2 number 5/F to 12/ 2 number					2 number 5/F to 12/		
5/F to 12/ 2 number 5/F to 12/ 2 number 5/F to 12/ 2 number 5/F to 12/ 2 number					2 number		
2 number 5/F to 12/ 2 number 5/F to 12/ 2 number							
5/F to 12/ 2 number 5/F to 12/ 2 number					5/1 to 12/1		
2 number 5/F to 12/ 2 number					2 number		
5/F to 12/ 2 number					5/F to 12/		
5/F to 12/ 2 number							
2 number							
					5/F to $12/1$		
					2 number 5/F to 12/		

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### HT (CL-300W)

r of lifts serve Tower 1 (1A&1B): 2/F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F 5 to 51/F;

r of lift serves Tower 1 (1A&1B): /F, 15/F to 23/F, 25/F, 26/F, 27/F\*, 28/F to 33/F, 35/F to /F to 51/F and Roof;

r of lifts serve Tower 2 (2A&2B): //F, 15/F to 23/F, 25/F to 26/F, 28/F to 33/F, 35/F to 43/F to 51/F;

r of lift serves Tower 2 (2A&2B): 2/F, 15/F to 23/F, 25/F, 26/F, 27/F\*, 28/F to 33/F, 35/F to /F to 51/F and Roof

or operates only upon activation of corresponding switch on, Star Sky Mansion, Sun Sky Mansion and Ocean Sky

### 40 (CV-320)

of lifts serve Diamond Sky Mansion: /F and 15/F to 16/F

of lifts serve Luna Sky Mansion: /F and 15/F to 16/F

r of lifts serve Star Sky Mansion: //F and 15/F to 16/F

of lifts serve Sun Sky Mansion: /F and 15/F to 16/F

of lifts serve Ocean Sky Mansion: /F and 15/F to 16/F

### 4. MISCELLANEOUS

Item	Dese	cription			
(a) Lifts		ium Lift			
	Shuttle Lift at Tower 2				
	(i)	Brand name	Schindler		
		Model number	5500MRL		
	(ii)	Number of lifts	3		
		Floor served by	G/F, 2/F and 5/F		
		the lifts			
	Shut	ttle Lift at Tower 5			
	(i)	Brand name	Schindler		
		Model number	5500MRL		
	(ii)	Number of lifts	4		
		Floor served by	G/F, 2/F and 5/F		
		the lifts	(5/F complete in Phase 3 only)		
	Carp	oark Lift			
	(i)	Brand name	Schindler		
		Model number	5500MRL		
	(ii)	Number of lifts	2		
		Floor served by	1 number of lift serves B2/F, B1/F, 2/F and 5/F		
		the lifts			
			1 number of lift serves B2/F, B1/F, G/F*, 1/F*, 2/F, 3/F* and 5/F		
	Ded	um Service Lift	*Lift door operates only upon activation of corresponding fireman's switch		
		Brand name	Schindler		
	(i)				
	(::)	Model number	5500MRL 2		
	(ii)	Number of lifts	-		
		Floor served by the lifts	1 number of lift serves G/F, 3/F and 5/F (5/F complete in Phase 5 only)		
		the fifts	(SAF complete in Flase 5 only)		
			1 number of lift serves B2/F*, B1/F* and G/F*		
			*Lift door operates only upon activation of corresponding fireman's switch		
b) Letter box	Mate	erial	Stainless steel		
c) Refuse	(i)	Means of refuse	Refuse will be collected by cleaner		
collection	(1)	collection			
	(ii)	Location of	Refuse storage and material recovery room is provided at each residential		
		refuse room	floor of:		
			Tower 1 (1A&1B) (except 5/F, 27/F and Roof);		
			Tower 2 (2A&2B) (except 5/F, 27/F and Roof); and		
			Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky		
			Mansion and Ocean Sky Mansion (except Roof)		
			Refuse storage and material recovery chamber is provided at G/F		

Item	Description			
(d) Water	(i) Location	Water meter	Electricity meter	Gas meter
meter,	Tower 1 (1A&1B)	Water Meter Room at the	Inside Electric	Inside Kitchen
electricity		respective residential floor	Meter Room at	(Open Kitchen
meter and			respective	excluded)
gas meter			residential floor	
	Tower 2 (2A&2B)	Inside common Water Meter	Inside Electric	Inside Kitchen
		Cabinet at the respective	Meter Room at	(Open Kitchen
		residential floor	respective	excluded)
			residential floor	
	Diamond Sky Mansion,	Inside common Water Meter	Inside Electric	Inside Kitchen
	Luna Sky Mansion, Star	Cabinet at 5/F, for flats on	Meter Room at	(Open Kitchen
	Sky Mansion, Sun Sky	6/F to 10/F	respective	excluded)
	Mansion and Ocean Sky	Inside common Water Meter	residential floor	
	Mansion	Cabinet at roof, for flats on		
		11/F to 12/F and 15/F to 16/F		
	(ii) Whether they are	Separate meter	Separate meter	Separate meter
	separate or			
	communal meters for			
	residential properties			

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

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### **5. SECURITY FACILITIES**

Item	Description		
Security facilities	Security system and equipment (including details of built- in provisions and their locations)	Access control and security system	Each residential flat of Tower 1(1A&1B) and Tower 2 (2A&2B) is equipped with a video door phone system and connected to caretaker counter at 5/F respective entrance lobby. (Please refer to the "Schedule of Mechanical and Electrical Provisions" for location of video door phone in residential flat)
			Each residential flat of Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion and Ocean Sky Mansion is equipped with a video door phone system and connected to the common Security Booth for Caretaker at 5/F of Star Sky Mansion. (Please refer to the "Schedule of Mechanical and Electrical Provisions" for location of video door phone in residential flat)
			Access card readers (Octopus card) are installed at each lift lobby of residential entrance at 5/F. For lifts at Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion and Ocean Sky Mansion, access card reader (Octopus card) system is provided
			Car park control system is provided for car park and car park barrier is provided at 5/F vehicle entrance
		CCTV	CCTV cameras are provided at lobbies, lifts and common area which are connected to the caretaker counters at 5/F respectively for Tower 1 (1A&1B) and Tower 2 (2A&2B), and the common Security Booth for Caretaker for Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion and Ocean Sky Mansion at 5/F of Star Sky Mansion

### 6. APPLIANCES

Item	Description
Appliances	Brand name and model number, please refer to "Appliances Schedule"

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

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

### 1. 外部裝修物料

·								
細項	描述							
(a) 外牆	裝修物料的類型	幕牆、	窗、金屬百葉	窗、鋁板、玻璃裝飾	佈板及外牆瓷磚			
(b) 簽	框的用料	鋁質窗	框					
	玻璃的用料	雙層中 (如適用		辐射鍍膜、單片酸的	曲玻璃及單片清玻璃			
(c) 窗台	窗台用料	第1座(	(1A及1B)及第2	座(2A及2B):不適	用			
		天鑽匯	、月鑽匯、星	贊匯、日鑽匯及海銷	贊匯:鋼筋混凝土			
	窗台板的裝修物料	第1座(1A及1B)及第2座(2A及2B):不適用						
		天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯:鋪砌人造合成石材						
(d) 花槽	裝修物料的類型	不適用						
(e) 陽台或露台	裝修物料的類型	露台						
		地板	路緣	牆壁	天花板			
		過底	過底磚、	鋁框夾層強化玻	鋁板天花;			
		磚	天然石及	璃欄杆、瓷磚及	隔音露台裝配隔音銘板天			
			鋁板	鋁板	花			
		陽台:	不適用					
	是否有蓋	露台:	露台:所有露台均有蓋					
		陽台:	不適用					
(f) 乾衣設施	類型及用料	不適用						

### 2. 室内裝修物料

細項	描述			
(a) 大堂	牆壁、地板、 天花板的裝修物	料的類型		
		牆壁	地板	天花板
	地下、2樓及5樓住宅穿梭升 降機大堂	天然石、夾層玻璃飾面、 膠質牆紙、鏡飾面及金屬	天然石	乳膠漆面石膏 板及金屬
	地下層2樓及地下層1樓停車 場升降機大堂	高溫瓷磚、天然石、夾層 玻璃飾面、鏡飾面及金屬	高溫瓷磚	乳膠漆面石膏 板
	5樓住宅大樓入口升降機大堂 第1座 (1A 及 1B) 及 第2座 (2 A及 2B)	天然石、夾層玻璃飾面、 膠質牆紙、鏡飾面及金屬	天然石	乳膠漆面石膏 板、膠板及金 屬
	5樓住宅大樓入口升降機大堂 (天鑽匯、月鑽匯、星鑽匯、 日鑽匯及海鑽匯)	天然石、夾層玻璃飾面、 鏡飾面、木紋木皮飾面及 金屬	天然石	乳膠漆面石膏 板及金屬
_	住宅層升降機大堂 第1座(1A)及第2座(2A)	天然石、高溫瓷磚、夾層 玻璃飾面、鏡飾面、金 屬、膠板、木紋木皮飾面 及木百頁簾	天然石	乳膠漆面石膏 板、膠板及金 屬
	住宅層升降機大堂 第1座(1B)及第2座(2B)	天然石、高溫瓷磚、夾層 玻璃飾面、鏡飾面、金 屬、膠板、膠質牆紙及木 百頁簾	天然石、高溫瓷磚 及金屬	乳膠漆面石膏 板及金屬
	玄關 (天鑽匯、月鑽匯、星鑽匯、 日鑽匯及海鑽匯)	天然石、夾層玻璃飾面、 鏡飾面、木紋木皮飾面及 金屬	天然石	乳膠漆面石膏 板 乳膠漆面石膏
		天然石、木皮飾面、金屬 及布: 日鑽匯之16樓之A單位		板及木條: 日鑽匯之16構 之A及B單位
		木皮飾面、金屬及鏡飾面: 日鑽匯之16樓之B單位		
	地下及3樓消防員升降機大堂	乳膠漆	英泥沙底	石膏板
	住宅層消防員升降機大堂 第1座(1A及1B)、第2座(2A 及2B)、天鑽匯、月鑽匯、星 鑽匯、日鑽匯及海鑽匯	瓷磚	防滑過底磚	乳膠漆

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

### 2. 室内裝修物料

細項	描述			細項	描述		
(b) 內牆及	客廳、飯廳	及睡房的牆壁及天花板的裝修物料的類型		(b) 內牆及	客廳、飯廳	聽及睡房的牆壁及天花板的裝修物料的類型	
天花板		内牆	天花板	天花板		内牆	天花板
	客廳及 飯廳	外露牆身乳膠漆	外露乳膠漆 及石膏板假		睡房	外露牆身乳膠漆	外露乳膠漆 及石膏板假
		外露牆身乳膠漆及木紋木皮飾面:	陣乳膠漆			外露牆身乳膠漆及木紋木皮飾面:	陣乳膠漆
		第1座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、 35樓至43樓及45樓至51樓之A及B單位;	乳膠漆石膏 板及木條:			第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、 35樓至43樓及45樓至51樓之A單位	乳膠漆石膏 板及木條:
			日鑽匯之16			外露牆身乳膠漆、木紋木皮飾面及人造石:	日鑽匯之16
		35樓至43樓及45樓至51樓之B、C及J及K單位	樓之A及B 單位			第1座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、 35樓至43樓及45樓至51樓之C、E、F及G單位;	樓之A及B 單位
		外露牆身乳膠漆、木紋木皮飾面及金屬:					
		第1座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、 35樓至43樓及45樓至51樓之C、E、F及G單位;				第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、 35樓至43樓及45樓至51樓之D、E及F單位	
		第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、 35樓至43樓及45樓至51樓之D、E及F單位				外露牆身乳膠漆、鏡飾面及金屬: 第1座(1A)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、 35樓至43樓及45樓至51樓之A單位的主人睡房;	
		外露牆身乳膠漆、木紋木皮飾面、金屬及鏡飾面:					
		第2座(2A)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、 35樓至43樓及45樓至51樓之C單位				天鑽匯、月鑽匯、星鑽匯及海鑽匯之6樓至12樓及15樓至16樓及日 鑽匯之6樓至12樓及15樓之A及B單位的主人睡房	
		外露牆身乳膠漆、木紋木皮飾面、膠板、金屬及鏡飾面: 第1座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、 35樓至43樓及45樓至51樓之D及H單位;				外露牆身木紋木皮飾面、金屬、布、鏡飾面及牆紙: 日鑽匯之16樓之A單位的睡房1	
						外露牆身木紋木皮飾面、布及鏡飾面:	
		第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、 35樓至43樓及45樓至51樓之A、G及H單位				日鑽匯之16樓之B單位的睡房2	
		外露牆身木皮飾面、金屬、鏡飾面、布及牆紙: 日鑽匯之16樓之A單位				外露牆身木紋木皮飾面、鏡飾面及布: 日鑽匯之16樓之B單位的睡房1	
						外露牆身木紋木皮飾面及布:	
		外露牆身乳膠漆、木皮飾面、金屬、布及玻璃纖維飾面板: 日鑽匯之16樓之B單位				日鑽匯之16樓之A單位的主人睡房	
	1					外露牆身木紋木皮飾面、布、鏡飾面及油漆飾面板: 日鑽匯之16樓之A單位的睡房2	
						外露牆身乳膠漆、木紋木皮飾面、金屬、布及油漆飾面板:	
						日鑽匯之16樓之B單位的主人睡房	
					內牆的裝備	修物料鋪至假天花板及石膏板假陣	

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

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

## 2. 室內裝修物料

細項	描述			細項	描述		
(c) 内部地	客廳、	飯廳及睡房的地板及牆腳線的用料		(d)浴室	(i) 牆壁、地板及天花板的裝修物料的類型		
板		地板	牆腳線		牆壁	地板	天花板
(c) 内部地		地板	牆腳線 木腳線 (日鑽匯之16樓 之A及B單位除 外)   木腳線 (日鑽匯之16樓 之A及B單位除 外)		(i) 牆壁、地板及天花板的裝修物料的類型	地板 高溫瓷磚、人造石 及洗手盆櫃躉面環 氧樹脂漆 高溫瓷磚及洗手盆 櫃躉面環氧樹脂漆: 第1座(1A)之6樓至12 樓、15樓至23樓、25 樓至26樓、28樓至33 樓、35樓至43樓及45 樓至51樓之A、B及 C單位的浴室2; 第1座(1B)之6樓至12 樓、15樓至23樓、25 樓至26樓、28樓至33 樓、35樓至43樓及45 樓至51樓之A單位的 主人浴室;	乳石鋁 膠膏板 和 乙 木 日 樹 主、浴 室 位 的 室 及 路 で 版 : 匯 單 浴 室 位 的 室 及 花 一 添板 天 花 面 及 花 一 添板 天 花 面 及 花 一 添板 、 漆板 、 漆板 、 漆板 、 漆板 、 二 の の 、 二 の の 、 〇 で の の の の の の の の の の の の の の の ろ の の ろ の の の の の の の の の の の の の の の の の の の の
		<ul> <li>第2座(2A)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35 樓至43樓及45樓至51樓之A及B單位;</li> <li>天鑽匯、月鑽匯、星鑽匯及海鑽匯之6樓至12樓及15樓至16樓及日鑽 匯之6樓至12樓及15樓之A及B單位;</li> <li>天然石:</li> <li>日鑽匯之16樓之A單位的主人睡房及睡房2及B單位的主人睡房</li> <li>複合木地板及金屬:</li> <li>第1座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35 樓至43樓及45樓至51樓之A、B及H單位;</li> <li>第2座(2A)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35 樓至43樓及45樓至51樓之C單位;</li> <li>第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35 樓至43樓及45樓至51樓之C單位;</li> <li>第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35 樓至43樓及45樓至51樓之C單位;</li> <li>第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35 樓至43樓及45樓至51樓之B及K單位;</li> <li>日鑽匯之16樓之A單位的睡房1及B單位的睡房1及睡房2</li> </ul>			高溫瓷磚、鏡飾面、金屬、瓷磚及環氧樹脂漆: 第1座(1A)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至 33樓、35樓至43樓及45樓至51樓之B及C單位的主人浴室; 第2座(2A)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至 33樓、35樓至43樓及45樓至51樓之A單位的主人浴室及 浴室2; 第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至 33樓、35樓至43樓及45樓至51樓之C及J單位的浴室1; 天鑽匯之6樓至12樓及15樓至16樓及日鑽匯之6樓至12樓及15 樓之A單位的浴室1; 星鑽匯之6樓至12樓及15樓至16樓之B單位的浴室1	第2座(2A)之6樓至12 樓、15樓至23樓、25 樓至26樓、28樓至33 樓、35樓至43樓及45 樓至51樓之C單位的 主人浴室及A及B單 位的浴室2; 第2座(2B)之6樓至12 樓、15樓至23樓、25 樓至26樓、28樓至33 樓、35樓至43樓及45 樓至51樓之B單位的 主人浴室; 天鑽匯、月鑽匯、 星鑽匯及海鑽匯之6 樓至12樓及15樓至16 樓及日鑽匯之6樓至 12樓及15樓之A及B 單位的浴室2	的浴室1及 浴室2

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

### 2. 室內裝修物料

<ul> <li>         高温達徳,人造石、銀板、火風域璃、金屬、差徳及環報              ゴ酸電源210線A及B              第四(18)226度至12億、15度至23度、25度至26度、28度至             32度、210線A及B              第位               群部第一             「夏酸電210線AZB              夏酸電210線AZB              夏酸電210              夏酸 22              夏酸電210              夏酸電210              夏酸 22              夏酸電210              夏酸 22              [1 @ 1 @ 2 &amp; 2 &amp; 2 &amp; 0</li></ul>	細項	描述			細項	描述				
<ul> <li>         電温達峰、人造石、鄙板、火陽玻璃、金陽、空魂及環氣         ば描述:         <ul> <li>                  「環境型124歳、15歳室234歳、25歳室234歳、25歳室26歳、28歳室                  334歳、35歳室243歳及54億室51歳之2.5 E、F 及 G單位的浴浴                  室1:</li></ul></li></ul>							反、天花板及灶台的裝修物料的熱	類型		
<ul> <li>         前語添: 第1座(1D):26億至12歳、15億至23歳、25億至26億、28億至2 33億、36億至23億、15億至23歳、25億至26億、28億至2 33億、36億至43億及45億至21億、15億至23億、28億至26億、28億至2 33億、36億至43億及45億至21億、15億至22億、28億至2 33億、36億至43億及45億至21億、15億至22億、28億至2 15億至21億、15億至22億、25億至26億、28億至2 16億里印心 的含素10、26億至12億、15億至22億、28億至2 15億至21億、15億至22億、28億至2 15億至21億、15億至22億、28億至2 15億至21億、15億至22億、28億至2 15億至21億、15億至22億、28億至2 15億至21億、15億至22億、28億至2 15億至21億、15億至22億、28億至2 15億至21億、15億至22億、28億至2 15億至21億、15億至22億、28億至2 16億2年10         </li> <li>             市温蒸磚、火層玻璃、鏡飾面、金属、麦磚及環氣 街高漆: 33億、36億至31億2.08億位約主/第2 33億、36億至31億2.08億位約主/第2 第26(26億至12億、15億至22億、28億至2 15億至21億、28億至2 15億至21億、28億至2 15億至21億、28億至2 16億2/16億1億 221億、25億至2 16億2/16億1億 221億、25億至2 16億2/16億1億 221億、25億至2 16億2/16億1億 221億、25億至2 16億2/16億1億 236億、28億至2 16億2/16億1億 236億、28億至2 16億2/16億1 236億、28億至2 16億2/16億1 236億、28億至2 16億2/16億1億 236億、28億至2 16億2/16億1 16億2/16億1 16億2/16億1 16億2/16億1 16億2/16億1 16億2/16億1 16億2/16億1 16億2/16億1 16億2/12億1/16億1億1 16億2/16億1 16億2/16億1 16億2/16億1 16億2/16億1 16億2/16億1 16億2/12億1/16/15億2 16億2/12億1/16/15億2 16億2/12億1/16/15億2 16億2/12億1/16/15億2 16億2/16億1/16/15億2 16億2/16/16/16/15億2 16億2/16/16/16/16/16/16/16/16/16/16/16/16/16/</li></ul>		牆壁	地板	天花板			牆壁	地板	天花板	灶台
1         第1座(1A)之6樓至12樓、15樓 至23樓、25樓至26樓、28樓至         33樓、35樓至24樓及55樓至51樓之D、E 及 F單位的浴室1;         石膏板:         13攤         第1座(1A)之6樓至12樓、15樓         躍進、雪燥         否板及木條:           13環、33樓、35樓至24樓及55樓至51樓之D、E 及 F單位的浴室1;         16攤<		樹脂漆: 第1座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至 33樓、35樓至43樓及45樓至51樓之C、E、F及G單位的浴	日鑽匯之16樓A及B	石膏板及 鋁板天花		廚房	<ul><li>瓷磚及環氧樹脂漆</li><li>鏡飾面、金屬、膠板、高溫</li></ul>	環氧樹脂漆 高溫瓷磚:	膏板及鋁板 天花	實心面板材料 天然石: 日鑽匯之16樓之A
<ul> <li>樹脂漆:</li> <li>第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至</li> <li>33樓、35樓至43樓及45樓至51樓之A單位的浴室1</li> <li>高溫雲磚、夾層玻璃、鏡飾面、金屬、瓷磚及環氣樹脂漆:</li> <li>第2座(2A)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至</li> <li>33樓、35樓至43樓及45樓至51樓之B單位的注入浴室</li> <li>高溫雲磚、天然石、人造石、強化清玻璃、木紋木皮飾</li> <li>面、鏡飾面、金屬、瓷磚及環氣樹脂漆:</li> <li>第1座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至</li> <li>33樓、35樓至43樓及45樓至51樓之D單位的浴室1</li> <li>高溫雲磚、天然石、人造石、強化清玻璃、木紋木皮飾</li> <li>面、鏡飾面、金屬、瓷磚及環氣樹脂漆:</li> <li>第1座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至</li> <li>33樓、35樓至43樓及45樓至51樓之D單位的浴室1</li> <li>高溫雲磚、天然石、人造石、強化清玻璃、鏡飾面、金</li> <li>※ 弯砖及環氣樹脂漆:</li> <li>第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至</li> <li>33樓、35樓至43樓及54樓至51樓之020年位的浴室1</li> <li>(山) 臨壁的裝修物料是否繪至天花板</li> <li>編至假天花高度</li> </ul>		第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至		石膏板: 日鑽匯之 16樓B單位			第1座(1A)之6樓至12樓、15樓 至23樓、25樓至26樓、28樓至 33樓、35樓至43樓及45樓至51	鑽匯、星鑽 匯之6樓至12 樓及15樓至	膏板及木條: 日鑽匯之16 樓之A及B單	及B單位
高溫瓷磚、天然石、人造石、強化清玻璃、鏡飾面、金 屬、瓷磚及環氧樹脂漆: 第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至 33樓、35樓至43樓及45樓至51樓之G及H單位的浴室1 (ii) 牆壁的裝修物料是否鋪至天花板 鋪至假天花高度 日童医天花高度 日鐨匯之6樓至12樓及15樓之		樹脂漆: 第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至 33樓、35樓至43樓及45樓至51樓之A單位的浴室1 高溫瓷磚、夾層玻璃、鏡飾面、金屬、瓷磚及環氧樹脂漆: 第2座(2A)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至 33樓、35樓至43樓及45樓至51樓之B單位的主人浴室 高溫瓷磚、天然石、人造石、強化清玻璃、木紋木皮飾 面、鏡飾面、金屬、瓷磚及環氧樹脂漆: 第1座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至		浴室2			至23樓、25樓至26樓、28樓至 33樓、35樓至43樓及45樓至51 樓之B單位 夾層玻璃、鏡飾面、膠板、 金屬、人造石、高溫瓷磚、 瓷磚及環氧樹脂漆: 日鑽匯之6樓至12樓及15樓之 B單位; 海鑽匯之6樓至12樓及15樓至	天然石: 日鑽匯之16 樓之A及B單		
A單位;         海鑽匯之6樓至12樓及15樓至         16樓之B單位         天然石、木紋木皮飾面、玻         璃飾面及金屬:		屬、瓷磚及環氧樹脂漆: 第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至 33樓、35樓至43樓及45樓至51樓之G及H單位的浴室1	鋪至假天花高度				夾層玻璃、金屬、人造石、 高溫瓷磚、瓷磚及環氧樹脂 漆: 日鑽匯之6樓至12樓及15樓之 A單位; 海鑽匯之6樓至12樓及15樓至 16樓之B單位 天然石、木紋木皮飾面、玻			

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

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### 2. 室内裝修物料

開放式

廚房

溫瓷磚及瓷磚:

樓至16樓之B單位;

樓至16樓之A單位

天鑽匯之6樓至12樓及15

月鑽匯之6樓至12樓及15

星鑽匯之6樓至12樓及15

夾層玻璃、金屬、人造

天鑽匯之6樓至12樓及15

星鑽匯之6樓至12樓及15

鏡飾面、金屬、瓷磚及

石、高溫瓷磚及瓷磚:

樓至16樓之A單位;

樓至16樓之B單位

環氧樹脂漆

(ii) 牆壁的裝修物料是否鋪至天花板

樓至16樓之A及B單位;

細項

(e) 廚房

*		11多17月7又11月			
Ş	物料				
	描述				
	(i) 牆壁、	地板、天花板及灶台的裝飾	多物料的類型		
		牆壁	地板	天花板	灶台
	廚房	夾層玻璃、鏡飾面、膠 板、金屬、人造石、高	高溫瓷磚: 天鑽匯、月鑽匯、	乳膠漆面 石膏板及	實心面板材料

鋁板天花

乳膠漆面

石膏板及

日鑽匯之

16樓之A及

木條:

B單位

石膏板

鋪至假天花高度

星鑽匯之6樓至12

樓及15樓至16樓之

日鑽匯之16樓之A

高溫瓷磚及環氧樹 乳膠漆面

高溫瓷磚、金屬及

第1座(1A)之6樓至

12樓、15樓至23 樓、25樓至26樓、

28樓至33樓、35 樓至43樓及45樓至

第2座(2A)之6樓至 12樓、15樓至23

樓、25樓至26樓、 28樓至33樓、35

樓至43樓及45樓至

51樓之A單位

51樓之A單位;

環氧樹脂漆:

A 及 B單位

天然石:

及B單位

脂漆

3. 室內裝置

:台 心面板材料 :然石:	<b>細項</b> (a) 門	描述			
心面板材料	(a) 門			The file of the state of the st	
心面板材料			用料	裝修物料	配件
		單位主入口	防火實心木門	木紋木皮飾面及金屬	防盗
				木紋木皮飾面:	門鼓
ウィアの問				日鑽匯之16樓之A及B 單位	日鑽
16樓之A及B單		單位主入口	防火實心木門	木紋木皮飾面及膠板	防盗
		(連接玄關			17.4
		及消防員升			防盗
		降機大堂)			日鑽
		露台	鋁框配以雙層	氟碳塗層鋁框配以雙層	鎖
			中空清玻璃片	中空清玻璃片配低輻射	鎖及
			配低輻射鍍膜	鍍膜	第1座
					25樓
					及45
					H單作
					第2座
					25樓
					及457
f					
					第2座
反材料及天然石: A)之6樓至12					25樓 及45
夏23樓、25樓					H • 1
·28樓至33樓、		工作平台	鋁框配以玻璃	氟碳塗層鋁框配以雙層	鎖及
樓及45樓至51			片	中空清玻璃片配低輻射	
				鍍膜	1
				氟碳塗層鋁框配以單片	
)之6樓至12 至23樓、25樓				酸蝕玻璃:	
E23候、23候 8樓至33樓、				第1座(1A)之7樓至12 樓、15樓至23樓、25	
退及45樓至51				樓、15 樓主 25 樓、25   樓至 26 樓、28 樓至 33	
				樓· 35 樓至 43 樓及 45	
				樓至 51 樓之 C 單位;	
)之6樓至12					
婁至23樓、25樓				第1座(1B)之7樓至12	
、28樓至33樓、 43樓及45樓至51				樓、15樓至23樓、25 塘石25樓。29塘石22	
5) 接反45 接至51 及 J 單位				樓至 26 樓、28 樓至 33 樓、 35 樓至 43 樓及 45	
				樓 53 樓 43 樓 2 43 樓 至 51 樓 之 A 單位	

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

# 室眼、門鼓、鎖及門頂 支及鎖: 費匯之16樓之A及B單位 な眼、門鼓、鎖及門頂 &眼、門鼓及鎖: 費匯之16樓之A及B單位 3門鼓: 座(1B)之6樓至12樓、15樓至23樓、 婁至26樓、28樓至33樓、35樓至43樓 5樓至51樓之B、C、D、E、F、G及 位: 座(2A)之6樓至12樓、15樓至23樓、 **妻至26樓、28樓至33樓、35樓至43樓** 5樓至51樓之C單位;

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座(2B)之6樓至12樓、15樓至23樓、 婁至26樓、28樓至33樓、35樓至43樓 5樓至51樓之A、C、D、E、F、G、 J及K單位

迂門鼓

### 3. 室内裝置

描述				細項	描述			
	用料	裝修物料	配件	(a) 門		用料	裝修物料	配件
客廳及飯 廳 (日鑽匯之 16 樓之 B 單位) 主人睡房	實心木門 實心木門	木紋木皮飾面 木紋木皮飾面及金屬 木紋木皮飾面:	門頂 鎖及門頂		主人浴室	實心木門 實心木門連木百葉: 第2座(2A)之6樓至12樓、15 樓至23樓、25樓至26樓、28 樓至33樓、35樓至43樓及45 樓至51樓之 B 單位	木紋木皮飾面、膠板及 金屬 木皮飾面及金屬: 日鑽匯之16樓之A單位 木紋木皮飾面: 日鑽匯之16樓之B單位	鎖及門頂(日鑽匯之16樓之A 及B 單位除外)
睡房1	實心木門	日鑽匯之16樓之A及B 單位 木紋木皮飾面及金屬	鎖及門頂			金屬框夾層玻璃門: 第1座(1A)之6樓至12樓、15 樓至23樓、25樓至26樓、28	金屬框夾層玻璃	鎖 
		木紋木皮飾面: 日鑽匯之16樓之B單位				<ul> <li>樓至33樓、35樓至43樓及45</li> <li>樓至51樓之A單位;</li> <li>天鑽匯、月鑽匯、星鑽匯、</li> </ul>		
	實心木掩門及實心木趟門: 日鑽匯之16樓之A單位	木紋木皮飾面及金屬: 趟門 木紋木皮飾面:	鎖及門頂(趟門除外)			海鑽匯之6樓至12樓及15樓 至16樓及日鑽匯之6樓至12 樓及15樓之A及B單位		
	金屬框夾層玻璃門: 第1座(1B)之6樓至12樓、15樓 至23樓、25樓至26樓、28樓至 33樓、35樓至43樓及45樓至51 樓之C、E、F及G單位; 第2座(2B)之6樓至12樓、15樓 至23樓、25樓至26樓、28樓至 33樓、35樓至43樓及45樓至51 樓之A、C、D、E、F及J單位	推門 金屬框夾層玻璃	門頂: 第2座(2B)之6樓至12樓、15 樓至23樓、25樓至26樓、28 樓至33樓、35樓至43樓及45 樓至51樓之A、C及J單位 不適用: 第1座(1B)之6樓至12樓、15 樓至23樓、25樓至26樓、28 樓至33樓、35樓至43樓及45 樓至51樓之C、E、F及G 單位; 第2座(2B)之6樓至12樓、15 樓至23樓、25樓至26樓、28 樓至33樓、35樓至43樓及45 樓至51樓之D、E及F單位		浴室1	<ul> <li>實心木門</li> <li>實心木門連木百葉:</li> <li>第1座(1A)之6樓至12樓、15</li> <li>樓至23樓、25樓至26樓、28</li> <li>樓至33樓、35樓至43樓及45</li> <li>樓至51樓之A及B單位;</li> <li>第1座(1B)之6樓至12樓、15</li> <li>樓至23樓、25樓至26樓、28</li> <li>樓至33樓、35樓至43樓及45</li> <li>樓至51樓之A及H單位;</li> <li>第2座(2A)之6樓至12樓、15</li> <li>樓至23樓、25樓至26樓、28</li> <li>樓至33樓、35樓至43樓及45</li> <li>樓至51樓之B里位;</li> <li>第2座(2B)之6樓至12樓、15</li> </ul>	木紋木皮飾面、膠板及 金屬	鎖及門頂
睡房2	實心木門	木紋木皮飾面及金屬 木紋木皮飾面: 日鑽匯之16樓之A及B 單位	鎖及門頂			樓至23樓、25樓至26樓、28 樓至33樓、35樓至43樓及45 樓至51樓之B及K單位;		
睡房3	實心木門	単位    木紋木皮飾面及金屬	鎖及門頂					

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

### 3. 室内裝置

細項	描述				細項	描述			
(a) 門		用料	裝修物料	配件	(a) 門		用料	裝修物料	配件
	浴室1	實心木門連木百葉: 日鑽匯之16樓之B單位 海鑽匯之6樓至12樓及15樓 至16樓之B單位 實心木掩門連木百葉及實心	木紋木皮飾面、膠板及金 屬 木紋木皮飾面: 日鑽匯之16樓之B 單位	鎖及門頂 鎖及門頂:		浴室1	金屬框玻璃門: 第1座(1B)之6樓至12樓、15 樓至23樓、25樓至26樓、28 樓至33樓、35樓至43樓及45 樓至51樓之D單位;	金屬框玻璃門	
		貢心內電门建木台棠及貢心 木趟門: 天鑽匯及日鑽匯之6樓至12 樓及15樓至16樓之A單位;	木皮飾面及金屬: 日鑽匯之16樓之A 單位(趟 門)	環 次 「 頃 に 天 鑽 匯 及 日 鑽 匯 之 6 樓 至 12 樓 及 15 樓 至 16 樓 之 A 單 位 ( 掩 門);			第2座(2B)之6樓至12樓、15 樓至23樓、25樓至26樓、28 樓至33樓、35樓至43樓及45 樓至51樓之G及H單位		
		星鑽匯之6樓至12樓及15樓 至16樓之B單位	木紋木皮飾面: 日鑽匯之16樓之A單位(掩 門)	星鑽匯之6樓至12樓及15 樓至16樓之B單位(掩門) 鎖: 天鑽匯之6樓至12樓及15 樓至16樓及日鑽匯之6樓 至12樓及15樓之A單位(趟 門); 星鑽匯之6樓至12樓及15 樓至16樓之B單位(趟門)		浴室2	<ul> <li>實心木門連木百葉:</li> <li>第1座(1A)之6樓至12樓、15</li> <li>樓至23樓、25樓至26樓、28</li> <li>樓至33樓、35樓至43樓及45</li> <li>樓至51樓之A單位;</li> <li>天鑽匯及日鑽匯之6樓至12</li> <li>樓及15樓至16樓之A單位及</li> <li>日鑽匯之16樓之B單位;</li> </ul>	木紋木皮飾面、膠板及金 屬 木紋木皮飾面: 日鑽匯之16樓之A及B單位	鎖及門頂
		金屬框夾層玻璃門: 第1座(1B)之6樓至12樓、15 樓至23樓、25樓至26樓、28 牌至22樓、25樓至42樓平45	金屬框夾層玻璃	<ul> <li>鎖:</li> <li>第1座(1B)之6樓至12樓、</li> <li>15樓至23樓、25樓至26</li> <li>牌、28/牌至22/牌。25/牌至</li> </ul>		町戶	星鑽匯及海鑽匯之6樓至12 樓及15樓至16樓之B單位	大位大中始五、网灯、今	門鼓、鎖及門頂
		樓至33樓、35樓至43樓及45 樓至51樓之C、E、F及G單 位;		樓、28樓至33樓、35樓至 43樓及45樓至51樓之C、 D、E、F及G單位;		廚房	防火實心木門配玻璃視窗 金屬框防火玻璃門: 日鑽匯之16樓之A及B單位	木紋木皮飾面、膠板、金 屬及防火清玻璃 金屬框玻璃門:	「D或、與反「D」頁 門鼓 日鑽匯之16樓之A及B單位
		第2座(2B)之6樓至12樓、15 樓至23樓、25樓至26樓、28 樓至33樓、35樓至43樓及45 樓至51樓之A、D、E及F 單位		第2座(2B)之6樓至12樓、 15樓至23樓、25樓至26 樓、28樓至33樓、35樓至 43樓及45樓至51樓之A、 D、E、F、G及H單位				日鑽匯之16樓之A及B單位	

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

### 3. 室内裝置

細項	描述					細項	描述		
(a) 門		用料		裝修物料	配件	(b) 浴室	(i) 裝置及設備	睛的類型及用料	
	工作間	防火實	心木門	膠板	門鼓、鎖及門頂		裝置及設備	類型	用料
				木紋木皮飾面: 日鑽匯之16樓之A及B 單位	門鼓及鎖: 日鑽匯之16樓之B 單位			鏡櫃	膠板 膠板 第1座
			門: A)之6樓至12樓、15樓至23樓、 26樓、28樓至33樓、35樓至43樓	木紋木皮飾面、膠板及 金屬	鎖及門頂				33樓、 的浴室
		及45樓 第2座(2	至51樓之A單位; A)之6樓至12樓、15樓至23樓、						第2座 33樓、 位的流
			26樓、28樓至33樓、35樓至43樓 至51樓之A 單位						鏡飾面
	洗手間		沙強化玻璃門	鋁框磨沙強化玻璃	不適用				第1座 33樓、
			磨沙強化玻璃門: 之16樓之A及B單位	金屬框磨沙強化玻璃: 日鑽匯之16樓之A及B 單位					第2座 33樓、
(b) 浴室			類型及用料						木紋フ
	裝置及調	没備	類型	用料					日鑽图
	櫃		洗手盆檯面	天然石					的主人
			洗手盆櫃 (日鑽匯之16樓之A及B單位的	膠板、鏡飾面及金屬木專 膠板、鏡飾面、夾層玻珠					本紋7 日鑽2
			主人浴室除外)	》「於板、鏡師面、夾層坂」 第1座(1A)之6樓至12樓、			(i) 裝置及設備	」	
				26樓、28樓至33樓、35樓			裝置及設備	類型	用料
				樓之A單位的主人浴室;			潔具裝置	洗手盆水龍頭	鍍鉻
				天鑽匯、月鑽匯、星鑽团 樓及15樓至16樓及日鑽匯					鍍銅色
				之A及B單位的主人浴室				洗手盆	搪瓷
					-11-HB			坐厠	搪瓷
				木紋木皮飾面及金屬木製 日鑽匯之16樓之A單位的				毛巾架	鏡飾面
				木紋木皮飾面木製櫃:					金屬: 日鑽图
				日鑽匯之16樓之B單位的	浴室1及浴室2			厠紙架	頭回 - 頭回 - 頭回 頭回
									缔细名

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

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、鏡飾面、玻璃、夾層玻璃飾面及金屬木製櫃

、玻璃、鏡飾面及金屬木製櫃:

座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至 ↓、35樓至43樓及45樓至51樓之C、D、E、F及G單位 聲室1;

座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至 ↓、35樓至43樓及45樓至51樓之A、 D、E、 F 、G及H單 Ŋ浴室1

i面連金屬框:

座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至 4、35樓至43樓及45樓至51樓之D單位的浴室1;

座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至 4、35樓至43樓及45樓至51樓之G及H單位的浴室1

(木皮飾面、鏡飾面及金屬木製櫃:

費匯之16樓之A單位的主人浴室、浴室1及浴室2及B單位 三人浴室

[木皮飾面、鏡飾面、金屬及油漆飾面板木製櫃: [匯之16樓之B單位的浴室1及浴室2

鍍銅色:

日鑽匯之16樓之A及B單位

### 3. 室内裝置

細項	描述			細項	描述
(b) 浴室	(i) 裝置及設備	睛的類型及用料		(b) 浴室	(iv) 浴缸大小 (如適用的話)
	浴室設備	手動捲簾: 第1座(1A)之6樓至12樓 45樓至51樓之B及C單位	、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及 Z的主人浴室;		1400毫米(長) x 700毫米(闊) x 434毫米(高): 日鑽匯之16樓之B單位的浴室1及浴室2
			、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及		1500毫米(長) x 700毫米(闊) x 430毫米(高): 第1座(1A)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至51樓之B 及 C單位的主人浴室;
			、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及 主人浴室、浴室1及浴室2;		第1座(1A)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至51樓之 A、B及C單位的浴室2;
		第2座(2A)之6樓至12樓 45樓至51樓之B單位的注	、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及 谷室2;		第1座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至51樓之A 單位的主人浴室;
		第2座(2A)之6樓至12樓 45樓至51樓之C單位的主	、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及 主人浴室;		第2座(2A)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至51樓之A 及B單位的主人浴室及浴室2;
		第2座(2B)之6樓至12樓 45樓至51樓之B單位的主	、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及 主人浴室;		第2座(2A)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至51樓之C 單位的主人浴室;
		第2座(2B)之6樓至12樓 45樓至51樓之G及H單位	、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及 立的浴室1		第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至51樓之B 單位的主人浴室;
		樓及15樓之A及B單位			天鑽匯、月鑽匯、星鑽匯及海鑽匯之6樓至12樓及15樓至16樓及日鑽匯之6樓至12樓及15樓之A及 B單位的浴室2
	<ul> <li>(ii) 供水系統</li> <li>的類型</li> <li>及用料</li> </ul>	冷水喉採用銅喉及熱水	、喉採用配有隔熱絕緣保護之銅喉		1500毫米(長) x 750毫米(闊) x 450毫米(高): 日鑽匯之16樓之A單位的浴室1及浴室2
	(iii) 沐浴設施	(包括花灑或浴缸、如適)	用的話)		1700毫米(長) x 800毫米(闊) x 460毫米(高):
	沐浴設施 淋浴	類型 淋浴間	用料 強化清玻璃		第1座(1A)之6樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至51樓之A 單位的主人浴室;
		花灑套裝	<ul><li>鍍鉻</li><li>鍍銅色:</li></ul>		天鑽匯、月鑽匯、星鑽匯及海鑽匯之6樓至12樓及15樓至16樓及日鑽匯之6樓至12樓及15樓之A及 B單位的主人浴室
	 浴缸	浴缸	日鑽匯之16樓之A及B單位 搪瓷鑄鐵		1800毫米(長) x 985毫米(闊) x 550毫米(高): 日鑽匯之16樓之A及B單位的主人浴室
			人造石: 日鑽匯之16樓之A及B單位的主人浴室	L	
		浴缸龍頭及花灑套裝	鍍鉻		
			鍍銅色: 日鑽匯之16樓之A及B單位		

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婁至33樓、35樓至43樓及45樓至51樓之
婁至33樓、35樓至43樓及45樓至51樓之A
婁至33樓、35樓至43樓及45樓至51樓之A
婁至33樓、35樓至43樓及45樓至51樓之C
婁至33樓、35樓至43樓及45樓至51樓之B
至16樓及日鑽匯之6樓至12樓及15樓之A及

### 3. 室内裝置

細項	描述			細項	描述		
(c) 廚房	(i) 洗滌盆的用		不銹鋼	(c) 廚房	(iii) 廚櫃的用料	用料	거
	(ii) 供水系統的	用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅		及裝修物料	木製廚櫃及木櫃門	미미
			喉 Http://www.initiation.com			板	5
	(iii) 廚櫃的用料 及裝修物料		装修物料				ŧ
	<b></b>	不愛回個又不個口	高光亞克力板、木紋木皮飾面、鏡飾面及玻璃飾面及 金屬				1 
			高光亞克力板:				
			第1座(1A)之6樓至12樓、15樓至23樓、25樓至26樓、28				2
			樓至33樓、35樓至43樓及45樓至51樓之B及C單位;				
			第1座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28 樓至33樓、35樓至43樓及45樓至51樓之B單位;				
			每主55%,55%要主45%要次45%要主51%要之D半位,				Ţ
			第2座(2A)之6樓至12樓、15樓至23樓、25樓至26樓、28				
			樓至33樓、35樓至43樓及45樓至51樓之B單位;		(iv) 所有其他裝	消防花灑頭及煙霧偵	[測
					置及設備的		
			第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28		類型		
			樓至33樓、35樓至43樓及45樓至51樓之C單位	(d) 睡房	裝置(包括嵌入	類型	}
			高光亞克力板及木紋木皮飾面:		式衣櫃)的類型 及用料	嵌入式衣櫃:	1
			第1座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28		12/11/19	第1座(1B)之6樓至12 樓、15樓至23樓、25	
			樓至33樓、35樓至43樓及45樓至51樓之H單位			樓至26樓、28樓至33	
						樓、35樓至43樓及45	
			高光亞克力板、高光烤漆板、夾層玻璃飾面及金屬:			樓至51樓之C、E、F	
			第1座(1A)之6樓至12樓、15樓至23樓、25樓至26樓、28 牌云22牌。25牌云42牌开45牌云51牌之48牌公			及G單位;	
			樓至33樓、35樓至43樓及45樓至51樓之A單位;			体。应该公司公共公理工10	
			第2座(2A)之6樓至12樓、15樓至23樓、25樓至26樓、28			第2座(2B)之6樓至12   樓、15樓至23樓、25	
			樓至33樓、35樓至43樓及45樓至51樓之A 單位			樓至26樓、28樓至33	
						樓、35樓至43樓及45	
			高光亞克力板、鏡飾面及玻璃飾面及金屬:			樓至51樓之A、C、	
			第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28 牌云22牌。25樓至42樓平45樓至51樓之及開始。			D、E、F及J單位	_
			樓至33樓、35樓至43樓及45樓至51樓之B單位			手動窗簾	7
			高光亞克力板、木紋木皮飾面、鏡飾面及金屬:			電窗簾:	
			第1座(1B)之6樓至12樓、15樓至23樓、25樓至26樓、28			□ 电圆廉· □ 日鑽匯之16樓之A及	
			樓至33樓、35樓至43樓及45樓至51樓之D單位;			B單位	
				L	1	1	
			第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28				
			樓至33樓、35樓至43樓及45樓至51樓之A、G及H單位				

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高光亞克力板、鏡飾面及金屬:

第2座(2B)之6樓至12樓、15樓至23樓、25樓至26樓、28 樓至33樓、35樓至43樓及45樓至51樓之J及K單位

高光亞克力板、高光烤漆板、木紋木皮飾面、玻璃飾 面及金屬:

天鑽匯、月鑽匯、星鑽匯及海鑽匯之6樓至12樓及15樓 至16樓及日鑽匯之6樓至12樓及15樓之A及B單位

高光烤漆板及膠板: 日鑽匯之16樓之A單位

高光烤漆板、膠板及金屬: 日鑽匯之16樓之B單位 測器設於開放式廚房

用料

鏡飾面連金屬框及膠板

布質

### 두 3. 室内裝置

4. 雜項

細項		描述
(e) 電話	接駁點的位置及數目	請參考 "機電裝置數量說明表"
(f) 天線	接駁點的位置及數目	請參考 "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)	提供所有電制及插座之面板。提供三相電力並裝妥微型斷路器
	(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、假陣、貯存櫃、覆面、非混凝土
		間牆、指定之槽位或其他物料遮蓋
	(iii) 電插座及空調機接	請參考 "機電裝置數量說明表"
	駁點的位置及數目	
(h) 氣體供應	類型	煤氣
	系統	煤氣喉接駁煤氣煮食爐
	位置	請參考 "設備說明表 - 廚房 / 開放式廚房 / 工作間"
(i) 洗衣機接駁點	位置	請參考 "機電裝置數量說明表"
	設計	設有洗衣乾衣機及洗衣機來去水位設計
(j) 供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露
		除部分隱藏於混凝土內之水管外,其他部分的水管均為外露
		外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土
		間牆、指定之槽位或其他物料遮蓋
	(iii) 有否熱水供應	有熱水供應

細項	描述		
(a) 升降機	第1座 (1A及1B	3) 及第2座 (2A及2B)	
	(i)	品牌名稱	東芝
		產品型號	ELBRIGHT
	(ii)	升降機的數目	12部
		到達的樓層	5部升降機到
			5 樓至 12 樽
			28 樓至 337
			1部升降機
			5 樓至 12 樓
			27 樓*、28
			51 樓單位及
			5部升降機
			5 樓至 12 樓
			28 樓至 337
			1部升降機
			5 樓至 12 樓
			27 樓*、28
			樓單位及天
	天鑽匯、月鑽	<b>淮、星鑽匯、日鑽匯及海</b>	鑽匯
	天鑽匯、月鑽 (i)	品牌名稱	東芝
	(i)		<ul><li>鑽匯</li><li>東芝</li></ul>
		品牌名稱	鑽匯 東芝 ELCOSMO ( 10部
	(i)	品牌名稱 產品型號	鑽匯 東芝 ELCOSMO( 10部 2部升降機
	(i)	<ul><li>品牌名稱</li><li>產品型號</li><li>升降機的數目</li></ul>	鑽匯 東芝 ELCOSMO( 10部 2部升降機
	(i)	<ul><li>品牌名稱</li><li>產品型號</li><li>升降機的數目</li></ul>	鑽匯 東芝 ELCOSMO( 10部 2 部升降機 5 樓至 12 樓
	(i)	<ul><li>品牌名稱</li><li>產品型號</li><li>升降機的數目</li></ul>	鑽匯 東芝 ELCOSMO 10部 2部升降機 5 樓至 12 樁 2 部升降機
	(i)	<ul><li>品牌名稱</li><li>產品型號</li><li>升降機的數目</li></ul>	鑽匯 東芝 ELCOSMO( 10部 2部升降機 5 樓至 12 構 2 部升降機 5 樓至 12 構
	(i)	<ul><li>品牌名稱</li><li>產品型號</li><li>升降機的數目</li></ul>	鑽運 東芝 ELCOSMO( 10部 2部升降機 5 樓至 12 樽 2 部升降機 5 樓至 12 樽 2 部升降機 2 部升降機
	(i)	<ul><li>品牌名稱</li><li>產品型號</li><li>升降機的數目</li></ul>	<ul> <li>鑽匯 <ul> <li>東芝</li> <li>ELCOSMO(</li> <li>10部</li> <li>2部升降機</li> <li>5 樓至 12 樽</li> </ul></li></ul>
	(i)	<ul><li>品牌名稱</li><li>產品型號</li><li>升降機的數目</li></ul>	<ul> <li>鑽運     <li>東芝     <li>ELCOSMO (</li> <li>10部</li> <li>2部升降機</li> <li>5 樓至 12 樽</li> <li>2部升降機</li> <li>5 樓至 12 樽</li> <li>2部升降機</li> <li>5 樓至 12 樽</li> <li>2部升降機</li> <li>2部升降機</li> <li>5 樓至 12 樽</li> <li>2部升降機</li> <li>2部升降機</li> <li>5 樓至 12 樽</li> <li>2部升降機</li> </li></li></ul>
	(i)	<ul><li>品牌名稱</li><li>產品型號</li><li>升降機的數目</li></ul>	鑽運 東芝 ELCOSMO( 10部 2部升降機 5樓至12樽 2部升降機 5樓至12樽 2部升降機 5樓至12樽 2部升降機 5樓至12樓 2部升降機 5樓至12樓 5樓至12樓 5樓至12樓 5樓至12樓 5樓至12樓 5樓至12樓 5樓至12樓 5樓至12樓 5樓至12樓 5樓至12樓
	(i)	<ul><li>品牌名稱</li><li>產品型號</li><li>升降機的數目</li></ul>	<ul> <li>鑽匯 <ul> <li>東芝</li> <li>ELCOSMO(</li> <li>10部</li> <li>2部升降機</li> <li>5 樓至 12 樽</li> <li>2部升降機</li> <li>5 樓至 12 樽</li> <li>2部升降機</li> <li>5 樓至 12 樽</li> <li>2 部升降機</li> <li>5 樓至 12 樽</li> <li>2 部升降機</li> <li>5 樓至 12 樽</li> </ul></li></ul>

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

# (CL-300W) 到達第1座(1A及1B) 樓層: 婁、15 樓至 23 樓、25 樓至 26 樓、 樓、35樓至43樓及45樓至51樓單位 (到達第1座(1A及1B)樓層: 婁、15 樓至 23 樓、25 樓、26 樓、 樓至 33 樓、35 樓至 43 樓及 45 樓至 及天台 (到達第2座(2A及2B)樓層: 婁、15 樓至 23 樓、25 樓至 26 樓、 樓、35樓至43樓及45樓至51樓單位 (到達第2座(2A及2B)樓層: 婁、15 樓至 23 樓、25 樓、26 樓、 · 樓至 33 樓、35 樓至 43 及 45 樓至 51 台Э 有在激活相關消防員開關製時才運行 (CV-320) 劉達天鑽匯樓層: 婁及 15 樓至 16 樓單位 劉達月鑽匯樓層: 婁及 15 樓至 16 樓單位 劉達星鑽匯樓層: 及15樓至16樓單位 劉達日鑽匯 樓層: 婁及 15 樓至

幾到達海鑽匯樓層: 及15樓至16樓單位

### 4. 雜項

細項	描述			細項	描述		
(a) 升降機	平台升降機			(d) 水錶、	(i) 位置	水錶	
	穿梭升降機於第	育2座(2A及2B)		電錶及	第1座 (1A及	每層之公共水銷	表房內
	(i)	品牌名稱	迅達	氣體錶	1B)		
		產品型號	5500MRL		第2座 (2A及	每層之公共水銷	表箱內
	(ii)	升降機的數目	3部		2B)		
		到達的樓層	地下、2樓及5樓		天鑽匯、月鑽	6樓至10樓之單	位之水
	穿梭升降機於第	育5座(5A及5B)			匯、星鑽匯、	錶於5樓公共水	錶箱內
		品牌名稱	迅達		日鑽匯及海鑽		5檑至16
	(i)	產品型號	5500MRL		匯	樓之 單位之水銷	
	(ii)	升降機的數目	4 部			公共水錶箱內	
	停車場升降機	到達的樓層	地下、2 樓及5 樓 (5 樓樓層僅在發展期數第3 期完成)		(ii) 就住宅單 位而言是	獨立	
	行車场丌阵饿 (i)	品牌名稱	汛達		獨立或公		
	(1)		2022 5500MRL		用的錶		
	(ii)		2 部	5. 保安設施			
			1 部升降機到達樓層:				
			地下層2樓、地下層1樓、2樓及5樓	<b>細項</b> 保安設施	<b>描述</b> 保安系統及設	入口通道控制	第1座
		到達的樓層	1部升降機到達樓層: 地下層2樓、地下層1樓、地下*、1樓*、 2樓、3樓*及5樓		備 (包括嵌入的式 裝備的細節及	及保安系統	對講桃 住宅 <sup>国</sup> 表")
			*電梯門只有在激活相關消防員開關製時才運行		其位置)		天鑽图
	平台服務升降機						門口衣
	(i)	品牌名稱	迅達				關住日
		產品型號	5500MRL				表")
	(ii)	<u>升降機的數目</u>	2部 1部升降機到達樓層: 地下、3樓及5樓 (5樓樓層僅在發展期數第5期完成)				每座信 達通一 升降桥
		到達的樓層	1 部升降機到達樓層: 地下層 2 樓*、地下層 1 樓*及地下*			閉路電視	停車場 閉路電 於第1
(a > b) + b = b			*電梯門只有在激活相關消防員開關製時才運行				台,以
(b) 信箱	用料	不銹鋼					接位於
(c) 垃圾收集	<ul><li>(i) 垃圾收集</li><li>的方法</li></ul>	由清潔工人收集垃圾		6. 設備			
	(ii) 垃圾房的	垃圾及物料回收室位於:		細項	描述		
	位置		王樓層(5樓、27樓及天台除外); 王樓層(5樓、27樓及天台除外);及	設備		號: 請參考「設備	說明表
		天鑽匯、月鑽匯、星鑽图 垃圾及物料回收房設於地	重、日鑽匯及海鑽匯每層住宅樓層(天台除外)   也下樓層				

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

### . . . . . \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ ......

	電錶	氣體錶
[	每層之公共電錶房內	廚房內
		(不包括開放式廚房)
	每層之公共電錶房內	廚房內
		(不包括開放式廚房)
水	每層之公共電錶房內	廚房內
勺		(不包括開放式廚房)
16		
台		
<b>`</b> □		
	獨立	獨立

第1座 (1A及1B) 及第2座 (2A及2B) 每戶單位設有門口視像 對講機並連接各大廈位於5樓入口大堂服務員櫃台(有關 住宅單位視像對講機位置,請參閱"機電裝置數量說明 表")

天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯每戶單位設有 門口視像對講機並連接位於星鑽匯5樓之保安服務處(有 關住宅單位視像對講機位置,請參閱"機電裝置數量說明 表")

每座住宅大樓5樓之入口升降機大堂均設有智能卡系統(八 達通卡)。天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯的 升降機內均設有智能卡系統(八達通卡)

停車場設有停車場管理系統,並位於5樓車道入口提供車閘 閉路電視設於入口大堂、升降機內及公用空間並連接至位 於第1座(1A及1B)及第2座(2A及2B)5樓之大堂服務員櫃 台,以及為天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯連 接位於星鑽匯5樓之保安服務處

說明表 |

### APPLIANCES SCHEDULE - KITCHEN / OPEN KITCHEN / UTILITY 設備說明表 - 廚房 / 開放式廚房 / 工作間

Appliances 設備	Brand Name 品牌	Model Number 型號		wer 10 訂座 (	· ·	6		F - 12		톤 (1B /F - 2	) 3/F, 2	2 <b>5/F</b> - 25樓当		第2 28/F		2A) /F, 35				身 5/F -		(2B)	· ·					cy sion 贊匯 5/F - 1	S Mar 月釘 2/F an	una ky nsion 灒匯 d 15/F と15樓	S Mai 星纪 F - 16/		S Ma 日 (12// 1 6樓 樓	un ky nsion 下 - F and 5/F 至 12 及15 樓	S Mai 日貢	Sun Sky nsion 鑽匯 6/F 6樓	Mar 海銀 6/F - and 1 16 6樓至 及15	n Sky nsion 贊匯 · 12/F 15/F - 5/F 至12樓 訪樓
			Α	В	C	A	B	C	D	E	F	G	Н	A	В	C	A	В	C	D	E	F	G	Н	J	K	А	В	Α	В	A	B	Α	В	А	В	Α	В
Induction hob		EX375FXB1E		$\checkmark$		-	$\checkmark$			$\checkmark$		$\checkmark$				-		-	$\checkmark$				$\checkmark$		$\checkmark$		$\checkmark$	$\checkmark$		$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
電磁爐		EH685DV19E	-	-	-	$\checkmark$	-	-	-	-	-	-	-	-	-		-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cooker hoods	-	LI67SA530B	$\checkmark$	-	-	$\checkmark$	$\checkmark$	$\checkmark$		$\checkmark$		$\checkmark$	$\checkmark$		-				$\checkmark$				$\checkmark$	$\checkmark$	$\checkmark$		-	-	-	-	-	-	-	-	-	-	-	-
抽油煙機		LC91BE542B	$\checkmark$	$\checkmark$	$\checkmark$	-	-	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	$\checkmark$	$\checkmark$		$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Gas hob	-	ER326AB92X	$\checkmark$	$\checkmark$	$\checkmark$	-	-	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	$\checkmark$	$\checkmark$		$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
氣體煮食爐		ER326BB90X	$\checkmark$	$\checkmark$	$\checkmark$	-	-	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	$\checkmark$	$\checkmark$		$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Microwave oven		CM656GBS1B	$\checkmark$	$\checkmark$		-	-	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
微波爐		BE634LGS1B	-	-	-	$\checkmark$	-	-	-		-	$\checkmark$	$\checkmark$	-	-	-	-		-	-			$\checkmark$	-	-		-	-	-	-	-	-	-	-	-	-	-	-
		BE634RGS1B	-	-	-	-		$\checkmark$		-		-	-	-	-			-			-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Coffee Machine 咖啡機	Siemens	CT636LESI	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		$\checkmark$	-	-
Compact Steam Oven 蒸焗爐	西門子	CS656GBS2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		$\checkmark$	-	-
Washer dryer 洗衣乾衣機		WK14D321HK	$\checkmark$	$\checkmark$				$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$		$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	-	-	-	-	-	-	-	-	-	-	-	-
Washing machine 洗衣機		WM10Q362HK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	V	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Tumble dryer 乾衣機		WT46B200HK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	V	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Fridge freezer		KI28NP60HK	-	-	-	-	$\checkmark$			$\checkmark$		$\checkmark$		-	-	-		-	$\checkmark$				$\checkmark$		$\checkmark$		-	-	-	-	-	-	-	-	-	-	-	-
雪櫃連冰箱		KI34NP60HK	$\checkmark$	$\checkmark$		$\checkmark$	-	-	-	-	-	-	-				-		-	-	-	-	-	-	-	-	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Fridge 雪櫃		KU15RA65HK	$\checkmark$	$\checkmark$	$\checkmark$	-	-	-	-	-	-	-	-	$\checkmark$	$\checkmark$	-	-	-	-	-	-	-	-	-	-	-	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$		$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$		$\checkmark$	$\checkmark$

Remarks:

 The symbol "-" as shown in the above table denotes "Not Provided".
 Flame cooking is only allowed in residential properties provided with gas cooking hob. Gas main / gas supply is not provided in residential properties not provided with gas cooking hob. 附註:

1. 上表符號 "-" 表示不提供。

2. 只可在有提供煤氣煮食爐的住宅物業內明火煮食。沒有提供煤氣煮食爐的住宅物業不會有煤氣管道/煤氣供應。

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

### Schedule of Mechanical and Electrical Provisions (Tower 1(1A&1B)) 機電裝置數量說明表(第1座(1A及1B))

	Mechanical and Electric		「ower 1 ( 第 1 座(1						r 1 (1B) 座(1B)				
Location 位置	機電裝置		6樓					26/F,28/F 5樓、28村					ē51樓
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	C	А	В	C	D	Е	F	G	Н
	Lighting Switch (Master Lights Off Switch) 燈掣(總熄燈掣)		1	1	1	1	1	1	-	1	1	1	1
	Lighting Switch 燈掣		6	6	6	5	3	2	3	2	2	2	3
	Lighting Point 燈位		7	4	4	4	5	3	3	3	3	3	4
	Telephone Outlet 電話插座		2	2	2	2	2	2	1	2	2	2	2
	TV/FM Outlet 電視機/電台天線插座		2	2	2	2	2	2	1	2	2	2	2
Living Room/ Dining Room	13A Single Socket Outlet 13A 單位電插座		-	-	-	-	-	-	1	-	-	-	-
and Corridor 客廳/飯廳和走廊	13A Twin Socket Outlet 13A 雙位電插座		5	4	4	4	3	4	1	4	4	4	2
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座(附有 USB 接口)		-	-	-	-	-	-	1	-	-	-	-
	Switch (Dehumidifier) 開關掣 (抽濕機)		1	1	1	1	1	-	-	-	-	-	1
	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		2	1	1	1	1	-	-	-	-	-	1

(1) The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

(2) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號"/"表示不適用。

(3) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

### \_ \_ \_ \_ \_ . . . . . . . ----.....

Schedule of Mechanical and Electrical Provisions (Tower 1(1A&1B)) 機電裝置數量說明表(第1座(1A及1B))

	Mechanical and		Fower 1 ( 第 1 <u>座</u> (1	,	Tower 1 (1B) 第1座(1B)									
Location 位置		幾電裝置	6樓							/F-43/F & 婁、35 樓			至51樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	C	А	В	С	D	Е	F	G	Н	
	Switch (Exhaust Fan & Electric Water Heater & Dehumidifier) 開關掣(抽氣扇及電熱水器及抽濕機)		-	-	-	-	-	-	1	-	-	-	-	
	Switch (Electric Water Heater) 開關掣 (電熱水器)		-	-	-	1	1	1	1	1	1	1	-	
	Switch (Exhaust Fan) 開關掣(抽氣扇)		-	1	1	-	-	-	-	-	-	-	-	
	Switch (Lighting & Electric Water Heater) 開關掣 (燈及電熱水器)		-	-	-	-	-	-	-	-	-	-	1	
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		2	2	2	1	1	1	1	1	1	1	1	
Living Room/ Dining Room	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	
and Corridor	Video Door Phone 視像對講機		-	-	-	1	1	1	1	1	1	1	1	
客廳/飯廳和走廊		13A Single Socket Outlet for Fridge Freezer 13A 單位電插座供雪櫃連冰箱	-	-	-	1	1	1	1	1	1	1	1	
		13A Single Socket Outlet for Washer Dryer 13A 單位電插座供洗衣乾衣機	-	-	-	-	-	-	1	-	-	-	-	
		Drain Point for Washer Dryer 去水位供洗衣乾衣機	-	-	-	-	-	-	1	-	-	-	-	
		Water Point for Washer Dryer 來水位供洗衣乾衣機	-	-	-	-	-	-	1	-	-	-	-	
		13A Single Socket Outlet for Microwave Oven 13A 單位電插座供微波爐	-	-	-	-	1	1	-	1	1	1	1	
		Distribution Board 配電箱	-	-	-	-	1	1	1	1	1	1	1	

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### Schedule of Mechanical and Electrical Provisions (Tower 1(1A&1B)) 機電裝置數量說明表(第1座(1A及1B))

Location 位置	Mechanical and Elec 機電裝	Tower 1 (1A)         Tower 1 (1B)           第 1 座(1A)         第 1 座(1B)           6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F           6樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、28 樓至 33 樓、35 樓至 43 樓 及 45 樓至 5													
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	A	B	C	D	E	F	G	Н		
	Lighting Switch 燈掣		3	2	2	2	/	/	/	/	/	/	/		
	Lighting Point 燈位		3	1	1	1	/	/	/	/	/	/	/		
	Telephone Outlet 電話插座		2	1	1	1	/	/	/	/	/	/	/		
	TV/FM Outlet 電視機/電台天線插座		2	1	1	1	/	/	/	/	/	/	/		
	13A Single Socket Outlet 13A 單位電插座		2	2	2	-	/	/	/	/	/	/	/		
Master Bedroom 主人睡房	13A Twin Socket Outlet 13A 雙位電插座		1	-	-	1	/	/	/	/	/	/	/		
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座(附有 USB 接口)		1	1	1	1	/	/	/	/	/	/	/		
	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		1	1	1	1	/	/	/	/	/	/	/		
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		2	1	1	1	/	/	/	/	/	/	/		

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Schedule of Mechanical and Electrical Provisions (Tower 1(1A&1B)) 機電裝置數量說明表(第1座(1A及1B))

Location 位置	Mechanical and Electrical Provisions 機電裝置		Tower 1 (1A)         Tower 1 (1B)           第 1座(1A)         第 1座(1B)           6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F           6樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、28 樓至 33 樓、35 樓至 43 樓 及 45 樓至 51 樓											
	Exposed Type 外露型	Non-exposed Type 非外露型	A	В	C	А	В	C	D	E	F	G	Н	
	Lighting Switch 燈掣		2	1	2	1	1	2	/	2	2	2	1	
	Lighting Point 燈位		1	1	1	1	1	2	/	2	2	2	1	
	Telephone Outlet 電話插座		1	1	1	1	1	1	/	1	1	1	1	
	TV/FM Outlet 電視機/電台天線插座		1	1	1	1	1	1	/	1	1	1	1	
	13A Single Socket Outlet 13A 單位電插座		2	-	2	-	-	1	/	1	1	1	-	
Bedroom 1	13A Twin Socket Outlet 13A 雙位電插座		1	2	1	2	1	1	/	1	1	1	1	
睡房1	13A Twin Socket Outlet(with USB port) 13A 雙位電插座(附有 USB 接口)		-	-	-	-	1	1	/	1	1	1	1	
	Switch (Exhaust Fan & Electric Water Heater & Dehumidifier) 開關掣(抽氣扇及電熱水器及抽濕機)		-	-	-	-	-	1	/	1	1	1	-	
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		1	1	1	1	1	1	/	1	1	1	1	
	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		1	-	1	-	-	-	/	-	-	-	-	
	Lighting Switch 燈掣		1	1	1	/	1	/	/	/	/	/	1	
	Lighting Point 燈位		1	1	1	/	1	/	/	/	/	/	1	
	Telephone Outlet 電話插座		1	1	1	/	1	/	/	/	/	/	1	
Bedroom 2	TV/FM Outlet 電視機/電台天線插座		1	1	1	/	1	/	/	/	/	/	1	
睡房2	13A Twin Socket Outlet 13A 雙位電插座		2	2	2	/	2	/	/	/	/	/	2	
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		1	1	1	/	1	/	/	/	/	/	1	

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Schedule of Mechanical and Electrical Provisions (Tower 1(1A&1B)) 機電裝置數量說明表(第1座(1A及1B))

<b>.</b> .	Mechanical and Electrical Provisions			Cower 1 ( 第 1 座(1	,	Tower 1 (1B) 第 1 座(1B)								
Location 位置	機電準	装置	6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F 6 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、28 樓至 33 樓、35 樓至 43 樓 及 45 樓至 51 棟											
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	C	А	В	C	D	Е	F	G	Н	
	Lighting Switch 燈掣		1	2	1	/	/	/	/	/	/	/	/	
	Lighting Point 燈位		1	1	1	/	/	/	/	/	/	/	/	
	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		-	1	-	/	/	/	/	/	/	/	/	
Bedroom 3	Telephone Outlet 電話插座		1	1	1	/	/	/	/	/	/	/	/	
睡房3	TV/FM Outlet 電視機/電台天線插座		1	1	1	/	/	/	/	/	/	/	/	
	13A Twin Socket Outlet 13A 雙位電插座		2	2	2	/	/	/	/	/	/	/	/	
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		1	1	1	/	/	/	/	/	/	/	/	
	Lighting Switch 燈掣		1	1	1	/	/	/	/	/	/	/	/	
	Lighting Point 燈位		1	1	1	/	/	/	/	/	/	/	/	
Utility	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		1	1	1	/	/	/	/	/	/	/	/	
工作間	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	/	/	/	/	/	/	/	/	
	Distribution Board 配電箱		1	1	1	/	/	/	/	/	/	/	/	
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		1	1	1	/	/	/	/	/	/	/	/	
	Lighting Switch 燈掣		-	-	1	/	/	/	/	/	/	/	/	
	Lighting Point 燈位		3	3	4	/	/	/	/	/	/	/	/	
	Video Door Phone 視像對講機		1	1	1	/	/	/	/	/	/	/	/	
Kitchen	Door Bell 門鐘		1	1	1	/	/	/	/	/	/	/	/	
廚房	13A Twin Socket Outlet 13A 雙位電插座		2	2	2	/	/	/	/	/	/	/	/	
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		-	1	1	/	/	/	/	/	/	/	/	
		13A Single Socket Outlet 13A 單位電插座	-	2	2	/	/	/	/	/	/	/	/	

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裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions (Tower 1(1A&1B)) 機電裝置數量說明表(第1座(1A及1B))

Location	Mechanical and Electrical Provisions 機電裝置		Tower 1 (1A)         Tower 1 (1B)           第1座(1A)         第1座(1B)												
位置				6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F         6樓至 12樓、15樓至 23樓、25樓至 26樓、28樓至 33樓、35樓至 43樓及 45樓至 51樓											
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	C	А	В	C	D	Е	F	G	Н		
		Switch for Induction Hob 開關掣供電磁爐	-	1	1	/	/	/	/	/	/	/	/		
		Fused Spur Unit for Cooker Hood 菲士座供抽油煙機	1	1	1	/	/	/	/	/	/	/	/		
		Fused Spur Unit for Gas Hob 菲士座供氣體煮食爐	2	2	2	/	/	/	/	/	/	/	/		
		Switch for Microwave Oven 開關掣供微波爐	1	1	1	/	/	/	/	/	/	/	/		
		13A Single Socket Outlet for Washer Dryer 13A 單位電插座供洗衣乾衣機	1	1	1	/	/	/	/	/	/	/	/		
		Drain Point for Washer Dryer 去水位供洗衣乾衣機	1	1	1	/	/	/	/	/	/	/	/		
Kitchen 廚房		Water Point for Washer Dryer 來水位供洗衣乾衣機	1	1	1	/	/	/	/	/	/	/	/		
		13A Single Socket Outlet for Fridge Freezer 13A 單位電插座供雪櫃連冰箱	1	1	1	/	/	/	/	/	/	/	/		
		13A Single Socket Outlet for Fridge 13A 單位電插座供雪櫃	-	1	1	/	/	/	/	/	/	/	/		
		Connection Unit for Exhaust Fan 接線座供抽氣扇	1	2	1	/	/	/	/	/	/	/	/		
		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	2	1	/	/	/	/	/	/	/	/		
		Fused Spur Unit for Lighting 菲士座供燈	1	1	2	/	/	/	/	/	/	/	/		
		Switch for Electric Water Heater 開關掣供電熱水器	1	-	-	/	/	/	/	/	/	/	/		

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Schedule of Mechanical and Electrical Provisions (Tower 1(1A&1B)) 機電裝置數量說明表(第1座(1A及1B))

Location	Mechanical and Electrical Provisions		Tower 1 (1A)         Tower 1 (1B)           第 1 座(1A)         第 1 座(1B)												
Location 位置	機電裝置			6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F 6 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、28 樓至 33 樓、35 樓至 43 樓 及 45 樓至 51 樓											
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	C	А	В	C	D	Е	F	G	Н		
	Lighting Point 燈位		4	/	/	-	-	-	-	-	-	-	-		
	13A Twin Socket Outlet 13A 雙位電插座		-	/	/	1	1	-	-	-	-	-	1		
	Distribution Board 配電箱		-	/	/	1	-	-	-	-	-	-	-		
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		1	/	/	-	-	-	-	-	-	-	-		
		Fused Spur Unit for Lighting 菲士座供燈	3	/	/	1	1	1	1	1	1	1	1		
		Switch for Induction Hob 開關掣供電磁爐	1	/	/	1	1	1	1	1	1	1	1		
		Fused Spur Unit for Cooker Hood 菲士座供抽油煙機	1	/	/	1	1	1	1	1	1	1	1		
Open Kitchen 開放式廚房		13A Single Socket Outlet for Microwave Oven 13A 單位電插座供微波爐	-	/	/	1	-	-	1	-	-	-	-		
		13A Single Socket Outlet for Washer Dryer 13A 單位電插座供洗衣乾衣機	-	/	/	1	1	1	-	1	1	1	1		
		Drain point for Washer Dryer 去水位供洗衣乾衣機	-	/	/	1	1	1	-	1	1	1	1		
		Water point for Washer Dryer 來水位供洗衣乾衣機	-	/	/	1	1	1	-	1	1	1	1		
		13A Single Socket Outlet for Fridge 13A 單位電插座供雪櫃	1	/	/	-	-	-	-	-	-	-	-		
		Switch for Electric Water Heater 開關掣供電熱水器	-	/	/	1	1	1	1	1	1	1	1		
		13A Single Socket Outlet 13A 單位電插座	2	/	/	-	-	-	-	-	-	-	-		

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Schedule of Mechanical and Electrical Provisions (Tower 1(1A&1B)) 機電裝置數量說明表(第1座(1A及1B))

Location 位置	Mechanical and Electrical Provisions 機電裝置		1	Fower 1 (1 第1座(1	,	Tower 1 (1B) 第 1 座(1B)								
			6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F 6 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、28 樓至 33 樓、35 樓至 43 樓 及 45 樓至 51											
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	C	А	В	С	D	Е	F	G	Н	
	Lighting Point 燈位		8	5	6	3	/	/	/	/	/	/	/	
		13A Single Socket Outlet 13A 單位電插座	1	1	1	1	/	/	/	/	/	/	/	
Master Bathroom 主人浴室		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	2	1	1	1	/	/	/	/	/	/	/	
		Connection Unit for Exhaust Fan 接線座供抽氣扇	2	1	1	1	/	/	/	/	/	/	/	
		Fused Spur Unit for Lighting 菲士座供燈	1	1	1	1	/	/	/	/	/	/	/	

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Schedule of Mechanical and Electrical Provisions (Tower 1(1A&1B)) 機電裝置數量說明表(第1座(1A及1B))

	Mechanical and Electrical Provisions 機電裝置			Tower 1 (1A)         Tower 1 (1B)           第 1 座(1A)         第 1 座(1B)									
Location 位置			6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F 6 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、28 樓至 33 樓、35 樓至 43 樓 及 45 樓至 51 樓										
	Exposed Type 外露型	Non-exposed Type 非外露型	Α	В	C	A	В	C	D	Е	F	G	Н
	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3
		13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1	1	1
Bathroom 1		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	1	1	1	1	1	1	1	1	1	1
浴室1		Connection Unit for Exhaust Fan 接線座供抽氣扇	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Lighting 菲士座供燈	1	1	1	1	2	1	1	1	1	1	1
		Fused Spur Unit for Dehumidifier 菲士座供抽濕機	1	1	1	1	1	1	1	1	1	1	1

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Schedule of Mechanical and Electrical Provisions (Tower 1(1A&1B)) 機電裝置數量說明表(第1座(1A及1B))

	Mechanical and E	ectrical Provisions		「ower 1 ( 第 1 座(1						er 1 (1B) 座(1B)			
Location 位置	機電	装置	6樓	至12樓、	6/F-12/F ・15 樓至	7, 15/F-23, 23 樓、2	/F, 25/F-2 5 樓至 26	26/F, 28/F 6樓、28	-33/F, 35 婁至 33 柞	/F-43/F & 婁、35 樓	x 45/F-51/ 至 43 樓)	℉ 及 45 樓当	至51樓
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	C	А	В	C	D	Е	F	G	Н
	Lighting Point 燈位		3	3	3	/	/	/	/	/	/	/	/
		13A Single Socket Outlet 13A 單位電插座	1	1	1	/	/	/	/	/	/	/	/
Bathroom 2 浴室 2		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	1	1	/	/	/	/	/	/	/	/
		Connection Unit for Exhaust Fan 接線座供抽氣扇	1	1	1	/	/	/	/	/	/	/	/
		Fused Spur Unit for Lighting 菲士座供燈	1	1	1	/	/	/	/	/	/	/	/
	Lighting Point 燈位		1	1	1	/	/	/	/	/	/	/	/
<b>W.C.</b> 洗手間		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	1	1	/	/	/	/	/	/	/	/
		Connection Unit for Exhaust Fan 接線座供抽氣扇	1	1	1	/	/	/	/	/	/	/	/

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Schedule of Mechanical and Electrical Provisions (Tower 1(1A&1B)) 機電裝置數量說明表(第1座(1A及1B))

Location		Electrical Provisions		Fower 1 ( 第 1 座(1	-					r 1 (1B) 座(1B)			
位置	機	電裝置	6樓		6/F-12/F • 15 樓至								ē51樓
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	C	А	В	C	D	E	F	G	Н
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1
<b>U.P.</b> 工作平台	Lighting Point 燈位		/	/	1	1	/	/	/	/	/	/	/
A/C platform 冷氣機平台	Switch for outdoor A/C unit 開關掣供冷氣室外機		5	4	5	2	2	1	1	1	1	1	2
Lift Lobby 升降機大堂	Door Bell Push Button 門鐘襟手掣		1	1	1	1	1	1	1	1	1	1	1

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(2) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號"/"表示不適用。

(3) No U.P. at 6/F for Tower1(1A) flat C and Tower1(1B) flat A. 第1座(1A)6樓C單位及第1座(1B)6樓A單位沒有工作平台。

(4) 3 numbers of switches for outdoor A/C units in A/C platform and 2 numbers of switches for outdoor A/C units on A/C plinth at 6/F flat roof for Tower1(1A) 6/F flat A. 3個開關掣供冷氣室外機位於冷氣機平台及2個開關掣供冷氣室外機位於6樓平台的冷氣機基座供第1座(1A)6樓A單位。

3 numbers of switches for outdoor A/C units in A/C platform and 1 number of switch for outdoor A/C unit on A/C plinth at 6/F flat roof for Tower1(1A) 6/F flat B. 3個開關掣供冷氣室外機位於冷氣機平台及1個開關掣供冷氣室外機位於6樓平台的冷氣機基座供第1座(1A)6樓B單位。

4 numbers of switches for outdoor A/C units in A/C platform and 1 number of switch for outdoor A/C unit on A/C plinth at 6/F flat roof for Tower1(1A) 6/F flat C. 4個開關掣供冷氣室外機位於冷氣機平台及1個開關掣供冷氣室外機位於6樓平台的冷氣機基座供第1座(1A)6樓C單位。

1 number of switch for outdoor A/C unit in A/C platform and 1 number of switch for outdoor A/C unit on A/C plinth at 6/F flat roof for Tower1(1B) 6/F flat H. 1個開關掣供冷氣室外機位於冷氣機平台及1個開關掣供冷氣室外機位於6樓平台的冷氣機基座供第1座(1B)6樓H單位。

2 numbers of switches for outdoor A/C units in A/C platform and 3 numbers of switches for outdoor A/C units on A/C plinth at roof for Tower1(1A) 51/F flat A. 2個開闢掣供冷氣室外機位於冷氣機平台及3個開闢掣供冷氣室外機位於天台的冷氣機基座供第1座(1A)51樓A單位。

3 numbers of switches for outdoor A/C units in A/C platform and 2 numbers of switches for outdoor A/C units on A/C plinth at roof for Tower1(1A) 51/F flat C. 3個開關掣供冷氣室外機位於冷氣機平台及2個開關掣供冷氣室外機位於天台的冷氣機基座供第1座(1A)51樓C單位。

(5) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

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Schedule of Mechanical and Electrical Provisions (Tower 2 (2A&2B)) 機電裝置數量說明表(第2座(2A及2B))

	Mechanical and Ele			Cower 2 (2 第 2 座(2)	-						r 2 (2B) 莝(2B)				
Location 位置	機電	装置		6樓至		6/F-12/F, 15 樓至 2								至51樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	A	В	С	Α	В	С	D	Е	F	G	Н	J	K
	Lighting Switch (Master Lights Off Switch) 燈掣(總熄燈掣)		1	1	1	1	1	1	1	1	1	-	-	1	1
	Lighting Switch 燈掣		7	7	4	2	4	2	2	2	2	3	3	2	4
	Lighting Point 燈位		9	5	4	3	4	3	3	3	3	3	3	3	5
	Video Door Phone 視像對講機		-	-	1	1	1	1	1	1	1	1	1	1	1
L' D	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	1	1	2	1
Living Room /Dining Room	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	1	1	2	1
and Corridor 客廳/飯廳和走廊	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1
各關初期調和正思	13A Single Socket Outlet 13A 單位電插座		-	-	-	-	-	-	-	-	-	1	1	-	-
	13A Twin Socket Outlet 13A 雙位電插座		5	4	4	4	4	3	4	4	4	1	1	3	2
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座 (附有 USB 接□)		-	-	-	-	-	-	-	-	-	1	1	-	-
	Switch (Air conditioner indoor unit) 開關掣(室內冷氣機)		2	2	1	1	1	1	1	1	1	1	1	1	1

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Schedule of Mechanical and Electrical Provisions (Tower 2 (2A&2B)) 機電裝置數量說明表(第2座(2A及2B))

		d Electrical Provisions		「ower 2 (2 第 2 <u>座</u> (2)							er 2 (2B) 座(2B)				
Location 位置	村	機電裝置		6樓至				F, 25/F-2 樓至 26						至51樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	С	А	В	C	D	E	F	G	Н	J	K
	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		2	1	1	-	-	-	-	-	-	-	-	-	-
	Switch (Dehumidifier) 開關掣 (抽濕機)		1	1	1	-	-	-	-	-	-	-	-	-	-
	Switch (Exhaust Fan) 開關掣(抽氣扇)		-	1	-	-	-	-	-	-	-	-	-	-	-
	Switch (Electric Water Heater) 開關掣(電熱水器)		1	-	1	1	1	1	1	1	1	1	1	1	1
	Switch (Exhaust Fan & Electric Water Heater & Dehumidifier) 開關掣(抽氣扇及電熱水器及抽濕機)		-	-	-	-	1	-	-	-	-	1	1	-	1
Living Room /Dining Room		13A Single Socket Outlet for Fridge Freezer 13A 單位電插座供雪櫃連冰箱	-	-	1	1	1	-	1	1	1	1	1	-	1
and Corridor 客廳/飯廳和走廊		13A Single Socket Outlet for Fridge 13A 單位電插座供雪櫃	1	-	-	-	-	-	-	-	-	-	-	-	-
		13A Single Socket Outlet for Washer Dryer 13A 單位電插座供洗衣乾衣機	-	-	-	-	-	-	-	-	-	1	1	-	-
		Drain point for Washer Dryer 去水位供洗衣乾衣機	-	-	-	-	-	-	-	-	-	1	1	-	-
		Water point for Washer Dryer 來水位供洗衣乾衣機	-	-	-	-	-	-	-	-	-	1	1	-	-
		13A Single Socket Outlet for Microwave Oven 13A 單位電插座供微波爐	-	-	-	1	-	-	1	1	1	-	-	1	-
		Distribution Board 配電箱	-	-	-	1	1	-	1	1	1	1	1	-	1
		Fused Spur Unit for Lighting 菲士座供燈	1	-	-	-	-	-	-	-	-	-	-	-	-

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Schedule of Mechanical and Electrical Provisions (Tower 2 (2A&2B)) 機電裝置數量說明表(第 2 座(2A 及 2B))

	Mechanical and Electr	rical Provisions		Fower 2 (2 第 2 座(2A							r 2 (2B) 莝(2B)				
Location 位置	機電裝置	<b>翌</b> 三 -		6樓至			15/F-23/J 3 樓、25							至51樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	С	А	В	С	D	Е	F	G	Н	J	K
	Lighting Switch 燈掣		2	2	2	/	2	/	/	/	/	/	/	/	/
	Lighting Point 燈位		2	1	1	/	1	/	/	/	/	/	/	/	/
	Telephone Outlet 電話插座		1	1	1	/	1	/	/	/	/	/	/	/	/
	TV/FM Outlet 電視/電台天線插座		1	1	1	/	1	/	/	/	/	/	/	/	/
	13A Single Socket Outlet 13A 單位電插座		2	2	-	/	-	/	/	/	/	/	/	/	/
Master Bedroom 主人睡房	13A Twin Socket Outlet 13A 雙位電插座		-	-	1	/	1	/	/	/	/	/	/	/	/
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座 (附有 USB 接口)		1	1	1	/	1	/	/	/	/	/	/	/	/
	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		1	1	1	/	1	/	/	/	/	/	/	/	/
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		1	1	1	/	1	/	/	/	/	/	/	/	/

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Schedule of Mechanical and Electrical Provisions (Tower 2 (2A&2B)) 機電裝置數量說明表(第2座(2A及2B))

	Mechanical and Elect	rical Provisions		「ower 2 (2 第 2 座(2)	,						r 2 (2B) 座(2B)				
Location 位置	機電裝置			6樓至		6/F-12/F, l5樓至2								至51樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	С	А	В	С	D	Е	F	G	Н	J	К
	Lighting Switch 燈掣		1	2	1	2	1	2	2	2	2	/	/	2	1
	Lighting Point 燈位		1	1	1	2	1	2	2	2	2	/	/	2	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	/	/	1	1
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	/	/	1	1
	13A Single Socket Outlet 13A 單位電插座		-	-	-	1	-	-	1	1	1	/	/	1	-
	13A Twin Socket Outlet 13A 雙位電插座		2	2	2	1	2	1	1	1	1	/	/	1	1
Bedroom 1 睡房 1	13A Twin Socket Outlet (with USB port) 13A 雙位電插座 (附有 USB 接口)		-	-	-	1	-	1	1	1	1	/	/	1	1
	Switch (Exhaust Fan & Electric Water Heater & Dehumidifier) 開關掣(抽氣扇及電熱水器及抽濕機)		-	-	-	1	-	-	1	1	1	/	/	1	-
	Switch (Dehumidifier) 開關掣 (抽濕機)		-	-	-	-	-	1	-	-	-	/	/	-	-
	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		-	1	-	-	-	1	-	-	-	/	/	-	-
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		1	1	1	1	1	1	1	1	1	/	/	1	1

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Schedule of Mechanical and Electrical Provisions (Tower 2 (2A&2B)) 機電裝置數量說明表(第 2 座(2A 及 2B))

	Mechanical and Electr			Fower 2 ( 第 2 座(2	-						er 2 (2B) 座(2B)				
Location 位置	機電裝置			6樓至							5/F-43/F & 婁、35 樓			至51樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	C	А	В	C	D	E	F	G	Н	J	K
	Lighting Switch 燈掣		1	1	/	/	/	/	/	/	/	/	/	/	1
	Lighting Point 燈位		1	1	/	/	/	/	/	/	/	/	/	/	1
Bedroom 2	Telephone Outlet 電話插座		1	1	/	/	/	/	/	/	/	/	/	/	1
睡房 2	TV/FM Outlet 電視/電台天線插座		1	1	/	/	/	/	/	/	/	/	/	/	1
	13A Twin Socket Outlet 13A 雙位電插座		2	2	/	/	/	/	/	/	/	/	/	/	1
	Switch (Air conditioner indoor unit) 開關掣(室內冷氣機)		1	1	/	/	/	/	/	/	/	/	/	/	1
	Lighting Switch 燈掣		2	1	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		1	1	/	/	/	/	/	/	/	/	/	/	/
	Telephone Outlet 電話插座		1	1	/	/	/	/	/	/	/	/	/	/	/
Bedroom 3	TV/FM Outlet 電視/電台天線插座		1	1	/	/	/	/	/	/	/	/	/	/	/
睡房3	13A Twin Socket Outlet 13A 雙位電插座		2	2	/	/	/	/	/	/	/	/	/	/	/
	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		1	-	/	/	/	/	/	/	/	/	/	/	/
	Switch (Air conditioner indoor unit) 開關掣(室內冷氣機)		1	1	/	/	/	/	/	/	/	/	/	/	/
	Lighting Switch 燈掣		1	1	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		1	1	/	/	/	/	/	/	/	/	/	/	/
TT. 11.	13A Twin Socket Outlet 13A 雙位電插座		1	1	/	/	/	/	/	/	/	/	/	/	/
Utility 工作間	Distribution Board 配電箱		1	1	/	/	/	/	/	/	/	/	/	/	/
	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		1	1	/	/	/	/	/	/	/	/	/	/	/
	Switch (Air conditioner indoor unit) 開關掣(室內冷氣機)		1	1	/	/	/	/	/	/	/	/	/	/	/

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Schedule of Mechanical and Electrical Provisions (Tower 2 (2A&2B)) 機電裝置數量說明表(第 2 座(2A 及 2B))

Lagation	Mechanical	and Electrical Provisions		ower 2 (泊 有 2 座(2)	-						r 2 (2B) 莝(2B)				
Location 位置		機電裝置		6樓至				F, 25/F-2 樓至 26						至51樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	C	А	В	C	D	E	F	G	Н	J	K
	Lighting Point 燈位		2	4	/	/	/	/	/	/	/	/	/	/	/
	Video Door Phone 視像對講機		1	1	/	/	/	/	/	/	/	/	/	/	/
Kitchen	Door Bell 門鐘		1	1	/	/	/	/	/	/	/	/	/	/	/
廚房	13A Twin Socket Outlet 13A 雙位電插座		2	2	/	/	/	/	/	/	/	/	/	/	/
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		-	1	/	/	/	/	/	/	/	/	/	/	/

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Schedule of Mechanical and Electrical Provisions (Tower 2 (2A&2B)) 機電裝置數量說明表(第 2 座(2A 及 2B))

<b>.</b> .	Mech	nanical and Electrical Provisions		「ower 2 ( 第 2 座(2	,						r 2 (2B) 莝(2B)				
Location 位置		機電裝置		6樓至		6/F-12/F, 15 樓至 2								至51樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	A	В	C	А	В	C	D	Е	F	G	Н	J	K
		Switch for Induction Hob 開關掣供電磁爐	-	1	/	/	/	/	/	/	/	/	/	/	/
		Fused Spur Unit for Cooker Hood 菲士座供抽油煙機	1	1	/	/	/	/	/	/	/	/	/	/	/
		Fused Spur Unit for Gas Hob 菲士座供氣體煮食爐	2	2	/	/	/	/	/	/	/	/	/	/	/
		13A Single Socket Outlet for Washer Dryer 13A 單位電插座供洗衣乾衣機	1	1	/	/	/	/	/	/	/	/	/	/	/
		Drain point for Washer Dryer 去水位供洗衣乾衣機	1	1	/	/	/	/	/	/	/	/	/	/	/
		Water point for Washer Dryer 來水位供洗衣乾衣機	1	1	/	/	/	/	/	/	/	/	/	/	/
Kitchen		13A Single Socket Outlet for Fridge Freezer 13A 單位電插座供雪櫃連冰箱	1	1	/	/	/	/	/	/	/	/	/	/	/
廚房		13A Single Socket Outlet for Fridge 13A 單位電插座供雪櫃	-	1	/	/	/	/	/	/	/	/	/	/	/
		Switch for Microwave Oven 開關掣供微波爐	1	1	/	/	/	/	/	/	/	/	/	/	/
		Fused Spur Unit for Lighting 菲士座供燈	2	1	/	/	/	/	/	/	/	/	/	/	/
		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	1	/	/	/	/	/	/	/	/	/	/	/
		Connection Unit for Exhaust Fan 接線座供抽氣扇	1	1	/	/	/	/	/	/	/	/	/	/	/
		Switch for Electric Water Heater 開關掣供電熱水器	1	-	/	/	/	/	/	/	/	/	/	/	/
		13A Single Socket Outlet 13A 單位電插座	-	2	/	/	/	/	/	/	/	/	/	/	/

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Schedule of Mechanical and Electrical Provisions (Tower 2 (2A&2B)) 機電裝置數量說明表(第2座(2A及2B))

	Mechanica	al and Electrical Provisions		「ower 2 (2 第 2 座(2)							r 2 (2B) 莝(2B)				
Location 位置		機電裝置		6樓至	12樓、	6/F-12/F 15 樓至 2	, 15/F-23/ 23 樓、25	/F, 25/F-2 5 樓至 26	26/F, 28/F 樓、28柞	F-33/F, 35 婁至 33 梅	》/F-43/F & 婁、35 樓	& 45/F-51 至 43 樓	/F 及 45 樓	至51樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	С	А	В	C	D	E	F	G	Н	J	К
	Lighting Point 燈位		3	/	-	-	1	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座		-	/	1	-	1	1	-	-	-	-	-	1	1
	Switch (Air conditioner indoor unit) 開關掣(室內冷氣機)		1	/	-	-	-	-	-	-	-	-	-	-	-
		Distribution Board 配電箱	-	/	1	-	-	1	-	-	-	-	-	1	-
		Fused Spur Unit for Lighting 菲士座供燈	1	/	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 開關掣供電磁爐	1	/	1	1	1	1	1	1	1	1	1	1	1
Open Kitehen		Fused Spur Unit for Cook Hood 菲士座供抽油煙機	1	/	1	1	1	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房		13A Single Socket Outlet for Microwave Oven 13A 單位電插座供微波爐	-	/	1	-	1	1	-	-	-	1	1	-	1
		13A Single Socket Outlet for Washer Dryer 13A 單位電插座供洗衣乾衣機	-	/	1	1	1	1	1	1	1	-	_	1	1
		Drain point for Washer Dryer 去水位供洗衣乾衣機	-	/	1	1	1	1	1	1	1	-	-	1	1
		Water point for Washer Dryer 來水位供洗衣乾衣機	-	/	1	1	1	1	1	1	1	-	-	1	1
		13A Single Socket Outlet for Fridge Freezer 13A 單位電插座供雪櫃連冰箱	-	/	-	-	-	1	-	-	-	-	-	1	-
		Switch for Electric Water Heater 開關掣供電熱水器	1	/	1	1	1	1	1	1	1	1	1	1	1
		13A Single Socket Outlet 13A 單位電插座	2	/	-	-	-	-	-	-	-	-	-	-	-

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Schedule of Mechanical and Electrical Provisions (Tower 2 (2A&2B)) 機電裝置數量說明表 (第 2座 (2A 及 2B))

Location		l Electrical Provisions 電裝置		Fower 2 (2 第 2 座(2.	A)	6/F-12/F,	15/F-23/	F, 25/F-2	6/F, 28/F	第2]	r 2 (2B) 莝(2B) 5/F-43/F d	& 45/F-5	1/F		
位置				6樓至		15樓至2								至51樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	C	А	В	C	D	Е	F	G	Н	J	K
	Lighting Point 燈位		4	5	3	/	3	/	/	/	/	/	/	/	/
		13A Single Socket Outlet 13A 單位電插座	1	1	1	/	1	/	/	/	/	/	/	/	/
Master Bathroom 主人浴室		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	1	1	/	1	/	/	/	/	/	/	/	/
		Connection Unit for Exhaust Fan 接線座供抽氣扇	1	1	1	/	1	/	/	/	/	/	/	/	/
		Fused Spur Unit for Lighting 菲士座供燈	1	1	1	/	1	/	/	/	/	/	/	/	/
	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3	3
		13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 1		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室1		Connection Unit for Exhaust Fan 接線座供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Lighting 菲士座供燈	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Dehumidifier 菲士座供抽濕機	1	1	1	1	1	1	1	1	1	1	1	1	1

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#### Schedule of Mechanical and Electrical Provisions (Tower 2 (2A&2B)) 機電裝置數量說明表(第2座(2A及2B))

	Mechanical a	nd Electrical Provisions		Cower 2 ( 第 2 座(2							r 2 (2B) 莝(2B)				
Location 位置		機電裝置		6樓至		6/F-12/F, 15 樓至 2								至51樓	
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	C	А	В	C	D	Е	F	G	Н	J	K
	Lighting Point 燈位		3	3	/	/	/	/	/	/	/	/	/	/	/
		13A Single Socket Outlet 13A 單位電插座	1	1	/	/	/	/	/	/	/	/	/	/	/
Bathroom 2 浴室 2		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	1	/	/	/	/	/	/	/	/	/	/	/
		Connection Unit for Exhaust Fan 接線座供抽氣扇	1	1	/	/	/	/	/	/	/	/	/	/	/
		Fused Spur Unit for Lighting 菲士座供燈	1	1	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		1	1	/	/	/	/	/	/	/	/	/	/	/
<b>W.C.</b> 洗手間		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	1	/	/	/	/	/	/	/	/	/	/	/
		Connection Unit for Exhaust Fan 接線座供抽氣扇	1	1	/	/	/	/	/	/	/	/	/	/	/
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1
U.P. 工作平台	Lighting Point 燈位		1	1	/	/	/	/	/	/	/	/	/	/	1
A/C platform 冷氣機平台	Switch for outdoor A/C unit 開關掣供冷氣室外機		4	5	2	2	2	2	1	1	1	1	1	1	2
Lift Lobby 升降機大堂			1	1	1	1	1	1	1	1	1	1	1	1	1

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(3) 1 number of switch for outdoor A/C unit on A/C platform and 3 numbers of switches for outdoor A/C units on A/C plinth at roof for Tower2(2A) 51/F flat A. 1個開關掣供冷氣室外機位於冷氣機平台及3個開關掣供冷氣室外機位於天台的冷氣機基座供第2座(2A)51樓A單位。

5 numbers of switches for outdoor A/C units on A/C plinth at roof for Tower2(2A) 51/F flat B. 5個開關掣供冷氣室外機位於天台的冷氣機基座供第2座(2A)51樓B單位。

1 number of switch for outdoor A/C unit on A/C platform and 1 number of switch for outdoor A/C unit on A/C plinth at roof for Tower2(2A) 51/F flat C. 1個開關掣供冷氣室外機位於冷氣機平台及1個開關掣供冷氣室外機位於天台的冷氣機基座供第2座(2A)51樓C單位。

1 number of switch for outdoor A/C unit on A/C platform and 1 number of switch for outdoor A/C unit on A/C plinth at roof for Tower2(2B) 51/F flat C. 1個開關掣供冷氣室外機位於冷氣機平台及1個開關掣供冷氣室外機位於天台的冷氣機基座供第2座(2B)51樓C單位。

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裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion & Ocean Sky Mansion) 機電裝置數量說明表 (天鑽匯、月鑽匯、呈鑽匯、日鑽匯及海鑽匯)

Location	Mechanical and Elect 機電裝				/F-12/F & 至 12 樓》				& 6樓3	-12/F 15/F 至 12 樓 15 樓		6/F 樓	15/F 6 樓至	2/F & -16/F 12 樓及 至 16 樓
位置			Ma	ond Sky nsion 鑽匯	Ma	a Sky nsion 鑽涯,	Ma	ur Sky unsion 鑽涯			/ Mansion 鑽匯	n	Ma	an Sky nsion 鑽匯
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	А	В	А	В	А	В	А	В	А	В
	Lighting Switch (Master Lights Off Switch) 燈塑 (總煩燈掣)		1	1	1	1	1	1	1	1	-	-	1	1
	Lighting Switch 燈掣		8	10	10	10	10	8	8	10	2	3	10	8
	Lighting Point 熔位		13	9	9	9	9	13	13	9	46	53	9	13
	Telephone Outlet 雷話插座		2	2	2	2	2	2	2	2	1	1	2	2
	TV/FM Outlet 雷視機/雷台天線插座		2	2	2	2	2	2	2	2	1	1	2	2
	13A Twin Socket Outlet 13A 雙位電插座		5	5	5	5	5	5	5	5	6	1	5	5
	Switch (Air conditioner indoor unit) 開關掣(室內冷氣機)		3	4	4	4	4	3	3	4	-	-	4	3
Living Room /Dining Room and Corridor 穷廰底面朝北京	, Fused Spur Unit 菲十座		3	3	3	3	3	3	3	3	-	-	3	3
客廳/飯廳和走廊	Switch (Exhaust Fan) 開關掣(抽氣扇)		1	1	1	1	1	1	1	1	-	-	1	1
	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		1	1	1	1	1	1	1	1	-	-	1	1
	Switch (Dehumidifier) 開關型(抽濕機)		1	1	1	1	1	1	1	1	-	-	1	1
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1
		13A Single Socket Outlet for Fridge 13A 單位電插座供雪櫃	-	-	-	-	1	1	1	1	1	-	-	-
		Fused Spur Unit for Balcony Lighting 菲士座供露台燈	1	-	-	-	-	1	1	-	-	-	-	1
		Fused Spur Unit for Lighting 菲士座供燈	-	-	-	-	1	1	1	1	-	-	-	-

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Schedule of Mechanical and Electrical Provisions (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion & Ocean Sky Mansion) 機電裝置數量說明表 (天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯)

	Mechanical and Electrical 機電裝置	Provisions				& 15/F-16 & 15 樓至			& 6樓	-12/F 15/F 至 12 樓 15 樓		6/F 6 樓	15/F 6 樓至	2/F & -16/F 12 樓及 至 16 樓
Location 位置			Ma	ond Sky nsion 鑽匯	Ma	na Sky Insion 鑽涯,	Ma	ar Sky Insion 鑽匯			y Mansio 鑽匯	n	Ma	an Sky nsion 鑽涯
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	А	В	А	В	А	В	А	В	А	В
	13A Single Socket Outlet 13A 單位電插座		-	-	-	-	-	-	-	-	4	7	-	-
Living Room/	Switch (Lighting, Exhaust Fan & Electric Water Heater) 開關掣(燈、抽氣扇及電熱水器)		-	-	-	-	-	-	-	-	1	1	-	-
Dining Room and Corridor 客廳/飯廳和	Switch (Lighting & Curtain) 開關掣(燈及窗簾)		-	-	-	-	-	-	-	-	-	2	-	-
走廊	Switch (Curtain) 開關掣(窗簾)		-	-	-	-	-	-	-	-	2	-	-	-
		Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)	-	-	-	-	-	-	-	-	4	5	-	-
	Lighting Switch 燈掣		3	2	2	2	2	3	3	2	-	-	2	3
	Lighting Point 燈位		3	2	2	2	2	3	3	2	24	18	2	4
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2
Master Bedroom	TV/FM Outlet 電視機/電台天線插座		2	2	2	2	2	2	2	2	1	1	2	2
主人睡房	13A Twin Socket Outlet 13A 雙位電插座		4	1	1	1	1	4	4	1	8	2	1	4
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座 (附有 USB 接口)		1	1	1	1	1	1	1	1	-	-	1	1
	13A Single Socket Outlet 13A 單位電插座		-	2	2	2	2	-	-	2	5	7	2	-
	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		1	1	1	1	1	1	1	1	-	-	1	1

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裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion & Ocean Sky Mansion) 機電裝置數量說明表 (天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯)

Location	Mechanical and Electrical H 機電裝置	Provisions				& 15/F-16 及 15 樓马			& 6樓3	-12/F 15/F 至 12 樓 15 樓		6/F 6樓	15/F 6 樓至	2/F & -16/F 12 樓及 至 16 樓
Location 位置			Ma	ond Sky nsion 鑽匯	Ma	na Sky unsion 鑽涯	Ma	r Sky nsion 鑽匯			y Mansio 鑽涯	'n	Ma	an Sky nsion 鑽匯
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	А	В	А	В	А	В	A	В	А	В
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		2	2	2	2	2	2	2	2	-	-	2	2
	Fused Spur Unit 菲士座		4	3	3	3	3	4	4	3	-	-	3	4
Master Bedroom 主人睡房	Switch (Lighting & Curtain) 開關掣(燈及窗簾)		-	-	-	-	-	-	-	-	4	3	-	-
	Switch (Lighting, Exhaust Fan & Electric Water Heater) 開關掣(燈、抽氣扇及電熱水器)		-	-	-	-	-	-	-	-	1	1	-	-
		Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)	-	-	-	-	-	-	-	-	3	2	-	-
	Lighting Switch 燈掣		2	2	2	2	2	2	2	2	1	1	2	2
	Lighting Point 燈位		1	1	1	1	1	1	1	1	19	11	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	2	2	1	1
Bedroom 1	TV/FM Outlet 電視機/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1
睡房1	13A Single Socket Outlet 13A 單位電插座		2	2	2	2	2	2	2	2	5	3	2	2
	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	1	1	1	1	1	4	2	1	1
	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		1	1	1	1	1	1	1	1	-	-	1	1
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		1	1	1	1	1	1	1	1	-	-	1	1

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Schedule of Mechanical and Electrical Provisions (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion & Ocean Sky Mansion) 機電裝置數量說明表 (天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯)

Location	Mechanical and Electrical P 機電裝置	rovisions				& 15/F-16 发 15 樓至			& 6樓3	-12/F 15/F 至 12 樓 15 樓		5/F 5樓	15/F 6 樓至	2/F & 5-16/F 12 樓及 至 16 樓
位置			Ma	ond Sky nsion 鑽匯	Ma	na Sky Insion 鑽涯	Ma	r Sky Insion 鑽涯			y Mansio 鑽涯	n	Ma	an Sky nsion 鑽匯
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	А	В	А	В	А	В	А	В	А	В
	Switch (Lighting & Curtain) 開關掣(燈及窗簾)		-	-	-	-	-	-	-	-	3	1	-	-
Bedroom 1 睡房 1	Switch (Lighting, Exhaust Fan & Electric Water Heater) 開關掣(燈、抽氣扇及電熱水器)		-	-	-	-	-	-	-	-	1	1	-	-
		Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)	-	-	-	-	-	-	-	-	2	1	-	-
	Lighting Switch 燈掣		2	1	1	1	1	2	1	1	1	-	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	11	9	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	2	2	1	1
	TV/FM Outlet 電視機/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2	13A Single Socket Outlet 13A 單位電插座		2	-	-	-	-	2	-	-	6	4	-	2
睡房2	13A Twin Socket Outlet 13A 雙位電插座		1	2	2	2	2	1	2	2	3	2	2	1
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		1	1	1	1	1	1	1	1	-	-	1	1
	Switch (Lighting & Curtain) 開關掣(燈及窗簾)		-	-	-	-	-	-	-	-	2	2	-	-
	Switch (Lighting, Exhaust Fan & Electric Water Heater) 開關掣(燈、抽氣扇及電熱水器)		-	-	-	-	-	-	-	-	1	-	-	-
		Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)	-	-	-	-	-	-	-	-	1	1	-	

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Schedule of Mechanical and Electrical Provisions (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion & Ocean Sky Mansion) 機電裝置數量說明表 (天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯)

	Mechanical and Electr 機電裝置					& 15/F-16 云 15 樓马			&1 6樓3	12/F 5/F 至 12 樓 15 樓		5/F 樓	15/F 6 樓至	2/F & F-16/F 12 樓及 至 16 樓
Location 位置	1次电农主	<u>a</u> .	Ma	ond Sky ansion 鑽匯	Ma	a Sky nsion 鑽匯	Ma	ar Sky Insion 鑽匯			y Mansio 鑽洭	n	Ma	an Sky Insion 鑽涯
	Exposed Type 外露型	Non-exposed Type 非外露型	A	В	А	В	А	В	А	В	А	В	А	В
	Lighting Switch 燈掣		1	/	/	/	/	1	2	/	/	/	/	1
	Lighting Point 燈位		1	/	/	/	/	1	1	/	/	/	/	1
	Telephone Outlet 電話插座		1	/	/	/	/	1	1	/	/	/	/	1
Bedroom 3 睡房 3	TV/FM Outlet 電視機/電台天線插座		1	/	/	/	/	1	1	/	/	/	/	1
	13A Single Socket Outlet 13A 單位電插座		-	/	/	/	/	-	2	/	/	/	/	-
	13A Twin Socket Outlet 13A 雙位電插座		2	/	/	/	/	2	1	/	/	/	/	2
	Switch (Air conditioner indoor unit) 開關掣(室內冷氣機)		1	/	/	/	/	1	1	/	/	/	/	1
	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	-	-	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	3	3	1	1
Utility	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1
工作間	Distribution Board 配電箱		1	1	1	1	1	1	1	1	1	1	1	1
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		1	1	1	1	1	1	1	1	1	-	1	1
	13A Single Socket Outlet for Washing Machine 13A 單位電插座供洗衣機		1	-	-	-	-	1	1	-	-	-	-	1

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Schedule of Mechanical and Electrical Provisions (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion & Ocean Sky Mansion) 機電裝置數量說明表 (天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯)

Location	Mechanical and Electrical Pr 機電裝置	ovisions				& 15/F-16 云 15 樓马			&1 6樓	12/F 5/F 至 12 樓 15 樓		6/F 6 樓	15/F 6 樓至	2/F & -16/F 12 樓及 至 16 樓
位置			Ma	ond Sky insion 鑽涯	Ma	na Sky nsion 鑽涯	Ma	ur Sky unsion 鑽涯			y Mansio 鑽涯	n	Ma	an Sky nsion 鑽匯
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	А	В	А	В	А	В	А	В	А	В
	Drain point for Washing Machine and Tumble Dryer 去水位供洗衣機及乾衣機		1	-	-	-	-	1	1	-	-	-	-	1
	Water point for Washing Machine 來水位供洗衣機		1	-	-	-	-	1	1	-	-	-	-	1
	13A Single Socket Outlet for Tumble Dryer 13A 單位電插座供乾衣機		1	-	-	-	-	1	1	-	-	-	-	1
	Switch (Exhaust Fan & Electric Water Heater) 開關掣(抽氣扇及電熱水器)		1	1	1	1	1	1	1	1	-	-	1	1
Utility 工作間	Switch (Lighting, Exhaust Fan & Electric Water Heater) 開闢型(燈、抽氣扇及雷熱水器)		-	-	-	-	-	-	-	-	1	1	-	-
	13A Single Socket Outlet 13A 單位電插座		-	-	-	-	-	-	-	-	-	1	-	-
		Fused Spur Unit for Curtain 菲士座供窗簾	-	-	-	-	-	-	-	-	2	1	-	-
		Lighting Control Panel 照明控制面板	-	-	-	-	-	-	-	-	4	4	-	-
		Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)	-	-	-	-	-	-	-	-	-	1	-	-
	Lighting Point 燈位		4	4	4	4	4	4	4	4	14	10	4	4
	13A Twin Socket Outlet 13A 雙位電插座		2	2	2	2	2	2	2	2	2	1	2	2
Kitchen 廚房	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1
	Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)		1	1	1	1	1	1	1	1	-	-	1	1

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Schedule of Mechanical and Electrical Provisions (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion & Ocean Sky Mansion) 機電裝置數量說明表 (天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯)

	Mech	anical and Electrical Provisions 機電裝置				& 15/F-16 受 15 樓马			&1 6樓3	12/F 5/F 至 12 樓 15 樓		6/F 6 樓	15/F 6 樓至	2/F & -16/F 12 樓及 至 16 樓
Location 位置			Ma	ond Sky insion 鑽匯	Ma	na Sky Insion 鑽涯	Ma	r Sky nsion 鑽涯			y Mansio 鑽涯	n	Ma	an Sky nsion 鑽涯
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	А	В	А	В	Α	В	А	В	А	В
	13A Single Socket Outlet 13A 單位電插座		-	-	-	-	-	-	-	-	2	2	-	-
	Switch (Lighting & Curtain) 開關掣(燈及窗簾)		-	-	-	-	-	-	-	-	1	1	-	-
		Switch 開關掣	1	1	1	1	1	1	1	1	2	2	1	1
		Switch for Induction Hob 開關掣供電磁爐	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Microwave Oven 開關掣供微波爐	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cooker Hood 菲士座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen 廚房		Fused Spur Unit for Gas Hob 菲士座供氣體煮食爐	2	2	2	2	2	2	2	2	2	2	2	2
		13A Single Socket Outlet for Washing Machine 13A 單位電插座供洗衣機	-	1	1	1	1	-	-	1	1	1	1	-
		Drain point for Washing Machine and Tumble Dryer 去水位供洗衣機及乾衣機	-	1	1	1	1	-	-	1	1	1	1	-
		Water point for Washing Machine 來水位供洗衣機	-	1	1	1	1	-	-	1	1	1	1	-
		13A Single Socket Outlet for Tumble Dryer 13A 單位電插座供乾衣機	-	1	1	1	1	-	-	1	1	1	1	-
		13A Single Socket Outlet for Fridge 13A 單位電插座供雪櫃	1	1	1	1	-	-	-	-	-	1	1	1
		13A Single Socket Outlet for Fridge Freezer 13A 單位電插座供雪櫃連冰箱	1	1	1	1	1	1	1	1	1	1	1	1

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Schedule of Mechanical and Electrical Provisions (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion & Ocean Sky Mansion) 機電裝置數量說明表(天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯)

		Mechanical and Electrical Provisions				& 15/F-1 <del>(</del> 及 15 樓马			& 6樓3	-12/F 15/F 至 12 樓 15 樓		6/F 6 樓	15/F 6 樓至	12/F & F-16/F 12 樓及 至 16 樓
Location 位置		機電裝置	Ma	ond Sky insion 鑽匯	Ma	na Sky insion 鑽匯	Ma	r Sky insion 鑽匯			y Mansio 鑽匯	n	Ma	an Sky ansion 鑽匯
	Exposed Type 外露型	Non-exposed Type 非外露型	Α	В	А	В	А	В	А	В	А	В	А	В
		Connection Unit for Exhaust Fan 接線座供抽氣扇	1	1	1	1	1	1	1	1	-	-	1	1
		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Lighting 菲士座供燈	2	1	1	1	1	2	2	1	2	2	1	2
Kitchen		13A Single Socket Outlet 13A 單位電插座	2	2	2	2	2	2	2	2	-	-	2	2
廚房		Switch (Air conditioner indoor unit) 開關掣 (室內冷氣機)	-	-	-	-	-	-	-	-	1	1	-	-
		20A DP Switch 20A 雙極開關掣	-	-	-	-	-	-	-	-	1	-	-	-
		Switch for Coffee Machine 開關掣供咖啡機	-	-	-	-	-	-	-	-	1	1	-	-
		Switch for Compact Steam Oven 開關掣供蒸焗爐	-	-	-	-	-	-	-	-	1	1	-	-
	Lighting Point 燈位		9	9	9	9	9	9	8	8	10	11	8	9
		13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	-	1	1	1
Master Bathroom		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	2	2	2	2	2	2	2	2	2	1	2	2
主人浴室		Connection Unit for Exhaust Fan 接線座供抽氣扇	2	2	2	2	2	2	2	2	-	-	2	2
		Fused Spur Unit for Lighting 菲士座供燈	1	1	1	1	1	1	1	1	-	-	1	1
		13A Twin Socket Outlet 13A 雙位電插座	-	-	-	-	-	-	-	-	1	-	-	-

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裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion & Ocean Sky Mansion) 機電裝置數量說明表 (天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯)

Location	Ме	echanical and Electrical Provisions 機電裝置				& 15/F-16 及 15 樓马			1 6樓至	12/F & 5/F 至 12 樓及 5 樓		l6/F l6樓	15/F 6 樓至	2/F & -16/F 12 樓及 至 16 樓
Location 位置			Ma	ond Sky insion 鑽匯	Ma	na Sky Insion 鑽涯	Ma	r Sky insion 鑽涯			y Mansic  鑽匯	on	Ma	an Sky nsion 鑽匯
	Exposed Type 外露型	Non-exposed Type 非外露型	А	В	А	В	А	В	A	В	A	В	А	В
	Lighting Point 燈位		3	3	3	3	3	3	3	3	4	4	3	3
		13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	-	1	1	1
		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 1 浴室 1		Connection Unit for Exhaust Fan 接線座供抽氣扇	1	1	1	1	1	1	1	1	-	-	1	1
		Fused Spur Unit for Lighting 菲士座供燈	1	1	1	1	1	1	1	1	-	-	1	1
		Fused Spur Unit for Dehumidifier 菲士座供抽濕機	1	1	1	1	1	1	1	1	-	-	1	1
		13A Twin Socket Outlet 13A 雙位電插座	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位		3	3	3	3	3	3	3	3	4	4	3	3
		13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	-	1	1	1
Bathroom 2		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1
浴室 2		Connection Unit for Exhaust Fan 接線座供抽氣扇	1	1	1	1	1	1	1	1	-	-	1	1
		Fused Spur Unit for Lighting 菲士座供燈	1	1	1	1	1	1	1	1	-	-	1	1
		13A Twin Socket Outlet 13A 雙位電插座	-	-	-	-	-	-	-	-	1	-	-	-
<b>W.C.</b> 洗手間	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	2	1	1

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Schedule of Mechanical and Electrical Provisions (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion & Ocean Sky Mansion) 機電裝置數量說明表 (天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯)

Location	Mechanie	cal and Electrical Provisions 機電裝置				& 15/F-10 及 15 樓 🗄			& 6樓3	-12/F 15/F 至12樓 15樓	1	6/F 6 樓	15/F 6 樓至	2/F & F-16/F 12 樓及 至 16 樓
位置			M	iond Sky ansion 讀資匯	Ma	na Sky ansion 鑽匯	Ma	r Sky nsion 鑽涯			y Mansio 鑽涯	n	Ma	an Sky insion 鑽涯
	Exposed Type 外露型	Non-exposed Type 非外露型	A	В	А	В	А	В	А	В	Α	В	A	В
W.C.		Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1
洗手間		Connection Unit for Exhaust Fan 接線座供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		3	3	3	3	3	3	3	3	4	4	3	3
Foyer	13A Single Socket Outlet 13A 單位電插座		1	1	1	1	1	1	1	1	2	2	1	1
玄關	Door Bell Push Button 門鐘襟手掣		1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Lighting 菲士座供燈	1	1	1	1	1	1	1	1	-	-	1	1
		Fused Spur Unit for Balcony Lighting 菲士座供露台燈	_	1	1	1	1	-	-	1	-	-	1	-
A/C platform 冷氣機平台	Switch for outdoor A/C unit 開關掣供冷氣室外機		5	4	4	4	4	5	5	4	5	4	4	5
Fireman's Lift Lobby 消防員升降機大堂	Door Bell Push Button 門鐘襟手掣		1	1	1	1	1	1	1	1	1	1	1	1

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(2) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號"/"表示不適用。

(3) 5 numbers of switches for outdoor A/C units on A/C plinth at roof for Diamond Sky Mansion 16/F Flat A, Star Sky Mansion 16/F Flat B, Sun Sky Mansion 16/F Flat A and Ocean Sky Mansion 16/F Flat B. 5個開關掣供冷氣室外機位於天台的冷氣機基座供天鑽匯16樓的A單位、星鑽匯16樓的B單位、日鑽匯16樓的A單位及海鑽匯16樓的B單位。 4 numbers of switches for outdoor A/C units on A/C plinth at roof for Diamond Sky Mansion 16/F Flat B, Luna Sky Mansion flat A and B, Star Sky Mansion 16/F Flat A, Sun Sky Mansion 16/F Flat B and Ocean Sky Mansion

16/F Flat A.

4個開關掣供冷氣室外機位於天台的冷氣機基座供天鑽匯16樓的B單位、星鑽匯16樓的A單位、月鑽匯16樓的A及B單位、日鑽匯16樓的B單位及海鑽匯16樓的A單位

(4) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

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Appliances Schedule - Air Conditioner (Split Type) - Tower 1 (1A&1B) 設備說明表-冷氣裝置-分體式冷氣機 - 第1座(1A及1B)

Location	Brand Name		Number 到號		Tower 1 (1. 第1座(1A	)	2/F, 15/F-2	23/F, 25/F-2	26/F, 28/F-3	第1]	r 1 (1B) 座(1B) 43/F & 45/F	F-51/F		
位置	品牌				6樓至12	2樓、15樓							婁至 51 樓	
		Indoor Unit 室內機	Outdoor Unit 室外機	А	В	С	А	В	C	D	Е	F	G	Н
		MSZ-GE35VA-E1	MUZ-GE35VA-E1	-	-	-	-	-	-	1	-	-	-	-
		MSZ-GE50VA-E1	MUZ-GE50VA-E1	1	-	-	-	1	-	-	-	-	-	1
Living Room / Dining Room		MSZ-GE60VA-E1	MUZ-GE60VA-E1	-	1	1	1	-	-	-	-	-	-	-
客廳/飯廳		MSZ-GE35VA-E1	MXZ-3C68VA	-	-	-	-	-	1 *	-	1 *	1 *	1*	-
		MSZ-GE35VA-E1	MXZ-4C80VA	-	1 *	-	-	-	-	-	-	-	-	-
		MSZ-GE50VA-E1	MXZ-4C80VA	1*	-	1*	-	-	-	-	-	-	-	-
	Mitsubishi Electric	MSZ-GE25VA-E1	MXZ-2C52VA	-	-	-	1 *	/	/	/	/	/	/	/
Master Bedroom	三菱電機	MSZ-GE35VA-E1	MXZ-4C80VA	-	1*	-	-	/	/	/	/	/	/	/
主人睡房		MSZ-GE50VA-E1	MXZ-4C80VA	1 ***	-	1 **	-	/	/	/	/	/	/	/
		MSZ-GE35VA-E1	MXZ-3C68VA	1****	-	-	-	/	/	/	/	/	/	/
		MSZ-GE25VA-E1	MXZ-2C52VA	-	-	-	1 *	1 *	-	/	-	-	-	1 *
		MSZ-GE25VA-E1	MXZ-3C68VA	-	-	-	-	-	1*	/	1 *	1 *	1 *	-
Bedroom 1 睡房 1		MSZ-GE35VA-E1	MXZ-3C68VA	1 **	-	-	-	-	-	/	-	-	-	-
H//J ~		MSZ-GE25VA-E1	MXZ-4C80VA	-	1 ***	-	-	-	-	/	-	-	-	-
		MSZ-GE50VA-E1	MXZ-4C80VA	-	-	1 ***	-	-	-	/	-	-	-	-

(1) \* Shared Outdoor Unit for different location of a flat (Combination 1) /同一單位不同位置共用一部室外機 (組合 1)

(2) \*\* Shared Outdoor Unit for different location of a flat (Combination 2) /同一單位不同位置共用一部室外機 (組合 2)

(3) \*\*\* Shared Outdoor Unit for different location of a flat (Combination 3) /同一單位不同位置共用一部室外機(組合 3)

(4) \*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 4) /同一單位不同位置共用一部室外機 (組合 4)

(5)\*\*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 5) /同一單位不同位置共用一部室外機 (組合 5)

(6) The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

(7) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

(8) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

Appliances Schedule - Air Conditioners (Split Type) - Tower 1 (1A&1B) 設備說明表-冷氣裝置-分體式冷氣機 - 第1座(1A及1B)

		Model	Number		Tower 1 (1 第1座(1A	·					r 1 (1B) 莝(1B)			
Location 位置	Brand Name 品牌	<u></u> <u> 刊</u>	號		6樓至1								<b></b> 雲 51 樓	
		Indoor Unit 室內機	Outdoor Unit 室外機											
Bedroom 2		MSZ-GE25VA-E1	MXZ-2C52VA	-	-	-	/	1*	/	/	/	/	/	1*
睡房 2		MSZ-GE25VA-E1	MXZ-3C68VA	1 ****	-	-	/	-	/	/	/	/	/	-
u至)万 ~		MSZ-GE25VA-E1	MXZ-4C80VA	-	1 ***	1 **	/	-	/	/	/	/	/	-
Bedroom 3 睡房 3	Mitsubishi Electric -	MSZ-GE25VA-E1	MXZ-4C80VA	1 ***	1 ***	1*	/	/	/	/	/	/	/	/
Open Kitchen 開放式廚房	三菱電機	MSZ-GE25VA-E1	MXZ-3C68VA	1 **	/	/	-	-	-	-	-	-	-	-
Kitchen	]	MSZ-GE35VA-E1	MXZ-3C68VA	-	1 **	-	/	/	/	/	/	/	/	/
廚房	] [	MSZ-GE35VA-E1	MUZ-GE35VA-E1	-	-	1	/	/	/	/	/	/	/	/
Utility	] [	MSZ-GE25VA-E1	MXZ-4C80VA	1 *	-	1 ***	/	/	/	/	/	/	/	/
工作間		MSZ-GE25VA-E1	MXZ-3C68VA	-	1**	-	/	/	/	/	/	/	/	/

(1) \* Shared Outdoor Unit for different location of a flat (Combination 1) /同一單位不同位置共用一部室外機(組合 1)

(2) \*\* Shared Outdoor Unit for different location of a flat (Combination 2) /同一單位不同位置共用一部室外機 (組合 2)

(3) \*\*\* Shared Outdoor Unit for different location of a flat (Combination 3) /同一單位不同位置共用一部室外機(組合 3)

(4) \*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 4) /同一單位不同位置共用一部室外機 (組合 4)

(5) \*\*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 5) /同一單位不同位置共用一部室外機 (組合 5)

(6) The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

(7) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

(8) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

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Appliances Schedule - Air Conditioners (Split Type) - Tower 2(2A&2B) 設備說明表-冷氣裝置-分體式冷氣機 - 第2座(2A及2B)

Location	Brand Name		Number		Fower 2 (2 第 2 座(2A						Tower 第2月	: 2 (2B) 座(2B)				
位置	品牌	华	]號		6	樓至 12 樓			8/F, 25/F-2 25 樓至 20					5樓至51	樓	
		Indoor Unit 室內機	Outdoor Unit 室外機	А	В	С	А	В	C	D	E	F	G	Н	J	K
		MSZ-GE50VA-E1	MUZ-GE50VA-E1	-	-	-	1	-	1	-	-	-	1	1	-	1
Living / Dining Room		MSZ-GE60VA-E1	MUZ-GE60VA-E1	1	1	1	-	1	-	-	-	-	-	-	-	-
客/飯廳		MSZ-GE35VA-E1	MXZ-3C68VA	1 *	-	-	-	-	-	1 *	1 *	1 *	-	-	-	-
		MSZ-GE35VA-E1	MXZ-4C80VA	-	1 *	-	-	-	-	-	-	-	-	-	1*	-
		MSZ-GE50VA-E1	MUZ-GE50VA-E1	-	1	-	/	-	/	/	/	/	/	/	/	/
Master Bedroom		MSZ-GE25VA-E1	MXZ-2C52VA	-	-	1 *	/	1 *	/	/	/	/	/	/	/	/
主人睡房	Mitsubishi Electric	MSZ-GE35VA-E1	MXZ-3C68VA	-	-	-	/	-	/	/	/	/	/	/	/	/
	三菱電機	MSZ-GE50VA-E1	MXZ-4C80VA	1 **	-	-	/	-	/	/	/	/	/	/	/	/
		MSZ-GE25VA-E1	MUZ-GE25VA-E1	-	-	-	-	-	1	-	-	-	/	/	-	-
		MSZ-GE35VA-E1	MUZ-GE35VA-E1	-	-	-	1	-	-	-	-	-	/	/	-	-
Deducer 1		MSZ-GE25VA-E1	MXZ-2C52VA	-	-	1*	-	1*	-	-	-	-	/	/	-	1 *
Bedroom 1 睡房 1		MSZ-GE25VA-E1	MXZ-3C68VA	-	-	-	-	-	-	1 *	1 *	1 *	/	/	-	-
P//J ~		MSZ-GE35VA-E1	MXZ-3C68VA	-	1 **	-	-	-	-	-	-	-	/	/	-	-
		MSZ-GE25VA-E1	MXZ-4C80VA	1 ***	-	-	-	-	-	-	-	-	/	/	-	-
		MSZ-GE35VA-E1	MXZ-4C80VA	-	-	-	-	-	-	-	-	-	/	/	1 *	-

(1) \* Shared Outdoor Unit for different location of a flat (Combination 1) /同一單位不同位置共用一部室外機 (組合 1)

(2) \*\* Shared Outdoor Unit for different location of a flat (Combination 2) /同一單位不同位置共用一部室外機 (組合 2)

(3) \*\*\* Shared Outdoor Unit for different location of a flat (Combination 3) /同一單位不同位置共用一部室外機 (組合 3)

(4) \*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 4) /同一單位不同位置共用一部室外機 (組合 4)

(5) \*\*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 5) /同一單位不同位置共用一部室外機 (組合 5)

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(7) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

(8) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

#### Appliances Schedule - Air Conditioners (Split Type) - Tower 2(2A&2B) 設備說明表-冷氣裝置-分體式冷氣機 - 第2座(2A及2B)

Location	Brand Name		Number  號	1	「ower 2 (2 第 2 <u>座</u> (2A		6/E-12/	F 15/F-23	/F, 25/F-2	6/F 28/F	第2]	er 2 (2B) 座(2B) F-43/F & 4	15/F-51/F			
位置	品牌				6樓	至12樓			25 樓至 26						51樓	
		Indoor Unit 室內機	Outdoor Unit 室外機	Α	В	C	A	В	C	D	Е	F	G	Н	J	K
Bedroom 2		MSZ-GE25VA-E1	MXZ-2C52VA	-	1 ***	/	/	/	/	/	/	/	/	/	/	1*
睡房2		MSZ-GE25VA-E1	MXZ-4C80VA	1 **	-	/	/	/	/	/	/	/	/	/	/	-
Bedroom 3		MSZ-GE25VA-E1	MXZ-2C52VA	-	1 ***	/	/	/	/	/	/	/	/	/	/	/
睡房3		MSZ-GE25VA-E1	MXZ-4C80VA	1 ***	-	/	/	/	/	/	/	/	/	/	/	/
Open Kitchen 開放式廚房	Mitsubishi Electric 三菱電機	MSZ-GE25VA-E1	MXZ-3C68VA	1*	/	-	-	-	-	-	-	-	-	-	-	-
Kitchen 廚房		MSZ-GE35VA-E1	MXZ-4C80VA	-	1*	/	/	/	/	/	/	/	/	/	/	/
Utility		MSZ-GE25VA-E1	MXZ-3C68VA	-	1 **	/	/	/	/	/	/	/	/	/	/	/
工作間		MSZ-GE25VA-E1	MXZ-4C80VA	1 ***	-	/	/	/	/	/	/	/	/	/	/	/

(1)\* Shared Outdoor Unit for different location of a flat (Combination 1)/同一單位不同位置共用一部室外機(組合 1)

(2) \*\* Shared Outdoor Unit for different location of a flat (Combination 2) /同一單位不同位置共用一部室外機 (組合 2)

(3) \*\*\* Shared Outdoor Unit for different location of a flat (Combination 3) /同一單位不同位置共用一部室外機 (組合 3)

(4) \*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 4) /同一單位不同位置共用一部室外機 (組合 4)

(5) \*\*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 5) /同一單位不同位置共用一部室外機 (組合 5)

(6) The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

(7) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

(8) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

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Appliances Schedule - Air Conditioners (Split Type) - Diamond Sky Mansion 設備說明表-冷氣裝置-分體式冷氣機 -天鑽匯

Location 位置	Brand Name 品牌		Number ]號		& 15/F-16/F 及 15 樓至 16 樓
		Indoor Unit 室內機	Outdoor Unit 室外機	А	В
		RAS-M16GDV-E	RAS-5M34S3AV-E	1 ***	1 ****
Living Room /		RAS-M24N3KV2-E	RAS-5M34S3AV-E	1 ***	-
Dining Room		RAS-M24N3KV2-E	RAS-5M34S3AV-E	1 ****	-
客廳/飯廳		RAS-B16N3KV2-E	RAS-5M34S3AV-E	-	1 ****
		RAS-B22N3KV2-E	RAS-5M34S3AV-E	-	2 **
		RAS-M24N3KV2-E	RAS-5M34S3AV-E	1 **	-
Master Bedroom		RAS-B22N3KV2-E	RAS-5M34S3AV-E	1 *	-
主人睡房		RAS-B10N3KV2-E	RAS-5M34S3AV-E	-	1 ****
		RAS-B16N3KV2-E	RAS-3M26S3AV-E	-	1 ***
Bedroom 1	TOSHIBA	RAS-B16N3KV2-E	RAS-5M34S3AV-E	1 *	-
睡房1	東芝	RAS-B16N3KV2-E	RAS-3M26S3AV-E	-	1***
Bedroom 2		RAS-B16N3KV2-E	RAS-5M34S3AV-E	1 ****	-
睡房2		RAS-B10N3KV2-E	RAS-5M34S3AV-E	-	1 *
Bedroom 3 睡房 3		RAS-B10N3KV2-E	RAS-5M34S3AV-E	1 **	-
Kitchen		RAS-B16N3KV2-E	RAS-3M26S3AV-E	1 ****	-
廚房		RAS-B16N3KV2-E	RAS-5M34S3AV-E	-	1 *
Utility		RAS-B10N3KV2-E	RAS-3M26S3AV-E	1 ****	-
工作間		RAS-B10N3KV2-E	RAS-5M34S3AV-E	-	1 *

(1) \* Shared Outdoor Unit for different location of a flat (Combination 1) /同一單位不同位置共用一部室外機 (組合 1)

(2) \*\* Shared Outdoor Unit for different location of a flat (Combination 2) /同一單位不同位置共用一部室外機 (組合 2)

(3) \*\*\* Shared Outdoor Unit for different location of a flat (Combination 3) /同一單位不同位置共用一部室外機 (組合 3)

(4) \*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 4) /同一單位不同位置共用一部室外機 (組合 4)

(5) \*\*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 5) /同一單位不同位置共用一部室外機 (組合 5)

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(7) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

(8) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

#### Appliances Schedule - Air Conditioners ( Split Type) - Luna Sky Mansion 設備說明表-冷氣裝置-分體式冷氣機 -月鑽匯

Location 位置	Brand Name 品牌		Number  號		& 15/F-16/F & 15 樓至 16 樓
144.122.		Indoor Unit 室内機	Outdoor Unit 室外機	A	В
		RAS-M16GDV-E	RAS-5M34S3AV-E	1 ***	1 *
Living Room /		RAS-B16N3KV2-E	RAS-5M34S3AV-E	1 ****	-
Dining Room		RAS-B16N3KV2-E	RAS-3M26S3AV-E	-	1 ***
客廳/飯廳		RAS-M24N3KV2-E	RAS-5M34S3AV-E	1 ****	1 **
		RAS-B22N3KV2-E	RAS-5M34S3AV-E	1 **	1 ****
Master Bedroom		RAS-B10N3KV2-E	RAS-5M34S3AV-E	1 **	1 ****
主人睡房		RAS-B16N3KV2-E	RAS-3M26S3AV-E	1 *	-
上八吨历	TOSHIBA	RAS-B16N3KV2-E	RAS-3M26S3AV-E	-	1 ***
Bedroom 1	東芝	RAS-B16N3KV2-E	RAS-5M34S3AV-E	-	1 **
睡房1		RAS-B16N3KV2-E	RAS-3M26S3AV-E	1 *	-
Bedroom 2 睡房 2		RAS-B10N3KV2-E	RAS-5M34S3AV-E	1 **	1 ****
Kitchen 廚房		RAS-B16N3KV2-E	RAS-5M34S3AV-E	1 ***	1 *
Utility 工作間		RAS-B10N3KV2-E	RAS-5M34S3AV-E	1 ***	1 *

(1) \* Shared Outdoor Unit for different location of a flat (Combination 1) /同一單位不同位置共用一部室外機(組合 1)

(2) \*\* Shared Outdoor Unit for different location of a flat (Combination 2) /同一單位不同位置共用一部室外機 (組合 2)

(3) \*\*\* Shared Outdoor Unit for different location of a flat (Combination 3) /同一單位不同位置共用一部室外機 (組合 3)

(4) \*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 4) /同一單位不同位置共用一部室外機 (組合 4)

(5) \*\*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 5) /同一單位不同位置共用一部室外機(組合 5)

(6) The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

(7) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

(8) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

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Appliances Schedule - Air Conditioners (Split Type) - Star Sky Mansion 設備說明表-冷氣裝置-分體式冷氣機 - 星鑽匯

Location 位置	Brand Name 品牌		Number  號		x 15/F-16/F x 15 樓至 16 樓
		Indoor Unit 室內機	Outdoor Unit 室外機	А	В
		RAS-M16GDV-E	RAS-5M34S3AV-E	1 ***	1 ***
Living Room /		RAS-B16N3KV2-E	RAS-5M34S3AV-E	1 **	-
Dining Room		RAS-B22N3KV2-E	RAS-5M34S3AV-E	2 ****	-
客廳/飯廳		RAS-M24N3KV2-E	RAS-5M34S3AV-E	-	1 **
		RAS-M24N3KV2-E	RAS-5M34S3AV-E	-	1 ***
		RAS-B10N3KV2-E	RAS-3M26S3AV-E	1 *	-
Master Bedroom		RAS-B16N3KV2-E	RAS-3M26S3AV-E	1 *	-
主人睡房		RAS-M24N3KV2-E	RAS-5M34S3AV-E	-	1 ****
		RAS-B22N3KV2-E	RAS-5M34S3AV-E	-	1 *****
Bedroom 1 睡房 1	TOSHIBA 東芝	RAS-B16N3KV2-E	RAS-5M34S3AV-E	1 **	1 *****
Bedroom 2		RAS-B10N3KV2-E	RAS-5M34S3AV-E	1 **	-
睡房2		RAS-B16N3KV2-E	RAS-5M34S3AV-E	-	1 **
Bedroom 3 睡房 3		RAS-B10N3KV2-E	RAS-5M34S3AV-E	/	1 ****
Kitchen		RAS-B16N3KV2-E	RAS-5M34S3AV-E	1 ***	-
廚房		RAS-B16N3KV2-E	RAS-3M26S3AV-E	-	1 *
Utility		RAS-B10N3KV2-E	RAS-5M34S3AV-E	1 ***	-
工作間		RAS-B10N3KV2-E	RAS-3M26S3AV-E	-	1 *

(1) \* Shared Outdoor Unit for different location of a flat (Combination 1) /同一單位不同位置共用一部室外機 (組合 1)

(2) \*\* Shared Outdoor Unit for different location of a flat (Combination 2) /同一單位不同位置共用一部室外機(組合 2)

(3) \*\*\* Shared Outdoor Unit for different location of a flat (Combination 3) /同一單位不同位置共用一部室外機 (組合 3)

(4) \*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 4) /同一單位不同位置共用一部室外機 (組合 4)

(5) \*\*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 5) /同一單位不同位置共用一部室外機(組合 5)

(6) The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

(7) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

(8) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

Appliances Schedule - Air Conditioners (Split Type) - Sun Sky Mansion 設備說明表-冷氣裝置-分體式冷氣機 - 日鑽匯

Location	Brand Name		Number 型號		F & 15/F 樓及 15 樓		万F 樓
位置	品牌	Indoor Unit 室內機	Outdoor Unit 室外機	А	В	А	В
		RAS-M16GDV-E	RAS-5M34S3AV-E	1 ***	1 *	1 ****	1 *
		RAS-M16GDV-E	RAS-5M34S3AV-E	-	-	2***	2**
Living Room /		RAS-M16GDV-E	RAS-5M34S3AV-E	-	-	1*****	2****
Dining Room		RAS-B16N3KV2-E	RAS-5M34S3AV-E	-	1 ****	-	-
客廳/飯廳		RAS-B22N3KV2-E	RAS-5M34S3AV-E	-	2 **	-	-
		RAS-M24N3KV2-E	RAS-5M34S3AV-E	1 ***	-	-	-
		RAS-M24N3KV2-E	RAS-5M34S3AV-E	1 *****	-	-	-
		RAS-M16GDV-E	RAS-5M34S3AV-E	-	-	1*	2***
		RAS-M16GDV-E	RAS-5M34S3AV-E	-	-	2**	-
Master Bedroom		RAS-M24N3KV2-E	RAS-5M34S3AV-E	1 **	-	-	-
主人睡房		RAS-B22N3KV2-E	RAS-5M34S3AV-E	1 *	-	-	-
		RAS-B10N3KV2-E	RAS-3M26S3AV-E	-	1 ***	-	-
		RAS-B16N3KV2-E	RAS-3M26S3AV-E	-	1 ***	-	-
Bedroom 1	TOSHIBA 東芝	RAS-B16N3KV2-E	RAS-5M34S3AV-E	1 *	1 ****	1*	-
睡房1	木之	RAS-B10N3KV2-E	RAS-5M34S3AV-E	-	-	1**	1****
Bedroom 2		RAS-B10N3KV2-E	RAS-5M34S3AV-E	1 **	1 ****	-	1**
睡房2		RAS-B16N3KV2-E	RAS-5M34S3AV-E	-	-	1****	-
Bedroom 3 睡房 3		RAS-B16N3KV2-E	RAS-5M34S3AV-E	1 *****	-	/	/
Kitchen		RAS-M16GDV-E	RAS-5M34S3AV-E	-	-	1****	1*
廚房		RAS-B16N3KV2-E	RAS-5M34S3AV-E	-	1 *	-	-
		RAS-B16N3KV2-E	RAS-3M26S3AV-E	1 ****	-	-	-
Utility		RAS-B10N3KV2-E	RAS-5M34S3AV-E	-	1 *	1****	1*
工作間		RAS-B10N3KV2-E	RAS-3M26S3AV-E	1 ****	-	-	-

(1) \* Shared Outdoor Unit for different location of a flat (Combination 1) /同一單位不同位置共用一部室外機 (組合 1)

(2) \*\* Shared Outdoor Unit for different location of a flat (Combination 2) /同一單位不同位置共用一部室外機 (組合 2)

(3) \*\*\* Shared Outdoor Unit for different location of a flat (Combination 3) /同一單位不同位置共用一部室外機(組合 3)

(4) \*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 4) /同一單位不同位置共用一部室外機 (組合 4)

(5) \*\*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 5) /同一單位不同位置共用一部室外機 (組合 5)

(6) The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

(7) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

(8) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

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Appliances Schedule - Air Conditioners (Split Type) - Ocean Sky Mansion 設備說明表-冷氣裝置-分體式冷氣機 - 海鑽匯

Location	Brand Name		Number 型號	6/F-12/F & 6 樓至 12 樓及	15/F-16/F 15 樓至 16 樓
位置	品牌	Indoor Unit 室內機	Outdoor Unit 室外機	Α	В
		RAS-M16GDV-E	RAS-5M34S3AV-E	1 ***	1 ***
Living Room /		RAS-B16N3KV2-E	RAS-5M34S3AV-E	1 **	-
Dining Room 客廳/飯廳		RAS-B22N3KV2-E	RAS-5M34S3AV-E	2 ****	1 ***
		RAS-M24N3KV2-E	RAS-5M34S3AV-E	-	1 **
		RAS-B10N3KV2-E	RAS-3M26S3AV-E	1 *	-
Master Bedroom		RAS-B16N3KV2-E	RAS-3M26S3AV-E	1 *	-
主人睡房		RAS-M24N3KV2-E	RAS-5M34S3AV-E	-	1 ****
		RAS-B22N3KV2-E	RAS-3M26S3AV-E	-	1 ****
Bedroom 1 睡房 1	TOSHIBA 東芝	RAS-B16N3KV2-E	RAS-5M34S3AV-E	1 **	1 **
Bedroom 2		RAS-B10N3KV2-E	RAS-5M34S3AV-E	1 **	-
睡房2		RAS-B16N3KV2-E	RAS-5M34S3AV-E	-	1 ****
Bedroom 3 睡房 3		RAS-B10N3KV2-E	RAS-3M26S3AV-E	/	1 ****
Kitchen		RAS-B16N3KV2-E	RAS-5M34S3AV-E	1 ***	-
廚房		RAS-B16N3KV2-E	RAS-3M26S3AV-E	-	1 *
Utility		RAS-B10N3KV2-E	RAS-5M34S3AV-E	1 ***	-
工作間		RAS-B10N3KV2-E	RAS-3M26S3AV-E	-	1 *

(1) \* Shared Outdoor Unit for different location of a flat (Combination 1) /同一單位不同位置共用一部室外機 (組合 1)

(2) \*\* Shared Outdoor Unit for different location of a flat (Combination 2) /同一單位不同位置共用一部室外機 (組合 2)

(3) \*\*\* Shared Outdoor Unit for different location of a flat (Combination 3) /同一單位不同位置共用一部室外機(組合 3)

(4) \*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 4) /同一單位不同位置共用一部室外機 (組合 4)

(5) \*\*\*\*\* Shared Outdoor Unit for different location of a flat (Combination 5) /同一單位不同位置共用一部室外機(組合 5)

(6) The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

(7) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

(8) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

Appliances Schedule - Exhaust Air Fans - Tower 1 (1A & 1B) 設備說明表-抽氣扇 -第 1 座( 1A 及 1B)

Location	Brand Name	Model Number		「ower 1 ( 第1座(1	-					r 1 (1B) 座(1B)		/E				
位置	Brand Name 品牌	型號	6樓	至12樓				6/F, 28/F 6 樓、28 柞					51樓			
			Α	В	С	А	В	C	D	Е	F	G	Н			
Kitchen		FV-04NU1H	1	-	-	/	/	/	/	/	/	/	/			
廚房		FV-07NU1H	-	1	1	/	/	/	/	/	/	/	/			
Master Bathroom 主人浴室	Panasonic 樂聲	FV-04NU1H	2	1	1	1	/	/	/	/	/	/	/			
Bathroom 1 浴室 1		FV-04NU1H	1	1	1	1	1	1	1	1	1	1	1			
Bathroom 2 浴室 2		FV-04NU1H	1	1	1	/	/	/	/	/	/	/	/			
<b>W.C.</b> 洗手間		FV-02NU1H	1	1	1	/	/	/	/	/	/	/	/			

(1) The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

(2) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

(3) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。



Appliances Schedule - Exhaust Air Fans - Tower 2 (2A & 2B) 設備說明表-抽氣扇 -第 2 座( 2A 及 2B)

Location	Brand Name	Model Number		「ower 2 ( 第 2 座(2							er 2 (2B) 座(2B)				
位置	日間	型號		<b>6</b> 樓至								45/F-51/J 至 43 樓		至51樓	
			А	В	C	A	В	C	D	E	F	G	Н	J	
Kitchen		FV-05NU1H	1	-	/	/	/	/	/	/	/	/	/	/	
廚房		FV-07NU1H	-	1	/	/	/	/	/	/	/	/	/	/	
Master Bathroom 主人浴室		FV-04NU1H	1	1	1	/	1	/	/	/	/	/	/	/	
Bathroom 1 浴室 1	Panasonic 樂聲	FV-04NU1H	1	1	1	1	1	1	1	1	1	1	1	1	
Bathroom 2 浴室 2		FV-04NU1H	1	1	/	/	/	/	/	/	/	/	/	/	
<b>W.C.</b> 洗手間		FV-02NU1H	1	1	/	/	/	/	/	/	/	/	/	/	

(1) The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

(2) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

(3) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。



Appliances Schedule - Exhaust Air Fans (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion & Ocean Sky Mansion) 設備說明表-抽氣扇 (天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯)

	D IN					6		& 15/F-16/F & 15 樓至 16	樓			
Location 位置	Brand Name 品牌	Model Number 型號		Sky Mansion 鑽匯		y Mansion 鑽匯	Star Sk	y Mansion 鑽涯	Sun Sky	y Mansion 鑽匯		cy Mansion 鑽匯
			А	В	А	В	А	В	А	В	А	В
Kitchen		FV-07NU1H	-	1	1	1	1	-	-	1	1	-
厨房		FV-20NS3H	1	-	-	-	-	1	1	-	-	1
Master Bathroom 主人浴室	Panasonic 樂聲	FV-04NU1H	2	2	2	2	2	2	2	2	2	2
Bathroom 1 浴室 1		FV-04NU1H	1	1	1	1	1	1	1	1	1	1
Bathroom 2 浴室 2		FV-04NU1H	1	1	1	1	1	1	1	1	1	1
<b>W.C.</b> 洗手間		FV-02NU1H	1	1	1	1	1	1	1	1	1	1

(1) The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

(2) The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

(3) The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若的升降機或設備。

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Appliances Schedule - Dehumidifiers (Tower 1(1A&1B) and Tower 2(2A&2B)) 設備說明表-抽濕機 (第1座(1A及1B)及第2座(2A及2B))

#### Tower 1 (1A&1B)

第1座(1A及1B)

Location	Brand Name	Model Number		Tower 1 (1A 第 1 座(1A)					Tower 第1座	1 (1B) (1B)			
位置	位置     品牌     型號     6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F       6 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、28 樓至 33 樓、35 樓至 43 樓及 45 樓至 51 樓									1樓			
			А	В	С	А	В	С	D	Е	F	G	Н
Bathroom 1 浴室 1	Cold Magic 高美	CDH-22R2B							1				

#### Tower 2 (2A&2B) 第 2 座 ( 2A 及 2B)

Location	Brand Name	Model Number	Tower 2 (2A)       Tower 2 (2B)         第 2 座(2A)       第 2 座(2B)												
位置	品牌	型號		6樓至		6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F 樓、15 樓至 23 樓、 25 樓至 26 樓、28 樓至 33 樓、35 樓至 43 樓及 45 樓至 51 樓									
			А	В	C	А	В	C	D	Е	F	G	Н	J	K
Bathroom 1 浴室 1	Cold Magic 高美	CDH-22R2B	2R2B     1     1     1     1     1     1     1     1     1     1						1						

The Vendor undertakes that if lifts or appliances of the specific brand name or model number are not installed in the phase, lifts or appliances of comparable quantity will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若升降機或設備。

Appliances Schedule - Dehumidifiers (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion & Ocean Sky Mansion) 設備說明表-抽濕機 (天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯)

Location 位置	Brand Name 品牌	Model Number 型號	6/F-12/F & 15/F-16/F 6 樓至 12 樓及 15 樓至 16 樓									6/F 6/F-12/F & 1 6 樓 至 12 樓 至 16		樓及 15 樓
			Diamond Sky Mansion 天鑽匯		Luna Sky Mansion 月鑽匯		Star Sky Mansion 星鑽涯		Sun Sky Ma 日鑽匯					Ocean Sky Mansion 海鑽涯
			А	В	А	В	А	В	А	В	А	В	А	В
Bathroom 1 浴室 1	Cold Magic 高美	CDH-22R2B	1	1	1	1	1	1	1	1	-	-	1	1

The Vendor undertakes that if lifts or appliances of the specific brand name or model number are not installed in the phase, lifts or appliances of comparable quantity will be installed. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備,便會安裝品質相若升降機或設備。

(1) The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。



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Appliances Schedule - Electric Water Heaters - Tower 1 (1A&1B) 設備說明表-電熱水器 -第 1座(1A及 1B)

			Tower 1 (1A) 第1座(1A)			Tower 1 (1B) 第1座(1B)								
Location 位置Brand Name 品牌		Model Number 型號	6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F 6 樓至 12 樓、 15 樓至 23 樓、25 樓至 26 樓、28 樓至 33 樓、35 樓至 43 樓 及 45 樓至 51 樓											
			А	В	C	А	В	C	D	E	F	G		
Kitchen		DHM 6	1	-	-	/	/	/	/	/	/	/		
廚房		DHB 21 STi	-	1#	1#	/	/	/	/	/	/	/		
Open Kitchen		DHM 6	-	/	/	1	1	1	1	1	1	1		
開放式廚房		DHB 21 STi	1#	/	/	-	-	-	-	-	-	-		
Master Bathroom	Stiebel Eltron	DHB 21 STi	-	-	-	1	/	/	/	/	/	/		
主人浴室	斯寶亞創	DHB 27 STi	1	1	1	-	/	/	/	/	/	/		
Bathroom 1 浴室 1		DHB 21 STi	1	1	1	1	1	1	1	1	1	1		
Bathroom 2 浴室 2		DHB 21 STi	1	1	1	/	/	/	/	/	/	/		
<b>W.C.</b> 洗手間		DHB 21 STi	1#	1#	1#	/	/	/	/	/	/	/		

1. The symbol "#" as shown in the above table denotes "Shared with Electric Water Heater in W.C. ".上表符號"#"表示共用一部安裝於洗手間的電熱水器。

2. The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

3. The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

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

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Appliances Schedule - Electric Water Heaters - Tower 2 (2A&2B) 設備說明表-電熱水器-第2座(2A及2B)

				Tower 2 (2 第 2 座(2A							r 2 (2B) 莝(2B)				
Location 位置					6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F & 45/F-51/F 6 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、28 樓至 33 樓、35 樓至 43 樓 及 45 樓至 51 樓										
			А	В	C	А	В	C	D	Е	F	G	Н	J	K
Kitchen		DHM 6	1	-	/	/	/	/	/	/	/	/	/	/	/
廚房		DHB 21 STi	-	1#	/	/	/	/	/	/	/	/	/	/	/
Open Kitchen 開放式廚房		DHM 6	1	/	1	1	1	1	1	1	1	1	1	1	1
Master Bathroom		DHB 21 STi	-	-	1	/	1	/	/	/	/	/	/	/	/
主人浴室	Stiebel Eltron 斯寶亞創	DHB 27 STi	1	1	-	/	-	/	/	/	/	/	/	/	/
Bathroom 1 浴室 1	別貝丘別	DHB 21 STi	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 2 浴室 2		DHB 21 STi	1	1	/	/	/	/	/	/	/	/	/	/	/
<b>W.C.</b> 洗手間		DHB 21 STi	1	1#	/	/	/	/	/	/	/	/	/	/	/

1. The symbol "#" as shown in the above table denotes "Shared with Electric Water Heater in W.C. ".上表符號"#"表示共用一部安裝於洗手間的電熱水器。

2. The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

3. The Symbol "/" as shown in the above table denotes "Not Applicable". 上表符號 "/" 表示不適用。

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

#### ------\_ \_ \_ \_ \_ \_ \_ \_ ----.....



Appliances Schedule - Electric Water Heaters (Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion & Ocean Sky Mansion) 設備說明表-電熱水器 (天鑽匯、月鑽匯、呈鑽匯、日鑽匯及海鑽匯)

Location 位置	Brand Name Model Number 品牌 型號		6/F-12/F & 15/F-16/F6樓至 12樓及 15樓至 16樓Diamond Sky Mansion 天鑽匯Luna Sky Mansion 月鑽匯Star Sky Mansion 星鑽匯Sun Sky Mansion 日鑽匯Ocean Sky Mansion 海鑽匯									
			А	В	А	В	А	В	А	В	А	В
Kitchen 廚房		DHB 21 STi	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
Master Bathroom 主人浴室		DHB 27 STi	1	1	1	1	1	1	1	1	1	1
Bathroom 1 浴室 1	Stiebel Eltron 斯寶亞創	DHB 21 STi	1	1	1	1	1	1	1	1	1	1
Bathroom 2 浴室 2		DHB 21 STi	1	1	1	1	1	1	1	1	1	1
<b>W.C.</b> 洗手間		DHB 21 STi	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#

1. The symbol "#" as shown in the above table denotes "Shared with Electric Water Heater in W.C. ".上表符號"#"表示共用一部安裝於洗手間的電熱水器。

2. The Symbol "-" as shown in the above table denotes "Not Provided". 上表符號"-"表示不提供。

3. The Symbol "/" as shown in the above table denotes "Not Applicable." 上表符號 "/" 表示不適用。

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

### **SERVICE AGREEMENTS** 服務協議

Potable and flushing water is supplied by Water Supplies Department. Electricity is supplied by The CLP Power Hong Kong Ltd. Towngas is supplied by The Hong Kong and China Gas Co., Ltd. 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。

### GOVERNMMENT RENT 地稅

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付/已繳付(視情況而定)有關住宅物業之地税直至包括住宅物業之買賣成交日期。





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

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.

2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

#### Remarks:

On that delivery, the purchaser should in fact reimburse the Manager for the deposits for water, electricity and gas and pay to the Manager of the Phase a debris removal fee, or where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

1. 在向買方交付住宅物業在空置情況下的管有權時,買方須負責向擁有人補還水、電力及氣體的 按金。

2. 在交付時,買方無須向擁有人支付清理廢料的費用。

備註:

在交付時,買方事實上須向期數的管理人補還水、電力及氣體的按金及支付清理廢料的費用,如擁有人已支付清理廢 料的費用,買方須向擁有人補還清理廢料的費用。

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

Defect liability warranty period for the residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約規定,住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計 為期六(6)個月內。





### MAINTENANCE OF SLOPES 斜坡維修

- 1. The Land Grant requires the owners of the residential properties in the Phase of the Development to maintain slope at their own cost.
- 2. The terms of the requirement, as stipulated in Special Condition (56) of the Land Grant, are as follows:-
  - "(56) (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 foundation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
    - (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (55) hereof.
    - (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
    - (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges."
- 3. Each of the owners is obliged to contribute towards the costs of the maintenance work.
- 4. There is a portion of an existing retaining wall with Feature No. 11NW-C/R 143 within the Lot. According to the public records of Slope Information System of Geotechnical Engineering Office, Civil Engineering and Development Department and the public records of Slope Maintenance Responsibility Information System of Lands Department retrieved on the date of printing of the sales brochure, the maintenance responsibility of the said portion of the existing retaining wall falls on Highways Department.
- 5. Under the deed of mutual covenant, the Manager of the Phase has the owners' authority to carry out the maintenance work.

- 1. 批地文件規定本發展項目期數中的住宅物業的擁有人須自費維修斜坡。
- 2. 該規定的條款於批地文件特別條件第(56)條規定如下:
  - **(56)** 
    - 第(55)條所訂權利為要。
    - 免責。
    - 償還有關的費用,以及任何行政或專業費用與收費。』
- 3. 每名擁有人均須分擔維修工程的費用。
- 該幅現有擋土牆之部份的維修責任屬於路政署。
- 5. 根據公契,期數的管理人獲擁有人授權進行維修工程。

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(a) 如該地段或任何「政府」官地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量 或發展事宜或此等「批地條款」規定「承批人」執行的其他工程或其他目的進行削土、移土或土地 後移工程,或任何建造或填土工程或任何類型的斜坡處理工程,不論事前是否獲「署長」書面同 意,「承批人」亦須按當時或嗣後任何時間的需要自費進行及建造斜坡處理工程、護土牆或其他 支承結構、防護結構、排水或輔助或其他工程,以保護和支撐該地段內的土地及任何毗連或 毗鄰「政府」官地或已批租土地,同時避免及防止其後發生滑土、山泥傾瀉或地陷。「承批人」應 在本文協定的整個批租年期內任何時候自費維修上述土地、斜坡處理工程、護土牆或其他支承 結構、防護結構、排水或附屬或其他工程,以保持其修繕妥當與狀態良好,令[署長]滿意。

(b) 本特別條款(a)款之規定概不妨礙此等「批地條款」賦予「政府」的權利,其中特別以本文特別條款

(c) 無論何時,如因「承批人」進行平整、水準測量、發展或其他工程或因其他事故導致或引起該地 段內的土地或任何毗連或毗鄰「政府」官地或已批租土地發生滑土、山泥傾瀉或地陷,「承批人」 須自費還原並修葺該處,以令「署長」滿意,同時就「政府」、其代理及承辦商作出彼等因滑土、 山泥傾瀉或地陷所蒙受或招致的所有費用、收費、損害、索求及索償作出賠償,並確保彼等

(d) 除享有本文訂明可就違反此等「批地條款」追討之任何其他權利或補償權外,「署長」另有 權向「承批人|發出書面通知,要求「承批人|進行、建造和維修上述的土地、斜坡處理工程、 護土牆或其他支承結構、防護結構、排水或輔助或其他工程,又或還原並修葺任何滑土、 山泥傾瀉或地陷範圍。如「承批人」疏忽或未能在通知書訂明期限內以「署長」滿意的方式完成 通知書的指示,「署長」可即時執行及進行必要的工程。「承批人」必須在接獲通知時向「政府」

4. 該地段內有一幅現有擋土牆 (登記編號11NW-C/R 143) 之部份。根據於售樓説明書印製日期獲取的土木 工程拓展署土力工程處的斜坡資訊系統的公眾紀錄及地政總署的斜坡維修責任信息系統的公眾紀錄

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

期數現時並沒有向政府提出申請修訂批地文件。



### WEBSITE ADDRESS FOR THE PHASE 期數的互聯網網站的網址

The website address designated by the Vendor for the Phase: www.cullinanwest.com.hk

賣方就期數指定的互聯網網站的網址: www.cullinanwest.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

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.

#### 獲寬免總樓面面積的設施分項

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

		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)	29445.083
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, telecommunication and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. TBE room for access facilities for mobile services, rooftop telecommunications equipment room, refuse storage telecommunications equ	1487.524
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	15667.770
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要的機房,例如空調機房、送風櫃房等	1562.365
	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	1441.170
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	490.960
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	32.148
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	923.003
9.	Utility platform 工作平台	148.500
10.	Noise barrier 隔音屏障	Not Applicable 不適用

### 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 通意設施	
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	360.922
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住户康樂設施,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	3167.948
13.	Covered landscaped and play area 有蓋的園景區及遊樂場地	3303.364
14.	Horizontal screen/covered walkway and trellis 横向屏障/有蓋人行道及花棚	882.949
15.	Larger lift shaft 擴大升降機槽	1693.639
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要的機房,例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
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	1599.903
19.	Pipe duct, air duct for non-mandatory feature 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	116.431
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	1122.745
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	N/A
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	1857.659
24.	Other projection such as A/C box and A/C plaform 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	Not Applicable 不適用
	Other Exempted Items 其他項目	
25.(#)	Refuge floor including refuge floor cum sky garden 庇護層,包括庇護層兼空中花園	1133.374
26.	Covered area under large projecting/overhanging feature 大型伸出/外懸設施下的有蓋地方	437.403
27.	Public transport terminus         公共交通總站	Not Applicable 不適用

#### \_\_\_\_ 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

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.

上述表格是視據屋宇署所發出的《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。 註:

**Environment Assessment of the Building** 建築物的環境評估





Area (m <sup>2</sup> ) 面積(平方米)
Not Applicable 不適用
2853.376
Not Applicable 不適用
Not Applicable 不適用
Not Applicable 不適用
Not Applicable 不適用



### 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	NO 否							
提供中央空調 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:-	<ul> <li>1. Design building orientation for reducing solar heat gain;</li> <li>2. Provide double IGU Low-E glazing and shading facilities;</li> <li>3. Select split type air-conditioning unit with energy efficiency label, high energy-efficient lifts and rain water recycling system; And Reduce the window-to-wall ratio.</li> <li>1. 建築物座向設計以減少日照吸熱量;</li> <li>2. 提供雙層中空低幅射玻璃及遮蔽裝置;</li> <li>3. 選用貼有能源效益標籤的分體式空調機組、高效能電梯及雨水收集系統; 及降低窗牆比率。</li> </ul>							
Part II: The predicted annual energy use of th 第Ⅱ部分: 擬興建樓宇/部分樓宇預計每年能源								
		Annual Energy Use of Baselin 基線樓宇每年能源消耗量 儲	脚2)	Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量				
Location	Internal Floor Area Served (m <sup>2</sup> )	Electricity	Town Gas / LPG	Electricity	Town Gas / LPG			
位置	使用有關裝置的內部樓面面積(平方米)	kWh/m²/annum	unit/m²/annum 蚶年元油年	kWh/m²/annum	unit/m²/annum			
		<u>電力</u>   千瓦小時/平方米/年	<u>煤氣/石油氣</u> 用量單位/平方米/年	<u>電力</u> 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年			
Area served by central building services	43689.68 (for Electricity)							
installation <sup>(Notes 3)</sup> 有使用中央屋宇裝備裝置 <sup>(註聊3)</sup> 的部份	422.284(Outdoor BBQ Area only for Town Gas)	179.74	111.24	149.69	111.24			
Part III: The following installation(s) are desi 第Ⅲ部分: 以下裝置乃按機電工程署公布的相	igned in accordance with the relevant Codes of Practices publi 關實務守則設計:-	ished by the Electrical & Mechani	ical Services Department (E	MSD)				
Type of Installations 裝置類型	YES 是	NO 否	î	N/A	不適用			
Lighting Installations 照明裝置	$\checkmark$							
Air Conditioning Installations 空調裝置	$\checkmark$							
Electrical Installations 電力裝置	$\checkmark$							
Lift & Escalator Installations 升降機及自動梯的裝置	$\checkmark$							
Performance-based Approach 以總能源為本的方法					$\checkmark$			



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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

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 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. The larger the reduction, the greater the efficiency.

The predicted annual energy use, in terms of electricity consumption ( $kWh/m^2/annum$ ) and town gas/LPG consumption (unit/ $m^2/annum$ ), of the development by the internal floor area served, where: (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and

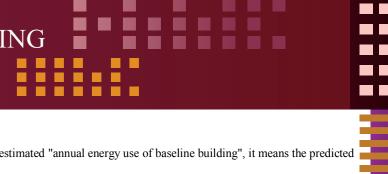
- (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- 2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus 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)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)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《屋宇裝備能源效益實務守則》中的涵義相同。



Date of printing of Sales Brochure: 3rd March 2017

售樓説明書印製日期:2017年3月3日



CHANGES 改變

There may be future changes to the Phase and the surrounding areas.

期數及其周邊地區日後可能出現改變。

# 

### EXAMINATION RECORD 檢視記錄

Examination/Revision Date		Revision Made 所作修改			
檢視/修改日期	Page Number 頁次	Revision Made 所作修改			
2 June 2017	АН	Location Plan of the Developmen 更新發展項目的所在位置			
2017年6月2日	AL02, AL04, AL06, AL08, AL10, AL14, AL16, AL18, AL20, AL22, AL24, AL26, AL28, AL30, AL32	Floor Plans of Residential Properties in the 更新期數的住宅物業的樓面 <sup>3</sup>			
	AB01 - AB06	Notes to Purchasers of First-hand Residential 更新一手住宅物業買家須			
	АН	Location Plan of the Developmen 更新發展項目的所在位置			
	AI01 - AI02	Aerial Photograph of the Phase a 更新期數的鳥瞰照片。			
	AI03 - AI04	Aerial Photograph of the Phase 新增期數的鳥瞰照片			
	AK	Layout Plan of the Development 發展項目的布局圖已更新			
1 September 2017	AL02, AL04, AL06, AL08, AL10, AL14, AL16, AL18, AL20, AL22, AL24, AL26, AL28, AL30, AL32	Floor Plans of Residential Properties in the 更新期數的住宅物業的樓面 <sup>3</sup>			
2017年9月1日	AN01 - AN04	Floor Plans of Parking Spaces in the Pl 更新期數中的停車位的樓面 <sup>3</sup>			
	AR29, AR53	Information on Public Facilities and Pubic Op 更新公共設施及公眾休憩用地			
	AU01 - AU10	Elevation Plan for the Phase are 更新期數中的立面圖。			
	AV	Information on Common Facilities in the 更新期數中的公用設施的資			
	AX01, AX13	Fittings, Finishes and Appliances 更新裝置、裝修物料及設			
	BG01 - BG05	Information in Application for Concession on Gross Flo 更新申請建築物總樓面面積寬的			
	АН	Location Plan of the Developmen 更新發展項目的所在位置			
1 November 2017	AK	Layout Plan of the Development 更新發展項目的布局圖			
2017年11月1日	AN01 - AN04	Floor Plans of Parking Spaces in the Pl 更新期數中的停車位的樓面 <sup>3</sup>			
	AX01, AX13, AX21	Fittings, Finishes and Appliances 更新裝置、裝修物料及設			

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evelopment is updated. 1所在位置圖。

erties in the Phase are updated. 業的樓面平面圖。

esidential Properties are updated. 1業買家須知。

evelopment is updated. I所在位置圖。

he Phase are updated. 鳥瞰照片。

the Phase are added. 鳥瞰照片。

/elopment is updated. 司圖已更新。

erties in the Phase are updated. 業的樓面平面圖。

es in the Phase are updated. 位的樓面平面圖。

d Pubic Open Spaces are updated. 休憩用地的資料。

e Phase are updated. 的立面圖。

lities in the Phase is updated. 用設施的資料。

ppliances are updated. 約料及設備。

n Gross Floor Area of Building are updated. 面面積寬免的資料。

evelopment is updated. 1所在位置圖。

velopment is updated. 的布局圖。

es in the Phase are updated. 位的樓面平面圖。

ppliances are updated. 物料及設備。

Examination/Revision Date		Revision Made 所作修改			
檢視/修改日期	Page Number 頁次	Revision Made 所作修改			
	AC	Information on the Phase is updated. 更新期數的資料。			
	АН	Location Plan of the Development is updated. 更新發展項目的所在位置圖。			
	AI01	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。			
1 February 2018 2018年2月1日	AI02 - AI04	Aerial Photograph of the Phase are deleted. 取消期數的鳥瞰照片。			
	AK	Layout Plan of the Development is updated. 更新發展項目的布局圖。			
	AN02 - AN04	Floor Plans of Parking Spaces in the Phase are updated. 更新期數中的停車位的樓面平面圖。			
	AU04, AU06, AU09	Elevation Plan for the Phase are updated. 更新期數中的立面圖。			
	АН	Location Plan of the Development is updated. 更新發展項目的所在位置圖。			
	AI01	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。			
	AK	Layout Plan of the Development is updated. 更新發展項目的布局圖。			
<b>30 April 2018</b> 2018年4月30日	AL28 - AL29	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。			
	AL29A - AL29B	Floor Plans of Residential Properties in the Phase are added. 新增期數的住宅物業的樓面平面圖。			
	AN03 - AN04	Floor Plans of Parking Spaces in the Phase are updated. 更新期數中的停車位的樓面平面圖。			
	AX02 - AX05, AX14 - AX17, AX49, AX50, AX64	Fittings, Finishes and Appliances are updated. 更新裝置、裝修物料及設備。			
	AD	Information on Vendor and Others Involved in the Phase is updated. 更新賣方及有參與期數的其他人的資料。			
	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。			
<b>30 July 2018</b> 2018年7月30日	AJ01	Outline Zoning Plan relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。			
	AK	Layout Plan of the Development is updated. 更新發展項目的布局圖。			
	AL29A	Floor Plans of Residential Properties in the Phase is updated. 更新期數的住宅物業的樓面平面圖。			

### 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	
30 July 2018 2018年7月30日	AQ08, AQ14, AQ16 - AQ20, AQ22, AQ24, AQ26, AQ27, AQ29	Summary of Land Grant are 更新批地文件的摘要	
	AR01, AR25, AR32 - AR36, AR38 - AR44, AR46 - AR50	Information on Public Facilities and Pubic O 更新公共設施及公眾休憩用地	
	AX01, AX04, AX05, AX09, AX13, AX16, AX17, AX21, AX47, AX51, AX52	Fittings, Finishes and Appliances 更新裝置、裝修物料及設	
	BC	Maintenance of Slopes is uj 更新斜坡維修。	
<b>30 October 2018</b> 2018年10月30日	AH	Location Plan of the Developmer 更新發展項目的所在位置	
	AN03, AN04	Floor Plans of Parking Spaces in the P 更新期數中的停車位的樓面	
	AX09, AX21, AX48	Fittings, Finishes and Appliances 更新裝置、裝修物料及認	
30 January 2019 2019年1月30日	AC	Information on the Phase is 更新期數的資料。	
	AF01	Information on Design of the Pha 更新期數的設計的資料	
	AG	Information on Property Managem 更新物業管理的資料	
	AH	Location Plan of the Developmer 更新發展項目的所在位置	
	AK	Layout Plan of the Development 更新發展項目的布局圖	
	AL03, AL05, AL07, AL09, AL11 - AL13, AL15, AL17, AL19, AL21, AL23, AL25, AL27, AL29, AL29B, AL31, AL33	Floor Plans of Residential Properties in th 更新期數的住宅物業的樓面	
	AN01, AN03, AN04	Floor Plans of Parking Spaces in the F 更新期數中的停車位的樓面	
	AP01, AP05	Summary of Deed of Mutual Coven 更新公契的摘要。	
	AW	Inspection of Plans and Deed of Mutual 更新閱覽圖則及公契	
	BJ01 - BJ03	Information Required by the Director of Lands to b as a condition for giving the Presale C 取消地政總署署長作為給予預售樓花同意書的條件	

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Grant are updated. 件的摘要。

d Pubic Open Spaces are updated. 化憩用地的資料。

ppliances are updated. 約料及設備。

lopes is updated. 注維修。

evelopment is updated. 1所在位置圖。

es in the Phase are updated. 立的樓面平面圖。

ppliances are updated. 物料及設備。

Phase is updated. 的資料。

of the Phase is updated. 計的資料。

Management is updated. 理的資料。

velopment is updated. 所在位置圖。

/elopment is updated. 的布局圖。

erties in the Phase are updated. 業的樓面平面圖。

es in the Phase are updated. 位的樓面平面圖。

al Covenant are updated. 的摘要。

f Mutual Covenant is updated. 則及公契。

Lands to be set out in the Sales Brochure Presale Consent are deleted. 書的條件而規定列於售樓説明書的資料。

Examination/Revision Date		Revision Made 所作修改		
檢視/修改日期	Page Number 頁次	Revision Made 所作修改		
30 April 2019 2019年4月30日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。		
	AI01	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。		
	AI02 - AI04	Aerial Photograph of the Phase are added. 新增期數的鳥瞰照片。		
	AK	Layout Plan of the Development is updated. 更新發展項目的布局圖。		
	AL29A	Floor Plan of Residential Properties in the Phase is updated. 更新期數的住宅物業的樓面平面圖。		
	AN03	Floor Plan of Parking Spaces in the Phase is updated. 更新期數中的停車位的樓面平面圖。		
	AX01 - AX09, AX13 - AX25, AX47 - AX56, AX64, AX70	Fittings, Finishes and Appliances are updated. 更新裝置、裝修物料及設備。		
	BG03	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。		
<b>30 July 2019</b> 2019年7月30日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。		
	AI01 - AI04	Aerial Photograph of the Phase are updated. 更新期數的鳥瞰照片。		
	AX54	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。		
	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。		
30 October 2019 2019年10月30日	AJ01	Outline Zoning Plan relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。		
	AK	Layout Plan of the Development is updated. 更新發展項目的布局圖。		
	AN04	Floor Plan of Parking Spaces in the Phase is updated. 更新期數中的停車位的樓面平面圖。		
23 January 2020 2020年1月23日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。		
<b>23 April 2020</b> 2020年4月23日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。		
	AX54	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。		

### **EXAMINATION RECORD** 檢視記錄

Examination/Revision Date	Revision Made 所作修改	
檢視/修改日期	Page Number 頁次	Revision Made 所作修改
23 July 2020	АН	Location Plan of the Development is up 更新發展項目的所在位置圖。
2020年7月23日	AQ17, AQ31	Summary of Land Grant are updated 更新批地文件的摘要。
	AD	Information on Vendor and Others Involved in the I更新賣方及有參與期數的其他人的資
21 October 2020 2020年10月21日	АН	Location Plan of the Development is up 更新發展項目的所在位置圖。
	AI01 - AI04	Aerial Photograph of the Phase are upd 更新期數的鳥瞰照片。
21 January 2021	АН	Location Plan of the Development is up 更新發展項目的所在位置圖。
2021年1月21日	AI05 - AI08	Aerial Photograph of the Phase are ade 新增期數的鳥瞰照片。
	AE01 - AE02	Relationship Between Parties Involved in the Pha 更新有參與期數的各方的關係。
	АН	Location Plan of the Development is up 更新發展項目的所在位置圖。
	AI01 - AI02	Aerial Photograph of the Phase are upd 更新期數的鳥瞰照片。
19 April 2021 2021年4月19日	AI03 - AI06	Aerial Photograph of the Phase are del 取消期數的鳥瞰照片。
	AI07 - AI08	Page numbers of Aerial Photograph of the Phase 更新期數的鳥瞰照片的頁次。
	AJ01	Outline Zoning Plan relating to the Developmen 更新關乎發展項目的分區計劃大綱問
	BG03	Information in Application for Concession on Gross Floor Application 目前建築物總樓面面積寬免的資
	AD	Information on Vendor and Others Involved in the 更新賣方及有參與期數的其他人的資
16 July 2021 2021年7月16日	АН	Location Plan of the Development is up 更新發展項目的所在位置圖。
	AI01 - AI04	Aerial Photograph of the Phase are upd 更新期數的鳥瞰照片。
15 October 2021	AB01 - AB06	Notes to Purchasers of First-hand Residential Prope更新一手住宅物業買家須知。
2021年10月15日	АН	Location Plan of the Development is up 更新發展項目的所在位置圖。

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ment is updated. 位置圖。

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ved in the Phase is updated. 其他人的資料。

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ase are added. **烈片**。

l in the Phase are updated. 万的關係。

ment is updated. 位置圖。

ase are updated. 景片。

ase are deleted. 限片。

of the Phase are updated. 的頁次。

Development is updated. 計劃大綱圖。

ss Floor Area of Building is updated. 責寬免的資料。

ved in the Phase is updated. 其他人的資料。

ment is updated. 位置圖。

se are updated. 片。

ntial Properties are updated. 家須知。

ment is updated.

Examination/Revision Date	Revision Made 所作修改		
檢視/修改日期	Page Number 頁次	Revision Made 所作修改	
14 January 2022 2022年1月14日	АН	Location Plan of the Development is updated. 更新發展項目的所在位置圖。	
	АН	Location Plan of the Development is updated. 更新發展項目的所在位置圖。	
13 April 2022 2022年4月13日	AJ01 - AJ02	Outline Zoning Plan relating to the Development are updated. 更新關乎發展項目的分區計劃大綱圖。	
	AJ05 - AJ06	Outline Zoning Plan relating to the Development are deleted. 取消關乎發展項目的分區計劃大綱圖。	
11 July 2022 2022年7月11日	АН	Location Plan of the Development is updated. 更新發展項目的所在位置圖。	
11 October 2022 2022年10月11日	АН	Location Plan of the Development is updated. 更新發展項目的所在位置圖。	
	AI05 - AI06	Aerial Photograph of the Phase are added. 新增期數的鳥瞰照片。	
	AJ01	Outline Zoning Plan relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。	
14 October 2022 2022年10月14日	-	Examination Record is updated. 更新檢視記錄。	
10 January 2023 2023年1月10日	АН	Location Plan of the Development is updated. 更新發展項目的所在位置圖。	
	AB03, AB06	Notes to Purchasers of First-hand Residential Properties are updated. 更新一手住宅物業買家須知。	
6 April 2023 2023年4月6日	АН	Location Plan of the Development is updated. 更新發展項目的所在位置圖。	
	AI01 - AI03	Aerial Photograph of the Phase are updated. 更新期數的鳥瞰照片。	
	AI04 - AI06	Aerial Photograph of the Phase are deleted. 取消期數的鳥瞰照片。	
	-	A blank page is added. 新增空白頁	
	AJ02	Outline Zoning Plan relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。	

#### EXAMINATION RECORD 檢視記錄

Examination/Revision Date	Revision Made 所作修改	
檢視/修改日期	Page Number 頁次	Revision 1 所作修
5 July 2023 2023年7月5日	АН	Location Plan of the Dev 更新發展項目的原
	AI01 - AI03	Aerial Photograph of the 更新期數的鳥
	AI04	Aerial Photograph of th 新增期數的鳥
	AJ01	Outline Zoning Plan relating to t 更新關乎發展項目的分
4 October 2023	АН	Location Plan of the Dev 更新發展項目的所
2023年10月4日	BG01 - BG05	Information in Application for Concession on 更新申請建築物總樓面
3 January 2024 2024年1月3日	АН	Location Plan of the Dev 更新發展項目的原
2 April 2024	АН	Location Plan of the Dev 更新發展項目的所
2024年4月2日	AJ01	Outline Zoning Plan relating to t 更新關乎發展項目的分
28 June 2024 2024年6月28日	АН	Location Plan of the Dev 更新發展項目的所
	AI01 - AI04	Aerial Photograph of the 更新期數的鳥
27 September 2024 2024年9月27日	АН	Location Plan of the Dev 更新發展項目的所
23 December 2024 2024年12月23日	AD	Information on Vendor and Others In 更新賣方及有參與期數
	АН	Location Plan of the Dev 更新發展項目的所
	AI01 - AI04	Aerial Photograph of the 更新期數的鳥
	AI05 - AI06	Aerial Photograph of th 新增期數的鳥
	AJ01	Outline Zoning Plan relating to t 更新關乎發展項目的分
	BG01 - BG02	Information in Application for Concession on 更新申請建築物總樓面
21 March 2025 2025年3月21日	АН	Location Plan of the Dev 更新發展項目的所

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evelopment is updated. 的所在位置圖。

the Phase are updated. 鳥瞰照片。

f the Phase is added. 鳥瞰照片。

o the Development is updated. 的分區計劃大綱圖。

evelopment is updated. 的所在位置圖。

n Gross Floor Area of Building are updated. 面面積寬免的資料。

evelopment is updated. 的所在位置圖。

evelopment is updated. 的所在位置圖。

o the Development is updated. 的分區計劃大綱圖。

evelopment is updated. 的所在位置圖。

the Phase are updated. 鳥瞰照片。

evelopment is updated. 的所在位置圖。

Involved in the Phase is updated. 數的其他人的資料。

evelopment is updated. 的所在位置圖。

the Phase are updated. 鳥瞰照片。

the Phase are added. 鳥瞰照片。

o the Development is updated. 的分區計劃大綱圖。

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