

面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
大樓2A座 Tower 2A	1樓至5樓 (4樓除外) 1/F -5/F (Excluding 4/F)	E	19.243 <b>(207)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		F	43.347 <b>(467)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		G	43.255 <b>(466)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		H	19.058 <b>(205)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		J	26.250 <b>(283)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		K	26.196 <b>(282)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		L	19.058 <b>(205)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		M	42.951 <b>(462)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-

實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。  
The saleable area is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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2. 發展項目住宅物業並無露台、工作平台及陽台。  
There is no balcony, utility platform and verandah in the residential properties in the Development.
3. 大樓1A座、1B座、1C座、2A座及2B座住宅樓層不設4樓及I單位。複式單位不設4號、13號、14號、24號、34號、44號及54號單位。  
Residential floor 4/F and Unit I of Towers 1A, 1B, 1C, 2A and 2B are omitted. Units 4, 13, 14, 24, 34, 44 and 54 of the Maisonette Units are omitted.

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大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
大樓2B座 Tower 2B	地下 G/F	A	44.885 <b>(483)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	15.356 <b>(165)</b>	-	-	-	-	-
		B	20.158 <b>(217)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	7.344 <b>(79)</b>	-	-	-	-	-
		C	20.077 <b>(216)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	6.911 <b>(74)</b>	-	-	-	-	-
		D	26.292 <b>(283)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	10.074 <b>(108)</b>	-	-	-	-	-
		E	26.224 <b>(282)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	9.848 <b>(106)</b>	-	-	-	-	-
		F	41.059 <b>(442)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	11.128 <b>(120)</b>	-	-	-	-	-
		G	41.163 <b>(443)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	28.842 <b>(310)</b>	-	-	-	-	-
		H	20.715 <b>(223)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	9.757 <b>(105)</b>	-	-	-	-	-

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大樓2B座 Tower 2B	地下 G/F	J	20.480 <b>(220)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	8.660 <b>(93)</b>	-	-	-	-	-
		K	26.681 <b>(287)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	14.737 <b>(159)</b>	-	-	-	-	-
		L	40.589 <b>(437)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	21.787 <b>(235)</b>	-	-	-	-	-
	1樓至5樓 (4樓除外) 1/F -5/F (Excluding 4/F)	A	44.752 <b>(482)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B	18.746 <b>(202)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		C	18.750 <b>(202)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		D	26.178 <b>(282)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		E	26.274 <b>(283)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-

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大樓2B座 Tower 2B	1樓至5樓 (4樓除外) 1/F -5/F (Excluding 4/F)	F	42.893 <b>(462)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		G	42.950 <b>(462)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		H	26.356 <b>(284)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		J	27.095 <b>(292)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		K	26.752 <b>(288)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		L	42.764 <b>(460)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-

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複式A座 Maisonette Building A	地下及1樓 G/F and 1/F	1	74.864 (806) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	32.654 (351)	-	29.702 (320)	-	-	-
複式B座 Maisonette Building B	地下及1樓 G/F and 1/F	2	73.295 (789) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	26.965 (290)	-	28.421 (306)	-	-	-
		3	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	28.595 (308)	-	28.421 (306)	-	-	-
		5	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	28.595 (308)	-	28.421 (306)	-	-	-
		6	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	28.412 (306)	-	28.421 (306)	-	-	-
		7	73.252 (788) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	17.471 (188)	-	28.421 (306)	-	-	-
		8	73.252 (788) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	16.677 (179)	-	28.421 (306)	-	-	-
		9	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	27.622 (297)	-	28.421 (306)	-	-	-

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複式B座 Maisonette Building B	地下及1樓 G/F and 1/F	10	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	27.806 (299)	-	28.421 (306)	-	-	-
		11	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	27.806 (299)	-	28.421 (306)	-	-	-
		12	73.275 (789) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	29.413 (317)	-	28.421 (306)	-	-	-
複式C座 Maisonette Building C	地下及1樓 G/F and 1/F	15	73.696 (793) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	73.830 (795)	-	28.410 (306)	-	-	-
		16	72.677 (782) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	16.903 (182)	-	28.283 (304)	-	-	-
		17	72.392 (779) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	30.052 (323)	-	28.421 (306)	-	-	-
		18	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	31.256 (336)	-	28.421 (306)	-	-	-
		19	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	32.628 (351)	-	28.421 (306)	-	-	-

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3. 大樓1A座、1B座、1C座、2A座及2B座住宅樓層不設4樓及I單位。複式單位不設4號、13號、14號、24號、34號、44號及54號單位。  
Residential floor 4/F and Unit I of Towers 1A, 1B, 1C, 2A and 2B are omitted. Units 4, 13, 14, 24, 34, 44 and 54 of the Maisonette Units are omitted.

面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
複式C座 Maisonette Building C	地下及1樓 G/F and 1/F	20	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	33.600 (362)	-	28.421 (306)	-	-	-
		21	73.297 (789) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	27.885 (300)	-	28.421 (306)	-	-	-
		22	73.297 (789) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	24.445 (263)	-	28.421 (306)	-	-	-
		23	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	20.996 (226)	-	28.421 (306)	-	-	-
		25	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	20.947 (225)	-	28.421 (306)	-	-	-
		26	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	20.730 (223)	-	28.421 (306)	-	-	-
		27	72.361 (779) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	21.065 (227)	-	28.324 (305)	-	-	-
		28	72.392 (779) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	18.365 (198)	-	28.436 (306)	-	-	-

實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。  
The saleable area is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 註Note: 1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無露台、工作平台及陽台。  
There is no balcony, utility platform and verandah in the residential properties in the Development.
3. 大樓1A座、1B座、1C座、2A座及2B座住宅樓層不設4樓及I單位。複式單位不設4號、13號、14號、24號、34號、44號及54號單位。  
Residential floor 4/F and Unit I of Towers 1A, 1B, 1C, 2A and 2B are omitted. Units 4, 13, 14, 24, 34, 44 and 54 of the Maisonette Units are omitted.

面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
複式C座 Maisonette Building C	地下及1樓 G/F and 1/F	29	72.812 <b>(784)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 <b>(24)</b>	18.506 <b>(199)</b>	-	28.421 <b>(306)</b>	-	-	-
		30	73.247 <b>(788)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 <b>(24)</b>	18.356 <b>(198)</b>	-	28.421 <b>(306)</b>	-	-	-
		31	74.412 <b>(801)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 <b>(24)</b>	27.556 <b>(297)</b>	-	28.409 <b>(306)</b>	-	-	-
複式D座 Maisonette Building D	地下及1樓 G/F and 1/F	32	73.251 <b>(788)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 <b>(24)</b>	33.592 <b>(362)</b>	-	28.421 <b>(306)</b>	-	-	-
		33	72.301 <b>(778)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 <b>(24)</b>	33.329 <b>(359)</b>	-	28.421 <b>(306)</b>	-	-	-
		35	72.301 <b>(778)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 <b>(24)</b>	33.329 <b>(359)</b>	-	28.421 <b>(306)</b>	-	-	-
		36	72.301 <b>(778)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 <b>(24)</b>	33.329 <b>(359)</b>	-	28.421 <b>(306)</b>	-	-	-
		37	72.301 <b>(778)</b> 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 <b>(24)</b>	33.329 <b>(359)</b>	-	28.421 <b>(306)</b>	-	-	-

實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。  
The saleable area is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 註Note: 1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無露台、工作平台及陽台。  
There is no balcony, utility platform and verandah in the residential properties in the Development.
3. 大樓1A座、1B座、1C座、2A座及2B座住宅樓層不設4樓及I單位。複式單位不設4號、13號、14號、24號、34號、44號及54號單位。  
Residential floor 4/F and Unit I of Towers 1A, 1B, 1C, 2A and 2B are omitted. Units 4, 13, 14, 24, 34, 44 and 54 of the Maisonette Units are omitted.



面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
複式D座 Maisonette Building D	地下及1樓 G/F and 1/F	38	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	33.329 (359)	-	28.421 (306)	-	-	-
		39	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	33.430 (360)	-	28.421 (306)	-	-	-
		40	72.363 (779) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	38.839 (418)	-	28.008 (301)	-	-	-
		41	72.799 (784) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	32.277 (347)	-	28.421 (306)	-	-	-
		42	72.303 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	32.277 (347)	-	28.421 (306)	-	-	-
		43	72.302 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	31.383 (338)	-	28.421 (306)	-	-	-
		45	73.249 (788) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	53.735 (578)	-	28.421 (306)	-	-	-
		46	73.251 (788) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	7.931 (85)	-	28.421 (306)	-	-	-

實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。  
The saleable area is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note: 1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.

2. 發展項目住宅物業並無露台、工作平台及陽台。  
There is no balcony, utility platform and verandah in the residential properties in the Development.

3. 大樓1A座、1B座、1C座、2A座及2B座住宅樓層不設4樓及I單位。複式單位不設4號、13號、14號、24號、34號、44號及54號單位。  
Residential floor 4/F and Unit I of Towers 1A, 1B, 1C, 2A and 2B are omitted. Units 4, 13, 14, 24, 34, 44 and 54 of the Maisonette Units are omitted.



面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
複式D座 Maisonette Building D	地下及1樓 G/F and 1/F	47	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	10.593 (114)	-	28.421 (306)	-	-	-
		48	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	10.434 (112)	-	28.421 (306)	-	-	-
		49	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	9.361 (101)	-	28.421 (306)	-	-	-
		50	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	8.745 (94)	-	28.421 (306)	-	-	-
		51	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	8.763 (94)	-	28.421 (306)	-	-	-
		52	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	8.777 (94)	-	28.421 (306)	-	-	-
		53	72.789 (783) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	9.272 (100)	-	28.421 (306)	-	-	-
		55	72.361 (779) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	17.505 (188)	-	28.008 (301)	-	-	-

實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。  
The saleable area is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note: 1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.

2. 發展項目住宅物業並無露台、工作平台及陽台。  
There is no balcony, utility platform and verandah in the residential properties in the Development.

3. 大樓1A座、1B座、1C座、2A座及2B座住宅樓層不設4樓及I單位。複式單位不設4號、13號、14號、24號、34號、44號及54號單位。  
Residential floor 4/F and Unit I of Towers 1A, 1B, 1C, 2A and 2B are omitted. Units 4, 13, 14, 24, 34, 44 and 54 of the Maisonette Units are omitted.

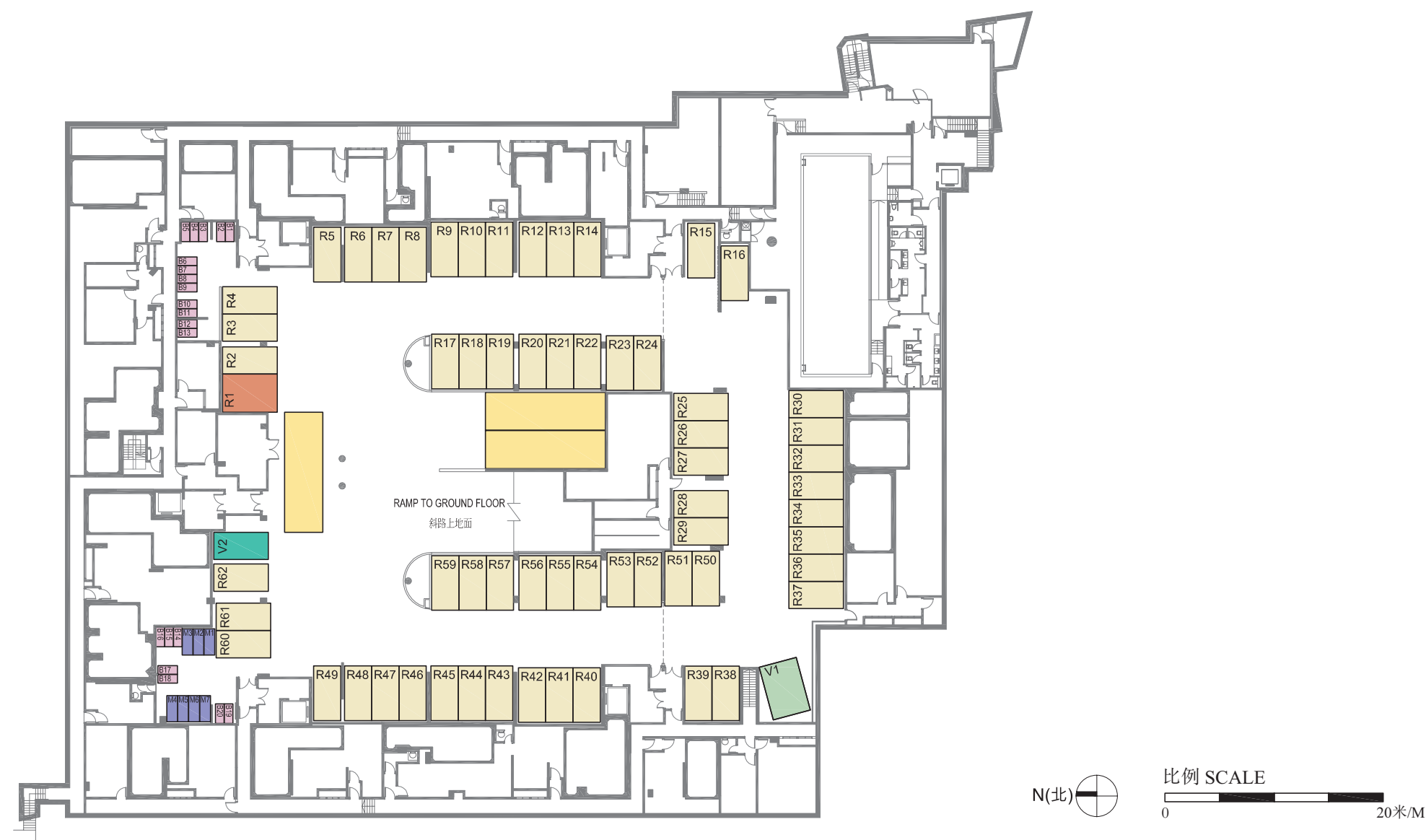
面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
複式D座 Maisonette Building D	地下及1樓 G/F and 1/F	56	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	17.807 (192)	-	28.421 (306)	-	-	-
		57	72.301 (778) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	18.426 (198)	-	28.421 (306)	-	-	-
		58	73.250 (788) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	2.191 (24)	22.952 (247)	-	28.421 (306)	-	-	-

實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。  
The saleable area is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 註Note: 1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。  
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無露台、工作平台及陽台。  
There is no balcony, utility platform and verandah in the residential properties in the Development.
3. 大樓1A座、1B座、1C座、2A座及2B座住宅樓層不設4樓及I單位。複式單位不設4號、13號、14號、24號、34號、44號及54號單位。  
Residential floor 4/F and Unit I of Towers 1A, 1B, 1C, 2A and 2B are omitted. Units 4, 13, 14, 24, 34, 44 and 54 of the Maisonette Units are omitted.

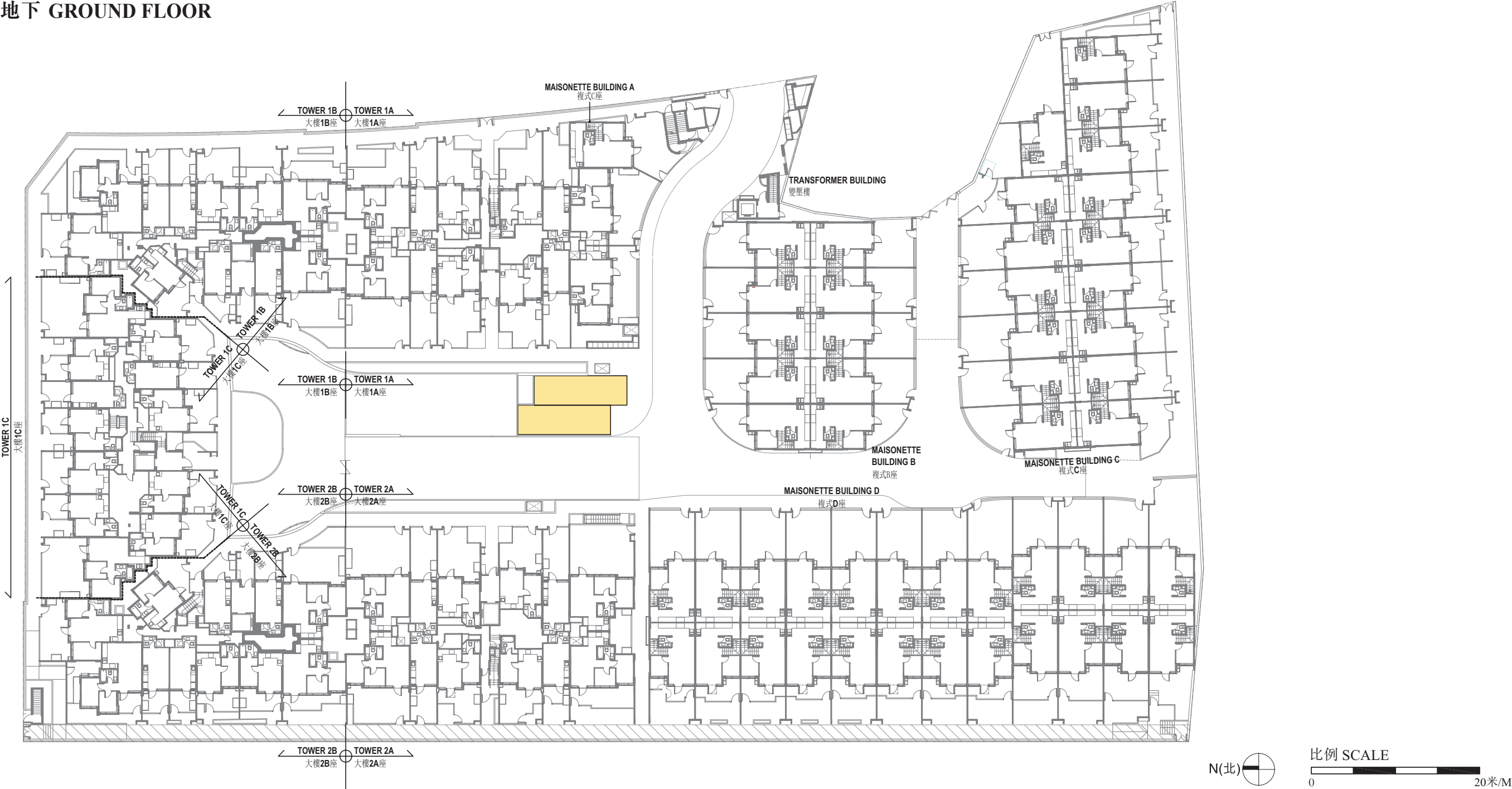
地庫 BASEMENT



- 住客停車位 Residential Parking Space
- 暢通易達 (傷健人士) 住客停車位 Accessible (Disabled) Residential Parking Space
- 訪客停車位 Visitor's Parking Space
- 暢通易達 (傷健人士) 訪客停車位 Accessible (Disabled) Visitor's Parking Space
- 住客電單車停車位 Residential Motor Cycle Parking Space
- 單車車位 Bicycle Parking Space
- 住客上落貨停車位 Residential Loading and Unloading Space

停車位類別 Category of parking space	數目 Nos.	每個停車位尺寸 (長x寬) (米) Dimensions of each parking space (L x W) (m)	每個停車位面積 (平方米) Area of each parking space (sq. m)
住客停車位 Residential Parking Space	61	5 x 2.5	12.5
暢通易達 (傷健人士) 住客停車位 Accessible (Disabled) Residential Parking Space	1	5 x 3.5	17.5
訪客停車位 Visitor's Parking Space	1	5 x 2.5	12.5
暢通易達 (傷健人士) 訪客停車位 Accessible (Disabled) Visitor's Parking Space	1	5 x 3.5	17.5
住客電單車停車位 Residential Motor Cycle Parking Space	7	2.4 x 1	2.4
單車車位 Bicycle Parking Space	20	1.8 x 0.8	1.44
住客上落貨停車位 Residential Loading and Unloading Space	3	11 x 3.5	38.5

地下 GROUND FLOOR



住客上落貨停車位  
Residential Loading and Unloading Space

停車位類別 Category of parking space	數目 Nos.	每個停車位尺寸 (長x寬) (米) Dimensions of each parking space (L x W) (m)	每個停車位面積 (平方米) Area of each parking space (sq. m)
住客上落貨停車位 Residential Loading and Unloading Space	2	11 x 3.5	38.5

## 臨時買賣合約的摘要 Summary of preliminary agreement for sale and purchase

- (a) 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
  - (b) 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
  - (c) 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
    - (i) 該臨時合約即告終止；
    - (ii) 有關的臨時訂金即予沒收；及
    - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。
- (a) A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
  - (b) The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
  - (c) If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement—
    - (i) that preliminary agreement is terminated;
    - (ii) the preliminary deposit is forfeited; and
    - (iii) the owner does not have any further claim against the purchaser for the failure.



A. 發展項目的公用部分

根據發展項目的公契及管理協議(「公契」)的最新擬稿：

1. 「**公用地方及設施**」指所有公用地方及所有公用設施；「**公用地方**」指所有發展項目公用地方、住宅公用地方及停車場公用地方；「**公用設施**」指所有發展項目公用設施、住宅公用設施及停車場公用設施。
2. 「**發展項目公用地方**」指供單位業主及佔用人共同使用與享用，而非通過公契給予任何個別單位業主的該土地及發展項目的所有該等區域或部分，在不限於上述一般適用範圍下，包括：發展項目的外牆(不包括構成住宅公用地方或住宅單位一部分的所有外牆)、發展項目的地盤圍牆及入口大閘(不包括構成住宅公用設施一部分的入口大閘)、行車道(不包括構成停車場公用地方或住宅公用地方一部分的行車道)、緊急車輛通道(不包括構成住宅公用地方一部分的緊急車輛通道)、低電壓電纜槽房、電力室、消防及花灑泵房、消防水箱、花灑水箱、檢錶櫃、消防花灑控制閥室、總水錶房、變壓器房電纜槽、管理員櫃檯、排煙槽、消防控制房、消防進水掣、低電壓電纜槽、開關室、開關輸送管、變壓器房輸送管、變壓器房、變壓站1樓及2樓的平台、電掣房、變壓站頂層天台的天台、樓梯、緊急發電機房、燃油缸房、管理處、業主委員會辦事處、建築裝飾、地盤圍牆、花灑進水掣櫃、垃圾房、電訊房、硬地區域、防護走廊、草坪和符合條例第2條中「公用部分」釋義的地方，但不包括停車場公用地方及住宅公用地方。發展項目公用地方已在夾附於公契並經認可人士或其代表核實為準確的圖則上以靛藍色顯示，以作識別之用。
- 「**發展項目公用設施**」指在發展項目公用地方內供發展項目的所有單位業主及佔用人作為便利設施共同使用或安裝供他們共同享用，而並非供個別單位獨家享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括排水渠、排水道、沙井、渠道、總水喉、污水渠、水溝、水道(如有)、電纜、井(如有)、管道、電線、變壓器房的電纜室及輔助設施、沖廁水及食用水進水口及總水喉、滅火或保安設備及設施、泵、電掣、儀錶、照明、衛生裝置、垃圾處理設備及設施、公共天線及其他器具設備及設施。
3. 「**住宅公用地方**」指供住宅單位業主及佔用人共同使用與享用，而非通過公契給予任何個別住宅單位業主的該土地及發展項目的所有該等區域或部分，在不限於上述一般適用範圍下，包括：
- (i) 訪客停車位、傷殘人士停車位、單車停車位及上落貨停車位；
- (ii) 康樂設施；
- (iii) 綠化地方；
- (iv) 行車道(不包括構成停車場公用地方或發展項目公用地方一部

分的行車道)及緊急車輛通道(不包括構成發展項目公用地方一部分的緊急車輛通道)；

- (v) 住宅單位外牆，包括幕牆系統和構成住宅單位外牆一部分屬非結構預製外牆的綠化及創新裝飾(為免存疑，不包括任何住宅單位的窗戶及窗框和毗連獨立住宅單位或分隔興建住宅單位的土地的共用牆)、複式單位天台的所有牆壁(包括但不限於外護牆和兩個毗連複式單位之間的天台的共用圍牆)；及
- (vi) 電訊及廣播設備室、花灑水箱、花灑泵房、消防及花灑泵房、消防水箱、檢錶櫃、升降機、升降機大堂、花灑箱、食水箱、沖廁水箱、食水及沖廁水泵房、消防花灑控制閥房、食水泵及箱房、消防泵房、喉輓泵房、水錶檢查房、電錶房、硬地行人徑、機電房、特低電壓房、管槽、水錶櫃、天井、電錶及低電壓房、花槽、管理處、電錶槽、電話槽、電力槽、空調槽、排氣槽、空調機平台、水錶房、平台、低電壓槽、消防槽、喉輓、氣體/消防/電纜豎管、天台、頂層天台、綠化天台、主天台、緊急發電機房、空調機底座、公共天線廣播分導設備房、變壓站主天台供會所使用的露天空調地方、複式單位天台的電纜架及電力櫃、樓梯、梯屋、發展項目大樓1A、1B、1C、2A及2B座一樓的簷蓬；
- 但不包括發展項目公用地方及停車場公用地方。
- 住宅公用地方已在夾附於公契並經認可人士或其代表核實為準確的圖則上以綠色及綠色加黑斜線顯示，以作識別之用。
- 「**住宅公用設施**」指住宅公用地方內供所有住宅單位業主及佔用人共同使用或安裝供他們共同享用，而並非供任何個別住宅單位獨家或整個發展項目使用或享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括在樓梯安裝的人工照明及備用緊急系統、發電機、排水渠、沙井、坑井、渠道、電掣、儀錶、管道、泵、電線、電纜、照明、天線、燈柱、外裝飾鋁製百葉、升降機、水箱、火警警告及滅火設備、垃圾處理設備及器具、康樂設施內的康樂及其他設施、過濾設備、位於住宅公用地方任何部分內的圍牆及入口大閘及其他服務設施器具(不論是以管道覆蓋或其他情況)。
4. 「**停車場公用地方**」指指定供停車場共同使用與享用，而非通過公契給予任何個別停車位業主的該土地及發展項目的所有該等區域或部分，在不限於上述一般適用範圍下，包括行車道(不包括構成發展項目公用地方或住宅公用地方一部分的行車道)及電動車充電儀錶房，但不包括發展項目公用地方及住宅公用地方。停車場公用地方已在夾附於公契並經認可人士或其代表核實為準確的地庫圖則上以棕色顯示，以作識別之用。
- 「**停車場公用設施**」指停車場公用地方內供停車場共同使用或安裝供停車場共同享用，而並非供任何個別停車位獨家或整個發展項目使用或享用的所有該等裝置及設施，在不限制上述一般適用範

圍下，包括排水渠、沙井、渠道、總水喉(如有)、水箱、污水渠、水溝、水道、電纜、井(如有)、管道、電線、食水及沖廁水進水口(如有)及總水喉、滅火或保安設備及設施、泵、電掣、儀錶、照明、衛生裝置、垃圾處理設備及設施、通風扇、入口欄杆設備及其他器具及設備及設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

(a) 大樓單位

大樓座數	樓層	大樓單位	每個大樓單位獲分配的不分割份數數目
1A	地下 (1層)	A單位	42
		B單位	21
		C單位	28
		D單位	27
		E單位	21
		F單位	43
		G單位	42
		H單位	21
		J單位	28
		K單位	27
		L單位	21
		M單位	42
	1樓、2樓、 3樓和5樓 (4層) (不設4樓)	A單位	43
		B單位	19
		C單位	26
		D單位	42
		E單位	19
		F單位	44
		G單位	42
		H單位	19
		J單位	26
		K單位	26
		L單位	19
		M單位	43



大樓座數	樓層	大樓單位	每個大樓單位獲分配的不分割份數數目
1B	地下 (1層)	A單位	46
		B單位	21
		C單位	21
		D單位	27
		E單位	27
		F單位	42
		G單位	42
		H單位	22
		J單位	21
		K單位	28
		L單位	42
	1樓、2樓、 3樓和5樓 (4層) (不設4樓)	A單位	45
		B單位	19
		C單位	19
		D單位	26
		E單位	26
		F單位	43
		G單位	43
		H單位	26
		J單位	27
		K單位	27
		L單位	43
1C	地下 (1層)	A單位	42
		B單位	27
		C單位	28
		D單位	27
		E單位	21
		F單位	28
		G單位	42
		H單位	27
		J單位	21
		K單位	27

大樓座數	樓層	大樓單位	每個大樓單位獲分配的不分割份數數目
1C	地下 (1層)	L單位	27
		M單位	27
	1樓、2樓、 3樓和5樓 (4層) (不設4樓)	A單位	42
		B單位	26
		C單位	42
		D單位	42
		E單位	19
		F單位	26
		G單位	42
		H單位	26
		J單位	19
		K單位	26
		L單位	26
		M單位	26
2A	地下 (1層)	A單位	42
		B單位	21
		C單位	28
		D單位	27
		E單位	21
		F單位	43
		G單位	42
		H單位	21
		J單位	28
		K單位	27
		L單位	21
		M單位	42
	1樓、2樓、 3樓和5樓 (4層) (不設4樓)	A單位	43
		B單位	19
		C單位	26
		D單位	42
		E單位	19
		F單位	43

大樓座數	樓層	大樓單位	每個大樓單位獲分配的不分割份數數目
2A	1樓、2樓、 3樓和5樓 (4層) (不設4樓)	G單位	43
		H單位	19
		J單位	26
		K單位	26
		L單位	19
		M單位	43
2B	地下 (1層)	A單位	46
		B單位	21
		C單位	21
		D單位	27
		E單位	27
		F單位	42
		G單位	42
		H單位	22
		J單位	21
		K單位	28
		L單位	42
	1樓、2樓、 3樓和5樓 (4層) (不設4樓)	A單位	45
		B單位	19
		C單位	19
		D單位	26
		E單位	26
		F單位	43
		G單位	43
		H單位	26
		J單位	27
		K單位	27
		L單位	43

註：  
大樓1A，1B，1C，2A和2B座不設4樓及I單位。

(b) 複式單位

複式大廈	複式單位	每個複式單位獲分配的不分割份數數目
複式A座	1號單位	78
	2號單位	76
複式B座	3號單位	75
	5號單位	75
	6號單位	75
	7號單位	76
	8號單位	76
	9號單位	75
	10號單位	75
	11號單位	75
	12號單位	76
複式C座	15號單位	77
	16號單位	76
	17號單位	75
	18號單位	75
	19號單位	75
	20號單位	75
	21號單位	76
	22號單位	76
	23號單位	75
	25號單位	75
	26號單位	75
	27號單位	75
	28號單位	75
	29號單位	76
	30號單位	76
複式D座	31號單位	77
	32號單位	76
	33號單位	75
	35號單位	75
	36號單位	75

複式大廈	複式單位	每個複式單位獲分配的不分割份數數目
複式D座	37號單位	75
	38號單位	75
	39號單位	75
	40號單位	75
	41號單位	76
	42號單位	75
	43號單位	75
	45號單位	76
	46號單位	76
	47號單位	75
	48號單位	75
	49號單位	75
	50號單位	75
	51號單位	75
	52號單位	75
	53號單位	76
	55號單位	75
	56號單位	75
	57號單位	75
	58號單位	76

註：  
不設複式單位4，13，14，24，34，44及54。

C. 發展項目的管理人的委任年期

受限於條例的條文，公契管理人將獲委任為管理該土地及發展項目的首任管理人，其最初任期為由公契的日期起計兩年，且須於其後繼續管理發展項目直至其委任根據公契條文被終止為止。

D. 管理開支按什麼基準在發展項目中的住宅物業的擁有人之間分擔

管理人須按下列原則根據每位業主的單位獲分配的管理份數數目釐定每個業主須分擔管理開支的款額：

(a) 發展項目每個單位業主須按他的單位獲分配的管理份數數目佔發展項目所有單位的管理份數總數之比例分擔年度管理預算A部分評估的款項。A部分涵蓋管理人認為歸屬管理與保養

發展項目公用地方及發展項目公用設施和批地文件要求業主保養該土地及發展項目之內或供所有業主享用的任何區域或設施的預計管理開支(下述管理預算中B部分及C部分載有的預計管理開支除外)；

- (b) 每個業主除了須支付以上(a)項應付的款項外，還須就他作為擁有人的每個住宅單位獲分配的管理份數數目佔發展項目所有住宅單位獲分配的總管理份數之比例分擔年度管理預算的B部分評估的款項。B部分涵蓋管理人認為專門歸屬管理與保養住宅公用地方及住宅公用設施或專供所有住宅單位業主享用的預計管理開支，包括但不限於康樂設施的操作、保養、維修、清潔、照明及保安的開支，且為免存疑，B部分還涵蓋管理人合理認為有關停車場公用地方及停車場公用設施的預計管理開支中歸屬使用訪客停車位、傷殘人士停車位、單車停車位及上落貨停車位之部分；
- (c) 每個業主除了須支付以上(a)項應付的款項外，還須就他作為擁有人的每個停車位獲分配的管理份數數目佔發展項目所有停車位獲分配的總管理份數之比例分擔年度管理預算的C部分評估的款項。C部分涵蓋管理人認為專門歸屬管理與保養停車場公用地方及停車場公用設施或專供所有停車位業主享用的預計管理開支，為免存疑，不包括管理人合理認為有關停車場公用地方及停車場公用設施的預計管理開支中歸屬使用訪客停車位、傷殘人士停車位、單車停車位及上落貨停車位之部分，該部分須被視為屬於年度管理預算的B部分。

E. 計算管理費按金的基準

管理費按金的款額相等於就每個單位應付第一年的預算管理開支的1個月的每月分擔款項，且該款項不能用作抵銷每個單位的第一任業主應付的管理開支的每月分擔款項或任何其他分擔款項，該款項不能退還，但可以轉讓。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

- 註：
- (1) 除非本售樓說明書另作定義，以上使用的專有詞語具有公契內該等詞語的相同意義。
- (2) 請查閱公契的最新擬稿以了解全部詳情。公契的最新擬稿全文現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契的最新擬稿之複印本。



## A. Common parts of the Development

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

1. **“Common Areas and Facilities”** means all of the Common Areas and all of the Common Facilities; **“Common Areas”** means all of the Development Common Areas, Residential Common Areas and Car Park Common Areas; **“Common Facilities”** means all of the Development Common Facilities, Residential Common Facilities and Car Park Common Facilities.
2. **“Development Common Areas”** means all those areas or parts of the Land and the Development the right to the use of which is designated for the common use and benefit of the Owners and occupiers of the Units and is not given by the DMC to the Owner of any individual Unit and which include, without limiting the generality of the foregoing, external walls of the Development (excluding all external walls forming part of the Residential Common Areas or the Residential Unit), site fence walls and entrance gates of the Development (excluding those forming part of the Residential Common Facilities), driveway (excluding those forming part of the Car Park Common Areas or the Residential Common Areas), emergency vehicular access (excluding those forming part of the Residential Common Areas), low voltage cable duct room(s), electric room(s), fire services & sprinkler pump room(s), fire services water tank(s), sprinkler tank(s), check meter cabinet(s), fire services sprinkler control valve room(s), master water meter room(s), Transformer Room Cable duct(s), caretaker counter(s), smoke vent(s), fire services control room, fire services inlets, low voltage cable duct(s), switch gear room(s), switch gear hoisting duct(s), Transformer Room hoisting duct(s), Transformer Room(s), flat roofs on the first and second floors of transformer building, switch room(s), roof of transformer building at top roof, staircases, emergency generator room(s), fuel tank room(s), management office, owners’ committee office, architectural features, site fence wall(s), sprinkler inlets cabinet(s), refuse chamber(s), telecommunication room(s), hard paved area(s), protected corridor(s), lawn(s) and such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance but shall exclude the Car Park Common Areas and the Residential Common Areas. For the purpose of identification, the Development Common Areas are shown coloured Indigo on the plans certified as to their accuracy by or on behalf of the Authorized Person annexed to the DMC.

**“Development Common Facilities”** means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of all the Owners and occupiers of the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Unit and, without limiting the generality of the foregoing, including drains, drainage(s), manholes, channels, water mains, sewers, gutters, watercourses (if any), cables, wells (if any), pipes, wires, cable accommodation and associated facilities of the Transformer Room(s), flushing and potable water intakes and mains, fire fighting or security equipment and facilities, pumps, switches, meters, lights, sanitary fittings, refuse disposal equipment and

facilities, communal aeries and other apparatus equipment and facilities.

3. **“Residential Common Areas”** means all those areas or parts of the Land and the Development the right to the use of which is designated for common use and benefit of the Owners and occupiers of Residential Units and is not given by the DMC to the Owner of any individual Residential Unit and which, without limiting the generality of the foregoing, include: -
  - (i) Visitors’ Parking Spaces, Parking Spaces for Disabled Persons, Bicycle Parking Spaces, and Loading and Unloading Spaces;
  - (ii) Recreational Facilities;
  - (iii) Greenery Areas;
  - (iv) driveway (excluding those forming part of the Car Park Common Areas or Development Common Areas) and emergency vehicular access (excluding those forming part of the Development Common Areas);
  - (v) external walls of the Residential Units including the curtain wall system and the Green and Innovative Feature(s) being the non-structural prefabricated external walls forming part of external walls of the Residential Units (excluding, for the avoidance of doubt, the windows and window frames of any Residential Unit and the common walls adjoining separate Residential Units or dividing the land upon which the Residential Units are constructed), all walls on the roof level of Maisonette Units (including, without limitation, the external parapet(s) and common fence walls on roof level between two adjoining Maisonette Units); and
  - (vi) telecommunications and broadcasting equipment room(s), sprinkler water tank(s), sprinkler pump room(s), fire services & sprinkler pump room(s), fire services water tank(s), check meter cabinet(s), lifts, lift lobbies, sprinkler tank(s), potable water tank(s), flushing water tank(s), potable & flushing water pump room(s), fire services sprinkler control valve room(s), potable water pump and tank room(s), fire services pump room(s), hose reel pump room(s), check water meter room(s), electric meter room(s), hard paved footpath(s), electrical and mechanical room(s), extra low voltage room(s), pipe duct(s), water meter cabinet(s), light well(s), electric meter and electric low voltage room(s), planters, management office, electric meter duct(s), telephone duct(s), electric duct(s), air-conditioning duct(s), gas duct(s), air-conditioning platforms, water meter room(s), flat roof(s), electric low voltage duct(s), fire services duct(s), hose reels, gas/fire services/cable riser duct(s), electrical/mechanical riser cabinet(s), roof(s), top roof(s), green roof(s), main roof(s), emergency generator room(s), air-conditioning plinth(s), communal aerial broadcast distribution equipment room(s), open air-conditioning area for clubhouse at main roof of transformer building, cable tray(s) and electrical cabinet(s) at roof of Maisonette Units, staircases, stairhood, canopy(ies) at first floor of each of Tower 1A, Tower 1B, Tower 1C, Tower 2A and Tower 2B of the Development;

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

For the purpose of identification, the Residential Common Areas are shown coloured green and green hatched black on the plans certified as to their accuracy by and on behalf of the Authorized Person annexed to the DMC.

**“Residential Common Facilities”** means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of all the Owners and occupiers of the Residential Units and not for the exclusive use or benefit of any individual Residential Unit or the Development as a whole and which, without limiting the generality of the foregoing, include artificial lighting and backup emergency system for staircases, generators, drains, manholes, pits, channels, switches, meters, pipes, pumps, wires, cables, lights, antennae, lightning poles, external decorative aluminium louvers, lifts, water tanks, fire warning and fighting equipment, refuse disposal equipment and apparatus, recreational and other facilities in the Recreational Facilities, filtration equipment, fence walls and entrance gates situated in any part of the Residential Common Areas and other service facilities apparatus whether ducted or otherwise.

4. **“Car Park Common Areas”** means all those areas or parts of the Land and the Development the right to the use of which is designated for the common use and benefit of the Car Parks and is not given by the DMC to the Owner of any individual Car Park and which include, without limiting the generality of the foregoing, driveway (excluding those forming part of the Development Common Areas or the Residential Common Areas) and electric vehicle charging meter room(s) but shall exclude the Development Common Areas and the Residential Common Areas. For the purpose of identification, the Car Park Common Areas are shown coloured Brown on the Basement Floor Plans certified as to their accuracy by or on behalf of the Authorized Person annexed to the DMC.

**“Car Park Common Facilities”** means all those installations and facilities in the Car Park Common Areas used in common by or installed for the common benefit of the Car Parks and not for the exclusive use or benefit of any individual Car Park or the Development as a whole and, without limiting the generality of the foregoing, including drains, manholes, channels, water mains (if any), water tanks, sewers, gutters, watercourses, cables, wells (if any), pipes, wires, potable and flushing water intakes (if any) and mains, fire fighting or security equipment and facilities, pumps, switches, meters, lights, sanitary fittings, refuse disposal equipment and facilities, ventilation fans, access barrier equipment and other apparatus and equipment and facilities.



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

(a) Flats

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Undivided Shares allocated to each Flat</u>
1A	G/F (1 storey)	Unit A	42
		Unit B	21
		Unit C	28
		Unit D	27
		Unit E	21
		Unit F	43
		Unit G	42
		Unit H	21
		Unit J	28
		Unit K	27
		Unit L	21
		Unit M	42
	1/F, 2/F, 3/F and 5/F (4 storeys) (4/F omitted)	Unit A	43
		Unit B	19
		Unit C	26
		Unit D	42
		Unit E	19
		Unit F	44
		Unit G	42
		Unit H	19
		Unit J	26
		Unit K	26
1B	G/F (1 storey)	Unit A	46
		Unit B	21
		Unit C	21
		Unit D	27
		Unit E	27
		Unit F	42

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Undivided Shares allocated to each Flat</u>
1B	G/F (1 storey)	Unit G	42
		Unit H	22
		Unit J	21
		Unit K	28
		Unit L	42
	1/F, 2/F, 3/F and 5/F (4 storeys) (4/F omitted)	Unit A	45
		Unit B	19
		Unit C	19
		Unit D	26
		Unit E	26
		Unit F	43
		Unit G	43
		Unit H	26
		Unit J	27
		Unit K	27
		Unit L	43
	1C	Unit A	42
		Unit B	27
		Unit C	28
		Unit D	27
		Unit E	21
		Unit F	28
		Unit G	42
		Unit H	27
		Unit J	21
		Unit K	27
		Unit L	27
		Unit M	27
	1/F, 2/F, 3/F and 5/F (4 storeys) (4/F omitted)	Unit A	42
		Unit B	26
		Unit C	42
		Unit D	42
		Unit E	19

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Undivided Shares allocated to each Flat</u>
1C	1/F, 2/F, 3/F and 5/F (4 storeys) (4/F omitted)	Unit F	26
		Unit G	42
		Unit H	26
		Unit J	19
		Unit K	26
		Unit L	26
		Unit M	26
2A	G/F (1 storey)	Unit A	42
		Unit B	21
		Unit C	28
		Unit D	27
		Unit E	21
		Unit F	43
		Unit G	42
		Unit H	21
		Unit J	28
		Unit K	27
		Unit L	21
		Unit M	42
	1/F, 2/F, 3/F and 5/F (4 storeys) (4/F omitted)	Unit A	43
		Unit B	19
		Unit C	26
		Unit D	42
		Unit E	19
		Unit F	43
		Unit G	43
		Unit H	19
		Unit J	26
		Unit K	26
		Unit L	19
		Unit M	43



<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Undivided Shares allocated to each Flat</u>
2B	G/F (1 storey)	Unit A	46
		Unit B	21
		Unit C	21
		Unit D	27
		Unit E	27
		Unit F	42
		Unit G	42
		Unit H	22
		Unit J	21
		Unit K	28
		Unit L	42
	1/F, 2/F, 3/F and 5/F (4 storeys) (4/F omitted)	Unit A	45
		Unit B	19
		Unit C	19
		Unit D	26
		Unit E	26
		Unit F	43
		Unit G	43
		Unit H	26
		Unit J	27
		Unit K	27
		Unit L	43

Note:  
There is no designation of 4/F and Unit I in Towers 1A, 1B, 1C, 2A and 2B.

(b) Maisonette Units

<u>Maisonette Building</u>	<u>Maisonette Unit</u>	<u>No. of Undivided Shares allocated to each Maisonette Unit</u>
Maisonette Building A	Unit 1	78
Maisonette Building B	Unit 2	76
	Unit 3	75
	Unit 5	75
	Unit 6	75
	Unit 7	76
	Unit 8	76
	Unit 9	75
	Unit 10	75
	Unit 11	75
	Unit 12	76
Maisonette Building C	Unit 15	77
	Unit 16	76
	Unit 17	75
	Unit 18	75
	Unit 19	75
	Unit 20	75
	Unit 21	76
	Unit 22	76
	Unit 23	75
	Unit 25	75
	Unit 26	75
	Unit 27	75
	Unit 28	75
	Unit 29	76
	Unit 30	76
Maisonette Building D	Unit 31	77
	Unit 32	76
	Unit 33	75
	Unit 35	75
	Unit 36	75

<u>Maisonette Building</u>	<u>Maisonette Unit</u>	<u>No. of Undivided Shares allocated to each Maisonette Unit</u>
Maisonette Building D	Unit 37	75
	Unit 38	75
	Unit 39	75
	Unit 40	75
	Unit 41	76
	Unit 42	75
	Unit 43	75
	Unit 45	76
	Unit 46	76
	Unit 47	75
	Unit 48	75
	Unit 49	75
	Unit 50	75
	Unit 51	75
	Unit 52	75
	Unit 53	76
	Unit 55	75
	Unit 56	75
	Unit 57	75
	Unit 58	76

Note:  
There are no designations of Maisonette Units 4, 13, 14, 24, 34, 44 and 54.

C. Term of years for which the manager of the Development is appointed

Subject to the provisions of the Ordinance, the DMC Manager will be appointed as the first manager to manage the Land and the Development for the initial term of TWO years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

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

The Manager shall determine the amount which each Owner shall contribute towards the management expenses having regard to the



number of Management Shares allocated to his Unit in accordance with the following principles:

(a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development. Part A shall cover the estimated management expenditure which in the opinion of the Manager are attributable to the management and maintenance of the Development Common Areas and the Development Common Facilities and any areas or facilities within the Land and the Development that are required to be maintained by the Owners under the Government Grant or for the benefit of all the Owners (excluding those estimated management expenditure contained in Part B and Part C of the Management Budget hereinafter mentioned);

(b) Each Owner in addition to the amount payable under (a) above shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development. Part B shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Residential Common Areas and the Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities and, for the avoidance of doubt, Part B shall also contain such parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Visitors' Parking Spaces, Parking Spaces for Disabled Persons, Bicycle Parking Spaces and Loading and Unloading Spaces; and

(c) Each Owner in addition to the amount payable under (a) above shall in respect of each Car Park of which he is the owner contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Park bears to the total number of Management Shares allocated to all Car Parks of and in the Development. Part C shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Car Park Common Areas and the Car Park Common Facilities or solely for the benefit of all the Owners of the Car Parks excluding for the avoidance of doubt, parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Visitors' Parking Spaces, Parking Spaces for Disabled Persons,

Bicycle Parking Spaces and Loading and Unloading Spaces which shall be treated as falling within Part B of the annual Management Budget.

**E. Basis on which the management fee deposit is fixed**

The amount of management fee deposit is equivalent to one month's monthly contribution of the first year's budgeted management expenditure payable in respect of each Unit, and such sum shall not be used to set off against monthly contribution of the management expenditure or any other contributions to be made by the first Owner of each Unit and such sum is non-refundable but transferable.

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

Not applicable.

Notes:

- (1) Unless otherwise defined in this sales brochure, capitalized term used in the above shall have the same meanings of such terms in the DMC.
- (2) For full details, please refer to the latest draft of the DMC which is free for inspection during opening hours at the sales office. A copy of the latest draft DMC is available upon request and payment of the necessary photocopying charges.

1 發展項目位於丈量約份第124約第4328號地段(「該地段」)。

2. 該地段乃根據2017年5月29日訂立並在土地註冊處註冊為新批地文件第22483號之換地協議及條款(「批地文件」)批出，租期由2017年5月29日起計50年。

### 3. 一般條款第6條規定：

(a) 承授人須在整個租期期間按該等條款對已建或重建建築物(該詞指本一般條款第(b)款預期的重建)：

(i) 按經批准的設計、配置或高度及任何經批准建築圖則保養一切建築物，不得對其作出修訂或更改；及

(ii) 保養一切已建或今後可按該等條款或任何其後合約修訂所興建的一切建築物，使其處於修繕妥當及良好的狀態，直至租約期滿或提前終止為止。

(b) 倘若在租期的任何時候清拆當時在該地段或其中任何部分上面的任何建築物，承授人須興建相同類型和不少於其總樓面面積且穩妥及堅固的建築物或地政總署署長(「署長」)批准的類型及價值的建築物作為代替。如果進行上述清拆，承授人須在上述清拆的一個曆月內向署長申請其同意進行重建該地段的建築工程，並在收到上述同意後三個曆月內開展重建的必要工程及在署長規定的期限內完成，使署長滿意。

### 4. 特別條款第(5)條規定：

承授人須發展該地段，全面遵照該等條款和目前或任何時間在香港生效的所有有關建築、衛生及規劃的條例、附例和規例，在該地段上建造一座或多座建築物，並於2022年12月31日\*或之前竣工及使其適宜佔用。

\*註：根據地政總署元朗地政處於2020年9月16日發出的信函，特別條款第(5)條內的日期已更改為2023年6月30日。

### 5. 特別條款第(6)條規定：

該地段或其中任何部分或在其上已建或擬建的任何建築物或建築物的任何部分不得用作私人住宅以外的任何用途。

### 6. 特別條款第(8)條規定：

未經署長的預先書面同意和符合他施加的任何條件包括支付他可要求的行政費及地價，不能在批地文件夾附的圖則I上以粉紅色加黑斜線顯示的區域(下稱「粉紅色加黑斜線區域」)的地面水平或從粉紅色加黑斜線區域地面水平起向上延伸至15米高的空間內搭建或建造建築物、構築物、任何一座或多座建築物或一個或多個構築物的支撐物或伸展物。就本特別條款而言，署長對何謂地面水平

之決定將為最終並對承授人有約束力。

### 7. 特別條款第(10)條規定：

(a) 經署長書面批准，承授人可在該地段內搭建、建造及提供康樂設施及其附屬設施(下稱「設施」)。設施的類型、大小、設計、高度及配置亦須經署長預先書面批准。

(b) 在計算批地文件特別條款第(7)(c)和(7)(d)條分別指定的總樓面面積和上蓋面積時，受限於批地文件特別條款第(42)(d)條，按本特別條款第(a)款在該地段內提供供在該地段上已建或擬建的一座或多座住宅大廈的住戶和他們的真正訪客共同使用與享用的設施之任何部分不得計算在內。署長認為不屬於上述使用的設施的餘下部分則須計算在內。

(c) 倘若設施任何部分按本特別條款第(b)款被豁免列入計算總樓面面積和上蓋面積(下稱「獲豁免設施」)：

(i) 獲豁免設施須被指定為並構成批地文件特別條款第(18)(a)(v)條提及的公用地方一部分；

(ii) 承授人須自費保養獲豁免設施，使其處於修繕妥當及良好的狀態，並須運作獲豁免設施，使署長滿意；及

(iii) 獲豁免設施僅供該地段上已建或擬建的一座或多座住宅大廈的住戶和他們的真正訪客使用，其他人士不得使用。

### 8. 特別條款第(11)條規定：

未經署長預先書面同意，不得移除或干擾該地段或毗連範圍內生長的樹木。署長在發出同意時，可就樹木移植、補償性景觀美化工程或再植施加他認為合適的條件。

### 9. 特別條款第(12)(a)、(b)(i)至(iv)、(c)及(d)條規定：

(a) 承授人須自費向署長提交一份園景設計圖，標示遵照本特別條款第(b)款訂明的規定在該地段內擬提供的園景工程的位置、配置及布局以取得批准。

(b) (i) 該地段須有不少於20%面積種植樹木、灌叢或其他植物。

(ii) 本特別條款第(b)(i)款所指的20%中，須有不少於50%(下稱「綠化範圍」)於署長全權酌情決定的位置或水平提供，以確保綠化範圍讓行人看見或可供進入該地段的任何人士或人等通行。

(iii) 署長就任何承授人所建議的園景工程是否構成本特別條款第(b)(i)款所指的20%之決定為最終，並對承授人有約束力。

(iv) 署長可全權酌情接納承授人建議的其他非種植裝飾，作為種植樹木、灌叢或其他植物的替代。

(c) 承授人須按照經批准的園景設計圖，自費在該地段進行園景工程，全面使署長滿意，且如非獲署長預先書面同意，不得對經批准的園景設計圖作任何修改、修訂、改動、更改或取代。

(d) 其後，承授人須自費保養和使園景工程維持於安全、清潔、整齊、整潔及健康的狀態，全面使署長滿意。

### 10. 特別條款第(13)(a)條規定：

該地段內可提供看更或管理員或兩者的辦公設施，惟須遵從以下條件：

(i) 署長認為該等設施對於在該地段上已建或擬建的一座或多座建築物的安全、保安及妥善管理為必需的；

(ii) 該等設施不能用作該地段上完全和必要聘用的看更或管理員或兩者的辦公設施以外的任何用途；及

(iii) 任何該等設施的位置須首先經署長書面批准。

### 11. 特別條款第(14)(a)條規定：

該地段內可提供看更或管理員或兩者的宿舍，惟須遵從以下條件：

(i) 該等宿舍須設在該地段上已建的其中一座住宅單位大廈或經署長書面批准的其他位置；及

(ii) 該等宿舍不能用作該地段內完全和必要聘用的看更或管理員或兩者的住宅設施以外的任何用途。

### 12. 特別條款第(15)(a)條規定：

該地段內可提供1個辦事處供業主立案法團或業主委員會使用，惟須遵從以下條件：

(i) 該辦事處不能用作就該地段和其上已建或擬建的建築物成立或擬成立的業主立案法團或業主委員會開會和行政工作以外的任何用途；及

(ii) 任何該辦事處的位置須首先經署長書面批准。

### 13. 特別條款第(16)條規定：

不能在該地段上興建屬於憑藉《建築物條例(新界適用)條例》、其下任何規例及任何修訂法例而獲得《建築物條例》、其下任何規



例及任何修訂法例條文所豁免的類別之建築物。

14. 特別條款第(22)條規定：

- (a) (i) 該地段內須提供使署長滿意的車位，以供停泊根據《道路交通條例》、其下任何規例及任何修訂法例持牌，並屬於該地段上已建或擬建的一座或多座建築物的住客及其真正賓客、訪客或被邀請者的車輛(下稱「住宅停車位」)，比率按以下表格列明於該地段上已建或擬建的住宅單位的分別大小計算，除非署長同意採用不同於以下列表格列明的比率或數目：

每個住宅單位的大小	擬提供住宅停車位數目
少於40平方米	每10個住宅單位或其部分1個車位
不少於40平方米但少於70平方米	每6個住宅單位或其部分1個車位
不少於70平方米但少於100平方米	每2.4個住宅單位或其部分1個車位
不少於100平方米但少於160平方米	每1.2個住宅單位或其部分1個車位
不少於160平方米	每0.667個住宅單位或其部分1個車位

- (ii) 就本特別條款第(a)(i)款而言，擬提供的住宅停車位總數須為根據本特別條款第(a)(i)款中列表所載每個住宅單位的分別大小計算的住宅停車位的分別數目之總和。就該等條款而言，「每個住宅單位的大小」一詞就總樓面面積而言指以下(I)與(II)之和：
- (I) 一個由其住客獨家使用及享用的住宅單位之總樓面面積，由該單位圍牆或護牆外側開始量度，除非該等圍牆分隔兩個毗連單位則屬例外，於該情況下須由該等牆壁之中央開始量度，並須包括該單位內的內部間隔牆及支柱，但為免存疑，不包括該單位內沒有列入計算批地文件特別條款第(7)(c)條訂明的總樓面面積的所有樓面面積；及
- (II) 一個住宅單位按比率分攤的住宅公用地方(按下文定義)總樓面面積，及以此計算，住宅單位圍牆以外供已建或擬建於該地段上的一座或多座建築物的住客公用與共享的住宅公用地方之總樓面面積，但為免存疑，不包括沒有列入計算批地文件特別條款第(7)(c)條訂明的總樓面面積的所有樓面面積(住宅公用地方下稱「住宅公用地方」)，須依照下列方程式分攤予一個住宅單位：

- 住宅公用地方  
所有總樓面面積

x

依照本特別條款第(a)(ii)(I)款計算  
有關住宅單位之總樓面面積  
  
依照本特別條款第(a)(ii)(I)款計算  
所有住宅單位之總樓面面積
- (iii) 該地段內須按照下列比率提供額外的車位，以供停泊根據《道路交通條例》、其下任何規例及任何修訂法例持牌，並屬於該地段上已建或擬建的一座或多座建築物的住客之真正賓客、訪客或被邀請者的車輛，使署長滿意，惟該地段內須最少提供2個該等車位：
- (I) 如果該地段上已建或擬建的任何一座住宅單位大廈提供超過75個住宅單位，每座住宅單位大廈提供5個車位的比率；或
- (II) 署長批准的其他比率。
- (iv) 根據本特別條款第(a)(i)款和第(a)(iii)款(可分別根據批地文件特別條款第(25)條規定修訂)提供的車位除用作該等特別條款分別訂明的用途外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。
- (b) (i) 承授人須遵照建築事務監督的規定和批准，在根據本特別條款第(a)(i)(I)款和第(a)(iii)款(可分別根據批地文件特別條款第(25)條規定修訂)提供的車位中，預留及指定一定數目的車位供《道路交通條例》、其下任何規例和任何修訂法例界定的傷殘人士停泊車輛(該等預留及指定的車位下稱「傷殘人士停車位」)，惟根據本特別條款第(a)(iii)款(可根據批地文件特別條款第(25)條修訂)提供的車位中最少須如此預留及指定1個車位及承授人不得將所有根據本特別條款第(a)(iii)款(可根據批地文件特別條款第(25)條規定修訂)提供的車位預留或指定為傷殘人士停車位。
- (ii) 傷殘人士停車位除供《道路交通條例》、其下任何規例和任何修訂法例界定的傷殘人士停泊屬於該地段上已建或擬建的一座或多座建築物之住客及其真正賓客、訪客或被邀請者的車輛外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。
- (c) (i) 該地段內須提供車位，使署長滿意，以供停泊根據《道路交通條例》、其下任何規例和任何修訂法例持牌，並屬於該地段上已建或擬建的一座或多座建築物之住客及其真正賓客、訪客或被邀請者的電單車(下稱「電單車停車位」)。比率為根據本特別條款第(a)(i)款(可根據批地文件特別條款第(25)條修訂)要求提供的車位總數的10%或署長批准的其他比率。倘若根據本第(c)(i)款擬提供的車位數目為小數位數，

- 則上調至下一個整數。
- (ii) 電單車停車位(可根據批地文件特別條款第(25)條修訂)除用作本特別條款第(c)(i)款訂明的用途外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。
- (d) (i) 除傷殘人士停車位外，每個根據本特別條款第(a)(i)款和第(a)(iii)款(可分別根據批地文件特別條款第(25)條修訂)提供的車位必須為2.5米闊及5.0米長，最低淨空高度為2.4米。
- (ii) 每個傷殘人士停車位的尺寸必須依照建築事務監督所要求及批准。
- (iii) 每個電單車停車位(可根據批地文件特別條款第(25)條修訂)必須為1.0米闊及2.4米長，最低淨空高度為2.4米或署長批准的其他最低淨空高度。

15. 特別條款第(23)條規定：

- (a) 該地段內須提供車位供貨車裝卸貨物，使署長滿意，比率為該地段上已建或擬建的一座或多座建築物每800個住宅單位或其部分一個車位或署長批准的其他比率，惟該地段上已建或擬建的每座住宅單位大廈最少須有一個上落貨停車位，該上落貨停車位須位於每座住宅單位大廈的毗連地方或其內。
- (b) 每個根據本特別條款第(a)款提供的車位必須為3.5米闊及11.0米長，最低淨空高度為4.7米。該等停車位除供與該地段上已建或擬建的一座或多座建築物相關的貨車裝卸貨物外，不可用作任何其他用途。

16. 特別條款第(24)條規定：

該地段內須提供使署長滿意的車位，以供停泊屬於該地段上已建或擬建的一座或多座建築物的住客及其真正賓客、訪客或被邀請者的單車，比率為每15個總樓面面積少於70平方米的住宅單位或其部分一個車位，或署長批准的其他比率。

17. 特別條款第(25)條規定：

- (a) 即使批地文件特別條款第(22)(a)(i)和(22)(a)(iii)條有所規定，承授人可分別增加或減少上述特別條款要求提供的車位數目不超過5%，惟如此增加或減少的車位總數不能超過50。
- (b) 除了本特別條款第(a)款外，承授人可分別增加或減少批地文件特別條款第(22)(a)(i)和(22)(c)(i)條要求提供的車位的數目(毋須考慮本特別條款第(a)款計算在內的車位)不超過5%。



## 18. 特別條款第(27)條規定：

- (a) 儘管該等條款已按署長滿意的方式履行和遵守，住宅停車位及電單車停車位不得：
- (i) 轉讓，除非：
- (I) 連同賦予專有使用與管有該地段上已建或擬建的一座或多座建築物之一個或多個住宅單位的權利的該地段的不分割份數一併轉讓；或
- (II) 轉讓予已為具專有使用與管有該地段上已建或擬建的一座或多座建築物之一個或多個住宅單位的權利的該地段的不分割份數的業主；或
- (ii) 分租，租予該地段上已建或擬建的一座或多座建築物內之住宅單位的住客除外

惟於任何情況下，不可把多於總共三個住宅停車位及電單車停車位轉讓予業主或分租予該地段上已建或擬建的一座或多座建築物內任何一個住宅單位的住客。

- (b) 即使本特別條款第(a)款有所規定，經署長的預先書面同意，承授人可以單一轉讓所有住宅停車位及電單車停車位，惟僅限於予一間承授人全資擁有的附屬公司。
- (c) 本特別條款第(a)款不適用於轉讓、分租、按揭或抵押整個地段。
- (d) 本特別條款第(a)和(b)款不適用於傷殘人士停車位。

## 19. 特別條款第(28)條規定：

在該地段內按批地文件特別條款第(22)(a)(iii)條(可根據批地文件特別條款第(25)條修訂)及第(23)(a)條提供的車位和按批地文件特別條款第(24)條提供的傷殘人士停車位須指定為及構成公用地方之部分。

## 20. 特別條款第(30)條規定：

承授人無權進出該地段以供車輛通過，除非通過在批地文件夾附的圖則I上顯示並註明X點和Y點並穿過Z點之間的位置或署長書面批准的其他位置。當發展或重新發展該地段時，可於受允許的位置作建築車輛的臨時通道，受制於署長可施加的條件。當完成發展或重新發展時，承授人須自費在署長指定的時限內及在一切方面使署長滿意的情況下回復興建了臨時通道的地方。

## 21. 特別條款第(31)條規定：

- (a) 在批地文件批授的整個租期期間，專門保留給政府、目前名為及在土地註冊處註冊為丈量約份第124約第960號地段餘段並在批地文件夾附的圖則I上顯示及標記為「960 PR」的整片或整幅土地(下稱「內陸地段」)的承租人及租客及當時獲賦予內陸地段業權的一名或多名人士(當時內陸地段的承租人及租客和當時獲賦予內陸地段業權的一名或多名人士在下文合稱「道路權使用者」)、它的或他們的人員、訪客、被邀請人、被許可人及它或他們為此授權的其他人士為了正當使用及享用內陸地段有關的一切合法目的(為免存疑，包括政府、其人員及其他授權人士就內陸地段進行檢查)在白天及晚上的任何時候駕車或徒步或乘坐輪椅或帶上或不帶工具、設備及機器免費沿著不少於4.5米寬的路線及定線和署長可要求、指定、批准或全面令署長滿意的其他方式踏上、沿著、跨越、經過及穿過該地段及在其上已建或擬建的一座或多座的建築物的進出權，以便出入及再出入內陸地段。
- (b) 在批地文件協定批授的整個租期期間，專門保留給政府和道路權使用者自由通行、流動、供應、輸送及運送公用事業服務包括但不限於水、電、氣體、電話及電訊服務(以下合稱「該等公用事業服務」)穿過該地段出入內陸地段，供內陸地段妥善使用及享用的權利，以及為了該等目的，政府、道路權使用者、提供該等公用事業服務的公司、它或他們的人員、承辦商、代理人、工人或它或他們授權的其他人士有權和承授人契諾准許他們在所有合理時間(緊急情況除外)帶上或不帶工具、設備及機器進入該地段，在署長要求、指定、授權或批准的該地段的一個或多個部分的該等位置、水平、路線及定線及方式鋪設、安裝、檢查、保養、維修、更改、拆除、翻新及更換水槽、管道、電線、電纜、污水渠、排水渠、明渠、暗渠、槽、煙道、導管、總水喉及其他裝置。

- (c) 政府毋須就其按本特別條款第(a)和(b)款或其他情況行使權利所引起或附帶引起承授人或任何其他人士承受或蒙受的任何損失、損害、滋擾或騷擾承擔責任，且承授人概不能就任何該等損失、損害、滋擾或騷擾向政府要求索償。

- (d) 承授人須於所有時間就承授人、他的承辦商、代理人、工人及它或他們授權的任何人士作出或不作出有關本特別條款第(a)款和第(b)款的任何事宜所直接或間接產生或有關的一切責任及一切訴訟、司法程序、費用、索償、開支、損失、損害、收費及要求彌償及使政府被彌償。

## 22. 特別條款第(32)條規定：

未經署長預先書面同意，承授人不能挖掘、移除或後移毗鄰或毗連該地段的任何政府土地或在任何政府土地上加建或堆填或進行任何類型的斜坡處理工程，署長可全權酌情作出同意並施加他認為合適的任何條款及條件，包括支付他可釐定的地價後給予額外

的政府土地作為該地段的延伸。

## 23. 特別條款第(33)(a)、(c)及(d)條規定：

- (a) 如果任何土地存有或已經被挖掘、移除或後移或任何堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該地段內或任何政府土地上，旨在或與構建、平整或開發該地段或其中任何部分或承授人按該等條款要求進行的任何其他工程有關或作任何其他用途，承授人須自費進行與興建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或附屬工程或將會或可能會或於今後任何時間成為必要的其他工程，以便保護與支撐該地段內和任何毗鄰或毗連政府土地或出租土地內的土地，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承授人須在批地文件授予的租期期間所有時間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或附屬或其他工程，使其處於修繕妥當及良好的狀態，使署長滿意。
- (c) 倘若因為任何構建、平整、開發或承授人進行其他工程或任何其他原因造成於任何時間發生的塌方、山泥傾瀉或地陷，不論發生在或來自該地段內或任何毗鄰或毗連政府土地或出租土地內的任何土地，承授人須自費恢復或修復，使署長滿意，並就因上述塌方、山泥傾瀉或地陷而造成政府、它的代理人及承辦商承受、遭受或產生的一切費用、收費、損害、要求及索償彌償他們。
- (d) 除了批地文件規定對違反任何該等條款的任何其他權利或濟助外，署長有權發出書面通知要求承授人進行、興建及保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物及排水或附屬或其他工程或恢復與修復任何塌方、山泥傾瀉或地陷。如果承授人不理會或未能在通知指定的時期內履行該通知，使署長滿意，署長可立即執行與進行任何必要工程，且承授人須應要求向政府付還因此產生的費用連同任何行政費或專業費用及收費。

## 24. 特別條款第(34)條訂明：

未經署長預先書面批准，不准在該地段使用碎石機。

## 25. 特別條款第(35)條規定：

如果在發展或重新發展該地段或其中任何部分時已安裝預應力地錨，承授人須自費在預應力地錨的服務年限期間進行預應力地錨的定期保養與定期監測，使署長滿意，並在署長可不時按絕對酌情要求時提供上述監測工程的報告和資料給署長。如果承授人不理會或未能進行要求的監測工程，署長可立即執行與進行監測工程，且承授人須應要求向政府付還因此產生的費用。



## 26. 特別條款第(36)條規定：

承授人特此確認該地段可能以含溶洞大理石作地層，並接受在發展或重新發展該地段時將被要求進行廣泛的岩土勘察，承授人進一步接受該勘察可能揭示需要一個有經驗的岩土工程師在設計及監管在該地段上進行所要求的工程的岩土方面有高度的參與。承授人特此確認由於進行任何岩土勘察、設計工程、建築、監管或任何其他事宜所產生的一切費用、收費、支出或其他開支須由他自己完全負責，且承授人進一步確認政府毋須對該等費用、收費、支出或其他開支承擔任何責任。

## 27. 特別條款第(37)條規定：

- (a) 倘若從該地段或發展該地段所影響的其他地方的泥土、廢石方、瓦礫、建築廢料或建築材料腐蝕、沖洗或棄置(下稱「廢料」)於公共小巷或道路或路渠、前濱或海床、污水渠、雨水渠、排水渠或明渠或其他政府物業(下稱「政府物業」)，承授人須自費清理該等廢料並修復對政府物業造成的任何損壞。承授人須對上述腐蝕、沖洗或棄置造成對私人物業的任何損害或滋擾所引起的一切訴訟、索償及要求彌償政府。
- (b) 儘管本特別條款第(a)款有所規定，署長可以(但沒有責任)應承授人要求清理廢料和修復對政府物業造成的任何損壞，且承授人須應要求向政府支付因此產生的費用。

## 28. 特別條款第(38)條規定：

承授人須在任何時候，特別是在任何建築、保養、翻新或維修工程(下稱「工程」)期間，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該地段或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務設施」)造成任何損壞、阻礙或干擾。承授人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的查詢，確定任何服務設施的現況及水平，並須向署長提交處理任何可能受工程影響的服務設施的書面建議，並於各方面取得他的批准，及不得在取得署長對工程及上述建議作出的書面批准之前進行該等工程。承授人須遵守並自行出資履行署長於批准上述建議時對服務設施施加的任何要求，包括任何所需的改道、重鋪或恢復的費用。承授人必須自費在一切方面維修、修復及恢復上述工程以任何形式引起的、對該地段或任何服務設施造成的任何損壞、干擾或阻礙(明渠、污水渠、雨水渠、排水渠或總水喉須由署長進行恢復，除非他另作選擇，且承授人須應要求向政府支付該等工程的費用)，使署長滿意。如果承授人未能對該地段或其中任何部分或任何服務設施進行上述必要的改道、重鋪、維修、修復及恢復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或恢復工程，承授人須應要求向政府支付該等工程的費用。

## 29. 特別條款第(39)條規定：

承授人可獲准使用臨時總水喉的食水作沖廁用途，惟承授人須安裝適合使用鹹水的水管裝置，並須在未來有鹹水供應時接受鹹水供應。

## 30. 特別條款第(40)條規定：

- (a) 承授人須自費建造與保養該地段邊界內或政府土地內署長認為必要的排水渠及渠道，使署長滿意，以便截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠，且承授人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。
- (b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已鋪設及運作)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承授人負責，且承授人須應要求向政府支付上述連接工程的費用。此外，該等連接工程亦可以由承授人自費進行，使署長滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由承授人自費保養，直至應要求由承授人交還給政府，由政府出資負責今後的保養，且承授人須應要求向政府支付有關上述連接工程的技術檢查之費用。若承授人未能保養上述興建在政府土地內連接工程的任何部分，署長可進行其認為必要的該等保養工程，承授人須應要求向政府支付該等工程的費用。

## 31. 特別條款第(41)條規定：

凡在該等條款中有下述規定：

- (a) 政府或其正式授權的人員須或可以在該地段上或其中任何部分之上或該地段之外進行任何形式的工程(不論是代表承授人或因承授人未能進行上述工程或其他原因)，費用由承授人承擔，或承授人須應要求支付或付還上述工程的費用給政府或其正式授權人員，該等費用包括政府或其正式授權的人員可釐定的監督費及經常性開支；或
- (b) 如果需要政府或其正式授權的人員的預先批准或同意，他們可按他們認為合適的條款及條件授予批准或同意或全權酌情拒絕批准或同意。

## 32. 特別條款第(43)條規定：

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

註：

1. 本節提及的「承授人」指批地文件內的承授人，及在上下文義允許或要求之下，包括他的遺囑執行人、遺產管理人及受讓人，如果是法人團體，包括他的繼承人及受讓人；「政府」指香港特別行政區政府；「香港」指香港特別行政區；「該等條款」指並包括批地文件的一般條款及特別條款。
2. 請查閱批地文件以了解全部詳情。完整的批地文件現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得批地文件之複印本。

1. The development is situated on Lot No.4328 in Demarcation District No.124 (“the lot”).

2. The lot is held under an Agreement and Conditions of Exchange dated 29th May 2017 and registered in the Land Registry as New Grant No.22483 (“the Land Grant”) for a term of 50 years commencing from 29th May 2017.

### 3. General Condition No.6 stipulates that:

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

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

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

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

### 4. Special Condition No.(5) stipulates that:

The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2022\*.

\*Note: The date in Special Condition No.(5) has been amended to the 30th day of June 2023 pursuant to the letter from the District Lands Office / Yuen Long of the Lands Department dated 16th September 2020.

### 5. Special Condition No.(6) stipulates that:

The lot or any part thereof or any building or part of any building erected

or to be erected thereon shall not be used for any purpose other than for private residential purposes.

### 6. Special Condition No.(8) stipulates that:

Except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure, support for any building or buildings or any structure or structures, or projection shall be erected or constructed within the area shown coloured pink hatched black on PLAN I annexed to the Land Grant (hereinafter referred to as “the Pink Hatched Black Area”) at the ground level or levels or within the air space extending upwards from the ground level or levels of the Pink Hatched Black Area to a height of 15 metres. For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or levels shall be final and binding on the Grantee.

### 7. Special Condition No.(10) stipulates that:

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

(b) For the purpose of calculating the total gross floor area and site coverage respectively stipulated in Special Conditions Nos. (7)(c) and (7)(d) of the Land Grant, subject to Special Condition No.(42) (d) of the Land Grant, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculations.

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

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(18)(a) (v) of the Land Grant;

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

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

### 8. Special Condition No.(11) stipulates that:

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

### 9. Special Conditions Nos.(12)(a), (b)(i) to (iv), (c) and (d) stipulate that:

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

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

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

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

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

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

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

### 10. Special Condition No.(13)(a) stipulates that:

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

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

(ii) such accommodation shall not be used for any purpose other than



office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and  
(iii) the location of any such accommodation shall first be approved in writing by the Director.

11.Special Condition No.(14)(a) stipulates that:

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

- (i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and
- (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

12.Special Condition No.(15)(a) stipulates that:

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

- (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and
- (ii) the location of any such office shall first be approved in writing by the Director.

13.Special Condition No.(16) stipulates that:

No building shall be erected on the lot of a type which by virtue of the Buildings Ordinance (Application to the New Territories) Ordinance, any regulations made thereunder and any amending legislation is exempted from the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation.

14.Special Condition No. (22) stipulates that:

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

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 10 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 6 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.4 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.2 residential units or part thereof
Not less than 160 square metres	One space for every 0.667 residential unit or part thereof

- (ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table in sub-clause (a)(i) of this Special Condition and for the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:
  - (I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No.(7)(c) of the Land Grant; and
  - (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No.(7)(c) of the Land Grant (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

- The total gross floor area of the Residential Common Area

×

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

The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition
- (iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot shall be provided within the lot to the satisfaction of the Director, at the following rates subject to a minimum of two such spaces being provided within the lot:
    - (I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, at a rate of 5 spaces for every block of residential units, or
    - (II) at such other rates as may be approved by the Director.
  - (iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (25) of the Land Grant) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
  - (b) (i) Out of the spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (25) of the Land Grant), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (25) of the Land Grant) and that the Grantee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (25) of the Land Grant) to become the Parking Spaces for the Disabled Persons.
  - (ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected



or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

- (c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Motor Cycle Parking Spaces”) at a rate of 10 percent of the total number of spaces required to be provided under sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No. (25) of the Land Grant) or at such other rates as may be approved by the Director. If the number of spaces to be provided under this sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number.
- (ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No. (25) of the Land Grant) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (d) (i) Except for the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (25) of the Land Grant) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimension of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.
- (iii) Each of the Motor Cycle Parking Spaces (as may be varied under Special Condition No. (25) of the Land Grant) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

**15.Special Condition No.(23) stipulates that:**

- (a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units.

- (b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot.

**16.Special Condition No.(24) stipulates that:**

Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rates as may be approved by the Director.

**17.Special Condition No.(25) stipulates that:**

- (a) Notwithstanding Special Conditions Nos.(22)(a)(i) and (22)(a)(iii) of the Land Grant, the Grantee may increase or reduce the respective numbers of spaces required to be provided under the said Special Conditions by not more than 5 percent provided that the total number of spaces so increased or reduced shall not exceed 50.
- (b) In addition to sub-clause (a) of this Special Condition, the Grantee may increase or reduce the respective numbers of spaces required to be provided under Special Conditions Nos.(22)(a)(i) and (22)(c)(i) of the Land Grant (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent.

**18.Special Condition No.(27) stipulates that:**

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

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking

Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot.

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

**19.Special Condition No.(28) stipulates that:**

The spaces provided within the lot in accordance with Special Conditions Nos. (22)(a)(iii) (as may be varied under Special Condition No.(25) of the Land Grant) and (23)(a) of the Land Grant, the Parking Spaces for the Disabled Persons and the spaces provided within the lot in accordance with Special Condition No. (24) of the Land Grant shall be designated as and form part of the Common Areas.

**20.Special Condition No.(30) stipulates that:**

The Grantee shall have no right of ingress or egress to or from the lot for the passage of motor vehicles except between the points X and Y through Z shown and marked on PLAN I annexed to the Land Grant or at such other points as may be approved in writing by the Director. Upon development or redevelopment of the lot, a temporary access for construction vehicles into the lot may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Grantee shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.

**21.Special Condition No.(31) stipulates that:**

- (a) Throughout the term agreed to be granted by the Land Grant, there is excepted and reserved unto the Government, the lessees and tenants for the time being of all that piece or parcel of land now known and registered in the Land Registry as The Remaining Portion of Lot No. 960 in Demarcation District No. 124 as shown and marked “960 RP” on PLAN I annexed to the Land Grant (hereinafter referred to as “the Landlocked Lot”) and the person or persons in whom the title of the Landlocked Lot is for the time being vested (the lessees and tenants for the time being of the Landlocked Lot and the person or persons in whom the title of the Landlocked Lot is for the time being vested are hereinafter collectively referred to “the Right of Way Users”), its or their officers, visitors, invitees, licensees and other persons authorized by it or them in that behalf at all times during day and night for all

lawful purposes connected with the proper use and enjoyment of the Landlocked Lot (including, for the avoidance of doubt, the inspection thereof by the Government, its officers and other authorized persons) the right to pass and repass by motor vehicles or on foot or by wheelchair with or without tools, equipment and machinery free of any charge on, along, over, by and through the lot and the building or buildings erected or to be erected thereon along such routes and alignments with a width of not less than 4.5 metres and at such levels as the Director may require, specify, approve or otherwise in all respects to the satisfaction of the Director for ingress, egress and regress to and from the Landlocked Lot.

- (b) Throughout the term agreed to be granted by the Land Grant, there is excepted and reserved unto the Government and the Right of Way Users the right of free passage, flow, supply, conveyance and discharge of utility services including but not limited to water, electricity, gas, telephone and telecommunication services (hereinafter collectively referred to as “the said utility services”) to and from the Landlocked Lot through the lot for the proper use and enjoyment of the Landlocked Lot and, for such purposes, the right for the Government, the Right of Way Users, companies providing the said utilities services, its or their officers, contractors, agents, workmen or other persons authorized by it or them, and the Grantee covenants to permit them to enter the lot at all reasonable times (except in case of emergency) with or without tools, equipment and machinery to lay, install, inspect, maintain, repair, alter, remove, renew and replace gutters, pipes, wires, cables, sewers, drains, nullahs, culverts, ducts, flues, conduits, water mains and other installations within such part or parts of the lot at such positions, levels and along such routes and alignments and in such manner as the Director may require, specify, authorize or approve.
- (c) The Government 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 exercise of the rights by the Government under sub-clauses (a) and (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (d) The Grantee shall at all times indemnify and keep indemnified the Government from and against all liabilities and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands whatsoever arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee, his contractors, agents, workmen and any persons authorized by it or them in connection with sub-clauses (a) and (b) of this Special Condition.

## 22.Special Condition No.(32) stipulates that:

The Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director

who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.

## 23.Special Conditions Nos.(33)(a), (c) and (d) stipulate that:

- (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the 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, landslide or subsidence occurring thereafter. The Grantee shall at all times during the term agreed to be granted by the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (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, landslide 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, landslide or subsidence.
- (d) In addition to any other rights or remedies provided in the Land Grant for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the 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, landslide or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

## 24.Special Condition No.(34) stipulates that:

No rock crushing plant shall be permitted on the lot without the prior

written approval of the Director.

## 25.Special Condition No.(35) stipulates that:

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

## 26.Special Condition No.(36) stipulates that:

The Grantee hereby acknowledges that the lot may be underlain by cavernous marble and accepts that upon any development or redevelopment of the lot extensive geotechnical investigation will be required. The Grantee further accepts that such investigations may reveal the need for a high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of geotechnical aspects of the works required to be carried out on the lot. The Grantee hereby acknowledges that all costs, charges, fees or other expenses whatsoever arising out of any geotechnical investigations, design works, construction, supervision or any other matters whatsoever will be entirely his own responsibility and the Grantee further acknowledges that the Government shall be under no liability whatsoever in respect of such costs, charges, fees or other expenses.

## 27.Special Condition No.(37) stipulates that:

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

## 28.Special Condition No.(38) stipulates that:

The Grantee shall take or cause to be taken all proper and adequate care,

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

### 29.Special Condition No.(39) stipulates that:

Consent to use temporary mains fresh water for flushing will be given provided that the Grantee will be required to install plumbing suitable for the use of salt water and to accept salt water supply if available in the future.

### 30.Special Condition No.(40) stipulates that:

- (a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be

liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

### 31.Special Condition No.(41) stipulates that:

Wherever in these Conditions it is provided that:

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

### 32.Special Condition No.(43) stipulates that:

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

Remarks:

1. The expression “Grantee” as mentioned in this section means the Grantee under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns ; “Government” means the Government of the Hong Kong Special Administrative Region; “Hong Kong” means the Hong Kong Special Administrative Region; and “these Conditions” mean and include the General and Special Conditions of the Land Grant.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

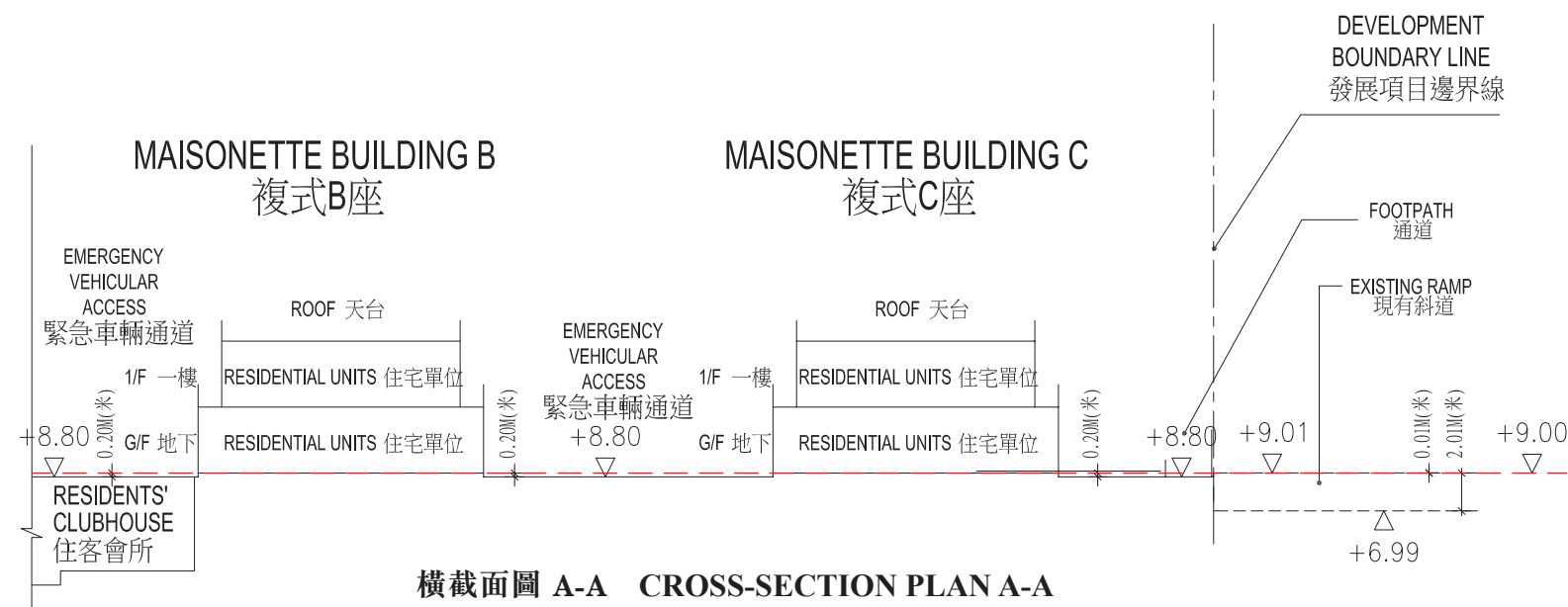
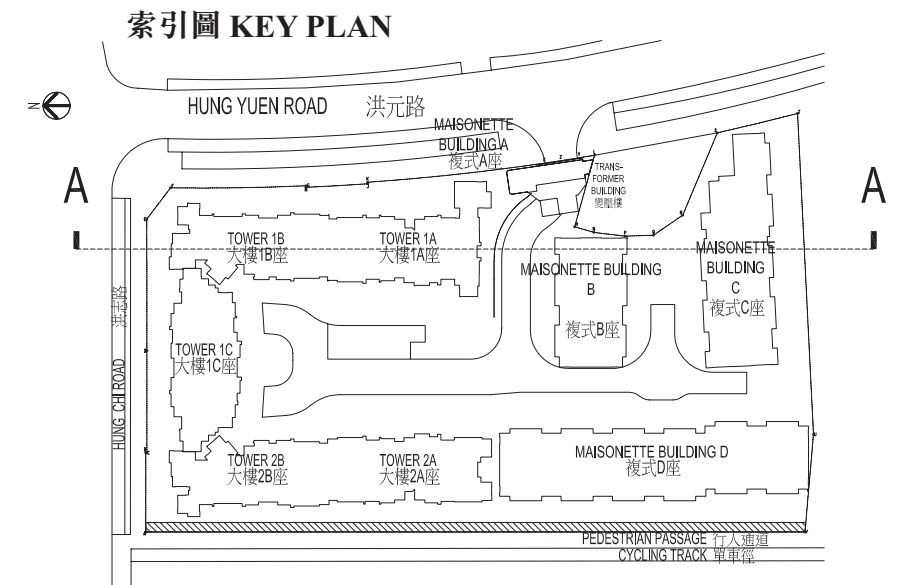
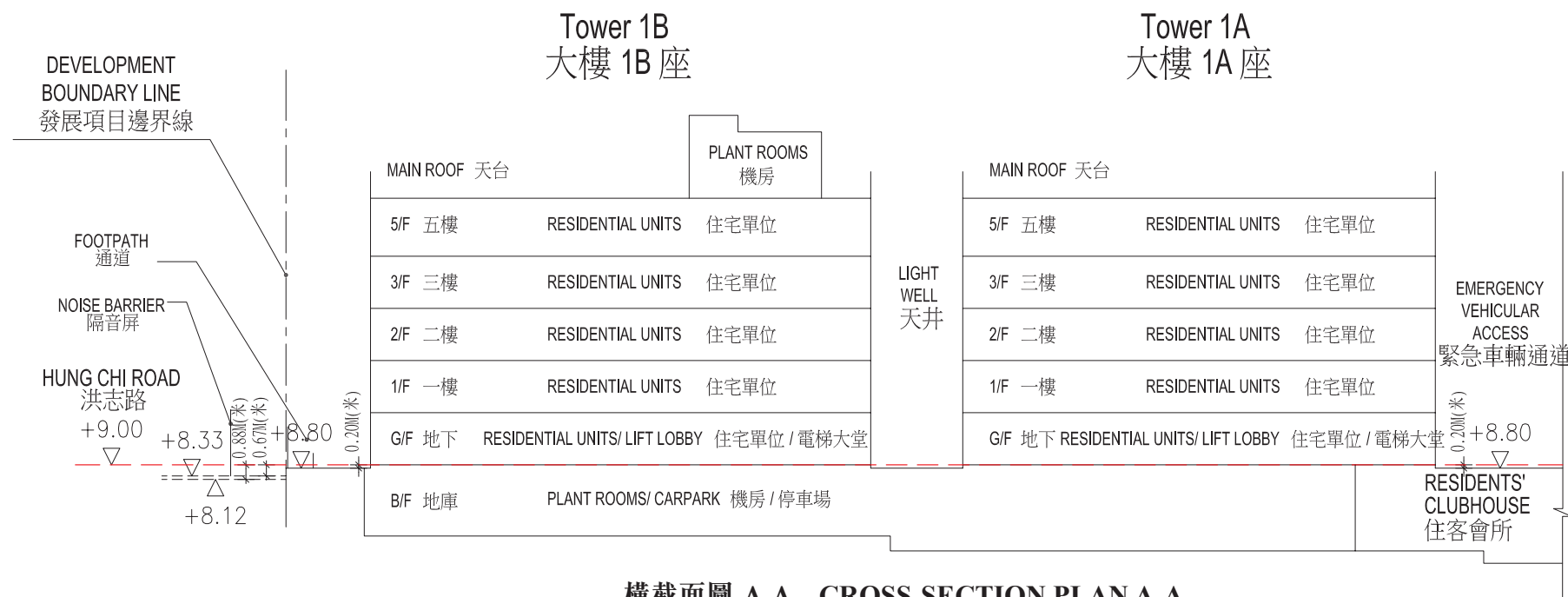


1. 根據批地文件規定須興建並提供予政府或供公眾使用的設施的資料	1. Information on facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use:
不適用	Not Applicable
2. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施或休憩用地的資料	2. Information on facilities or open space that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development :
不適用	Not Applicable
3. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分的資料	3. Information on any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F):
不適用	Not Applicable

1. 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。
2. 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。
3. 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—
  - (a) 該律師事務所可能不能夠保障買方的利益；及
  - (b) 買方可能要聘用一間獨立的律師事務所；及
  - (c) 如屬上述(b)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。

1. 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.
2. 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.
3. 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-
  - (a) that firm may not be able to protect the purchaser's interests; and
  - (b) the purchaser may have to instruct a separate firm of solicitors; and
  - (c) that in the case of paragraph (b) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

# 發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



毗連建築物 (大樓 1B 座) 的一段洪志路為香港主水平基準以上 8.12 米至 8.33 米。

The part of Hung Chi Road adjacent to the building (Tower 1B) is 8.12 metres to 8.33 metres above the Hong Kong Principal Datum.

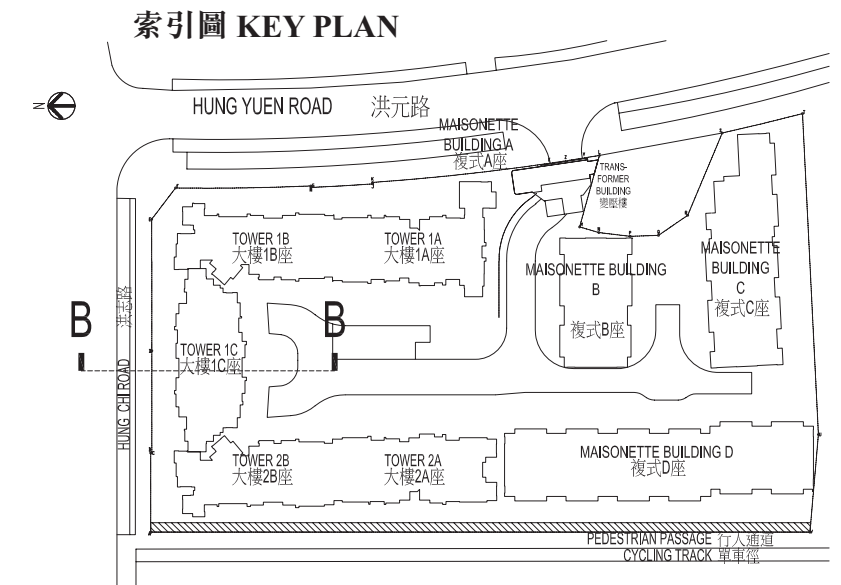
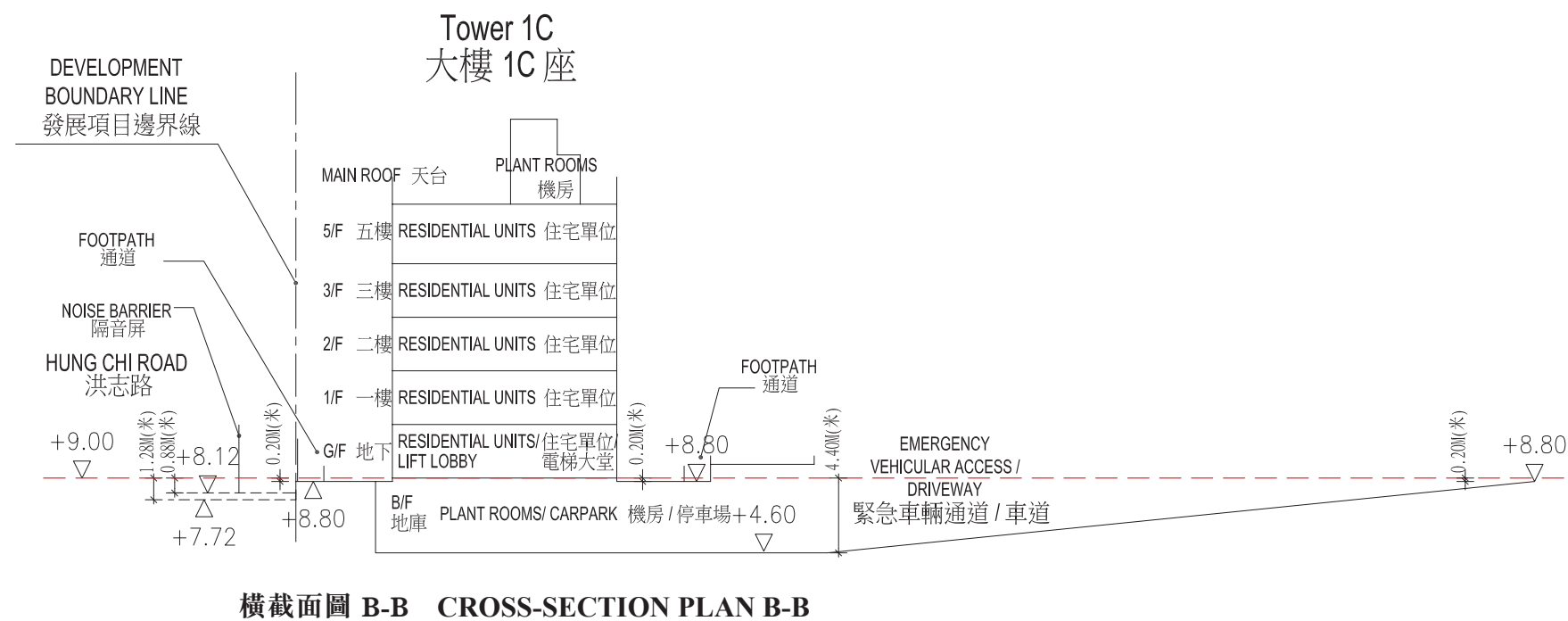
毗連建築物 (複式 C 座) 的一段現有斜道為香港主水平基準以上 6.99 米至 9.01 米。

The part of Existing Ramp adjacent to the building (Maisonette Building C) is 6.99 metres to 9.01 metres above the Hong Kong Principal Datum.

--- 紅色虛線為最低住宅樓層水平  
Red dotted line donates the level of the lowest residential floor

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





毗連建築物 (大樓1C座) 的一段洪志路為香港主水平基準以上7.72米至8.12米。

The part of Hung Chi Road adjacent to the building (Tower 1C) is 7.72 metres to 8.12 metres above the Hong Kong Principal Datum.

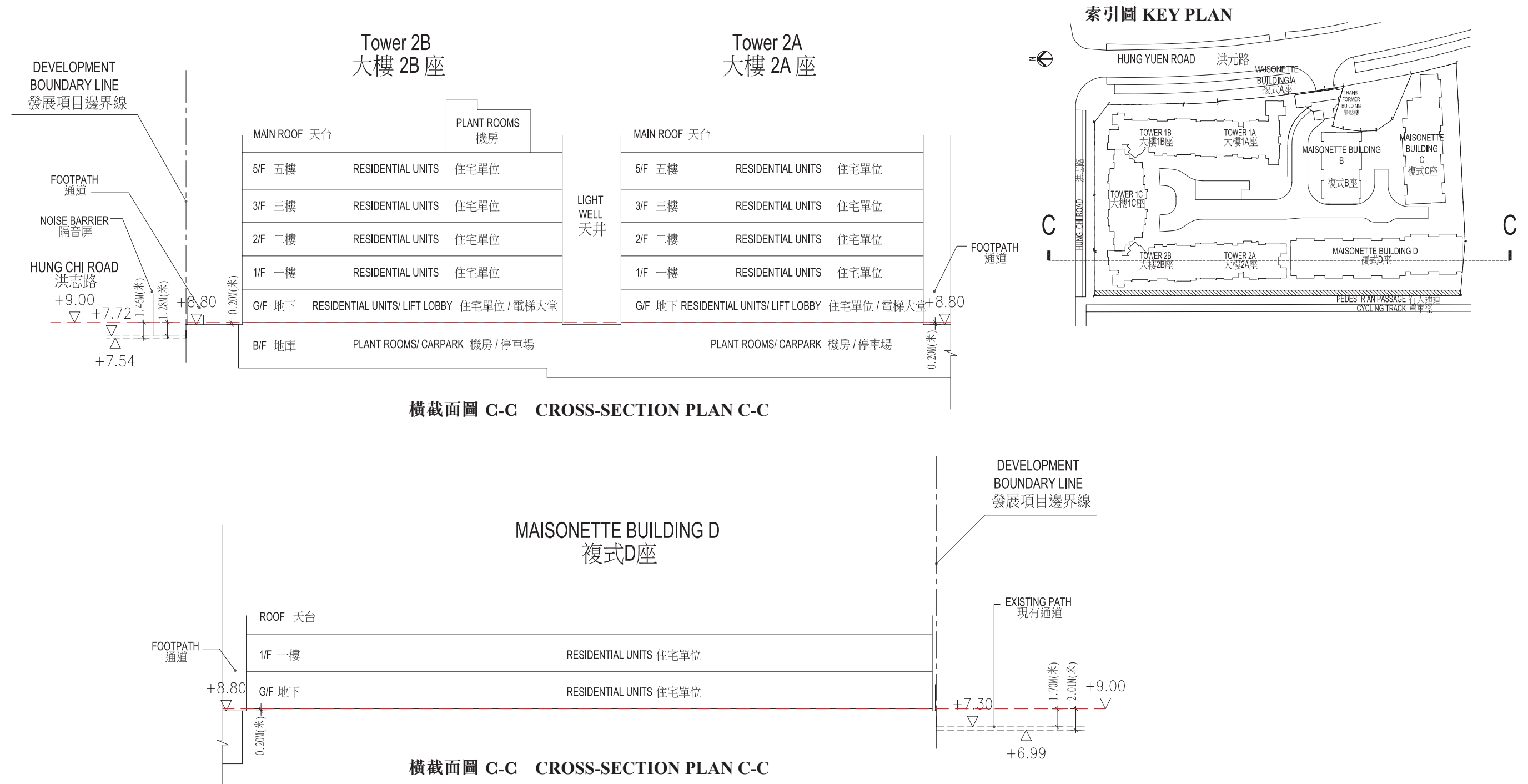
毗連建築物 (大樓1C座) 的一段緊急車輛通道/車道為香港主水平基準以上4.60米至8.80米。

The part of Emergency Vehicular Access/Driveway adjacent to the building (Tower 1C) is 4.60 metres to 8.80 metres above the Hong Kong Principal Datum.

--- 紅色虛線為最低住宅樓層水平  
Red dotted line donates the level of the lowest residential floor

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

# 發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



毗連建築物 (大樓2B座) 的一段洪志路為香港主水平基準以上7.54米至7.72米。

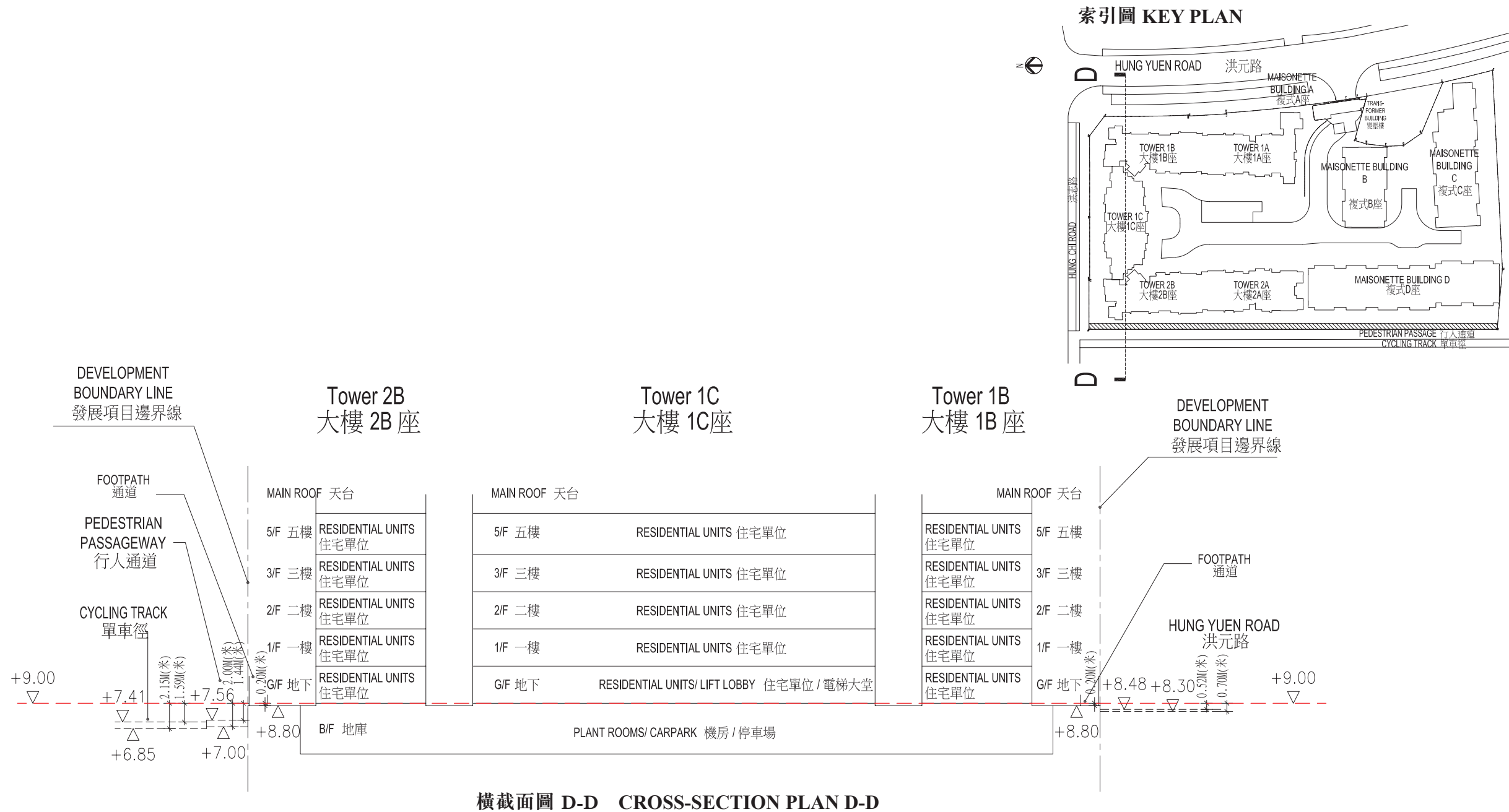
The part of Hung Chi Road adjacent to the building (Tower 2B) is 7.54 metres to 7.72 metres above the Hong Kong Principal Datum.

毗連建築物 (複式D座) 的一段現有通道為香港主水平基準以上6.99米至7.30米。

The part of Existing Path adjacent to the building (Maisonette Building D) is 6.99 metres to 7.30 metres above the Hong Kong Principal Datum.

紅色虛線為最低住宅樓層水平  
Red dotted line donates the level of the lowest residential floor

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



毗連建築物 (大樓1B座) 的一段洪元路為香港主水平基準以上8.30米至8.48米。  
The part of Hung Yuen Road adjacent to the building (Tower 1B) is 8.30 metres to 8.48 metres above the Hong Kong Principal Datum.

毗連建築物 (大樓2B座) 的一段行人通道為香港主水平基準以上7.00米至7.56米。  
The part of Pedestrian Passageway adjacent to the building (Tower 2B) is 7.00 metres to 7.56 metres above the Hong Kong Principal Datum.

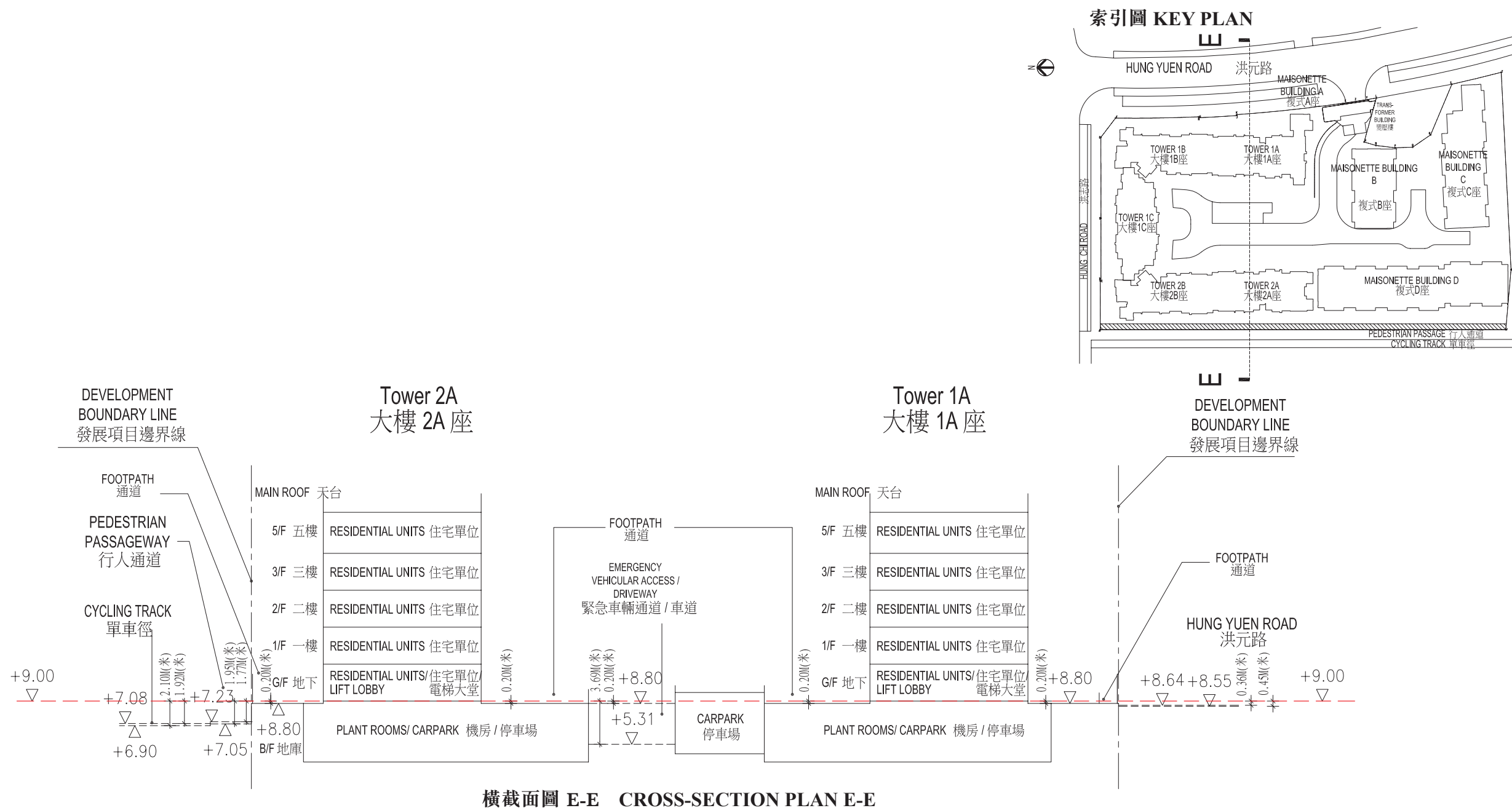
毗連建築物 (大樓2B座) 的一段單車徑為香港主水平基準以上6.85米至7.41米。  
The part of Cycling Track adjacent to the building (Tower 2B) is 6.85 metres to 7.41 metres above the Hong Kong Principal Datum.

紅色虛線為最低住宅樓層水平  
Red dotted line donates the level of the lowest residential floor

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



## 發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



毗連建築物 (大樓1A座) 的一段洪元路為香港主水平基準以上8.55米至8.64米。

The part of Hung Yuen Road adjacent to the building (Tower 1A) is 8.55 metres to 8.64 metres above the Hong Kong Principal Datum.

毗連建築物 (大樓2A座) 的一段行人通道為香港主水平基準以上7.05米至7.23米。

The part of Pedestrian Passageway adjacent to the building (Tower 2A) is 7.05 metres to 7.23 metres above the Hong Kong Principal Datum.

毗連建築物 (大樓2A座) 的一段單車徑為香港主水平基準以上6.90米至7.08米。

The part of Cycling Track adjacent to the building (Tower 2A) is 6.90 metres to 7.08 metres above the Hong Kong Principal Datum.

毗連建築物 (大樓1A座) 的一段緊急車輛通道/車道為香港主水平基準以上5.31米至8.80米。

The part of Emergency Vehicular Access/Driveway adjacent to the building (Tower 1A) is 5.31 metres to 8.80 metres above the Hong Kong Principal Datum.

毗連建築物 (大樓2A座) 的一段緊急車輛通道/車道為香港主水平基準以上5.31米至8.80米。

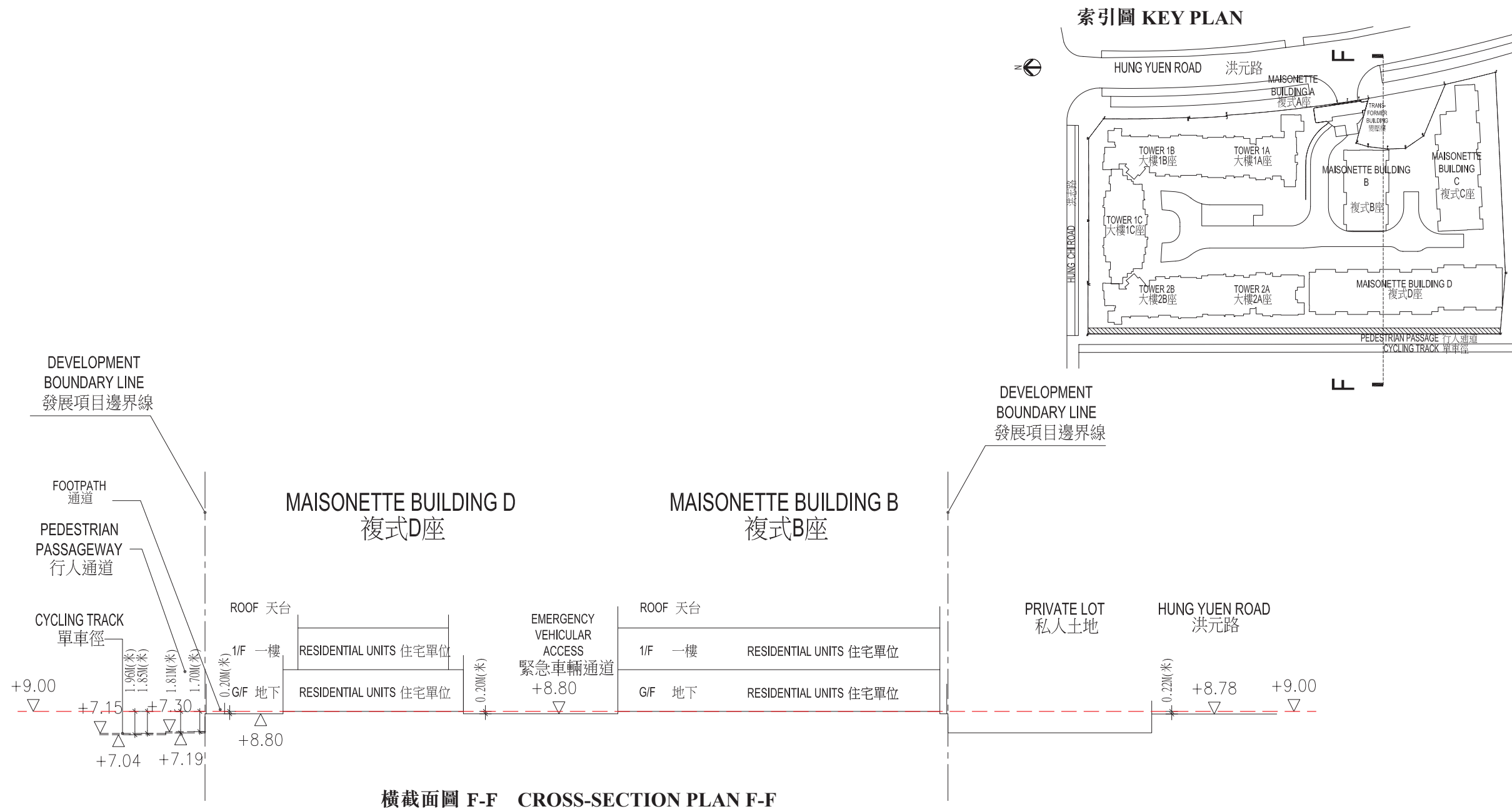
The part of Emergency Vehicular Access/Driveway adjacent to the building (Tower 2A) is 5.31 metres to 8.80 metres above the Hong Kong Principal Datum.

紅色虛線為最低住宅樓層水平

Red dotted line donates the level of the lowest residential floor

香港主水平基準以上高度(米)

Height in metres above Hong Kong Principal Datum (HKPD)



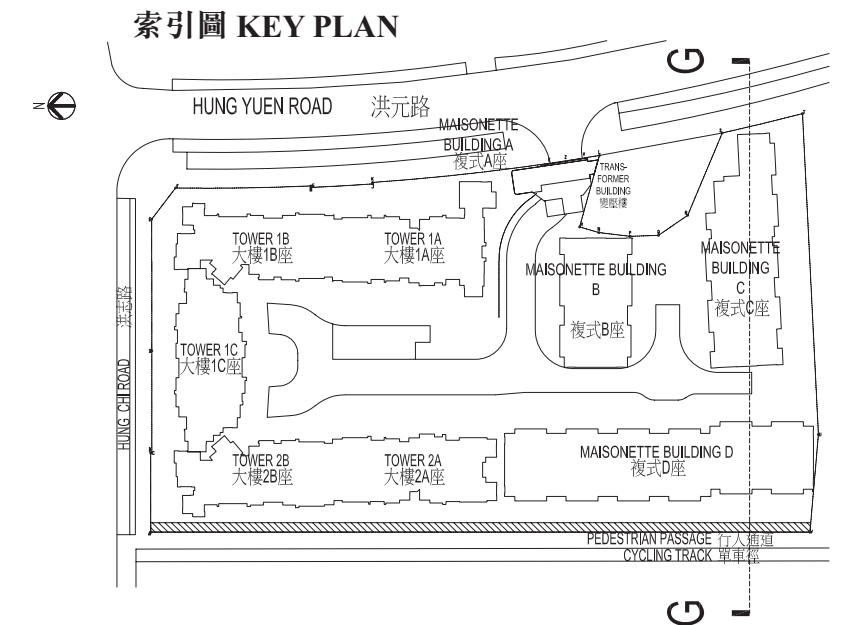
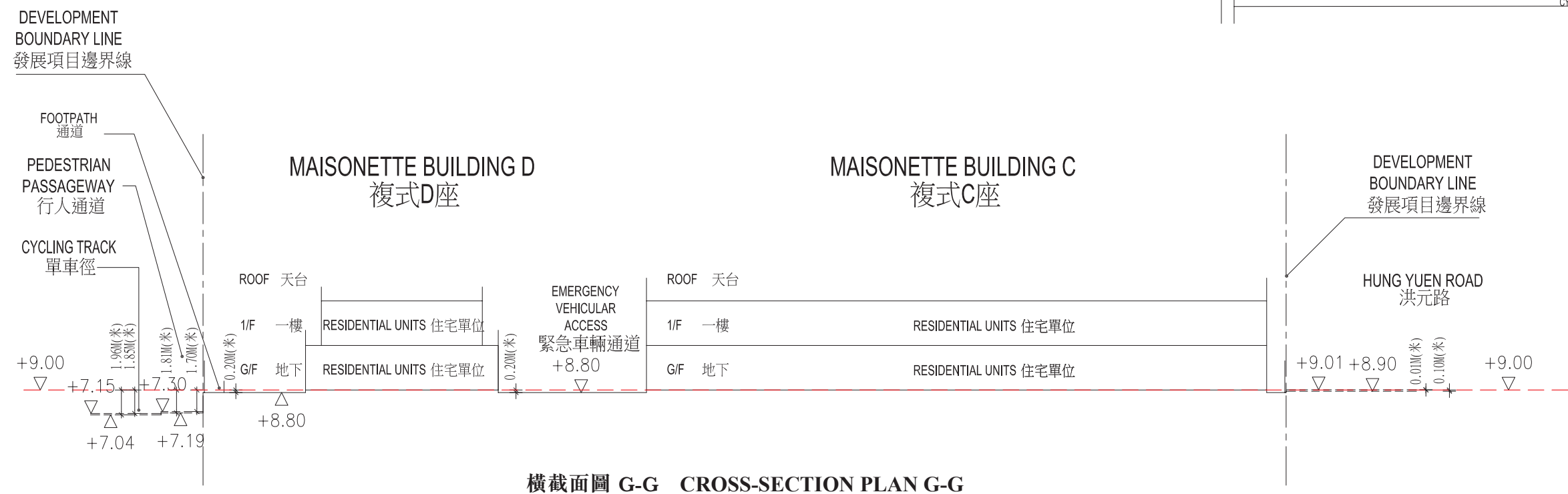
毗連建築物 (複式D座) 的一段行人通道為香港主水平基準以上7.19米至7.30米。

The part of Pedestrian Passageway adjacent to the building (Maisonette Building D) is 7.19 metres to 7.30 metres above the Hong Kong Principal Datum.

毗連建築物 (複式D座) 的一段單車徑為香港主水平基準以上7.04米至7.15米。

The part of Cycling Track adjacent to the building (Maisonette Building D) is 7.04 metres to 7.15 metres above the Hong Kong Principal Datum.

# 發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



毗連建築物（複式C座）的一段洪元路為香港主水平基準以上8.90米至9.01米。

The part of Hung Yuen Road adjacent to the building (Maisonette Building C) is 8.90 metres to 9.01 metres above the Hong Kong Principal Datum.

毗連建築物（複式D座）的一段行人通道為香港主水平基準以上7.19米至7.30米。

The part of Pedestrian Passageway adjacent to the building (Maisonette Building D) is 7.19 metres to 7.30 metres above the Hong Kong Principal Datum.

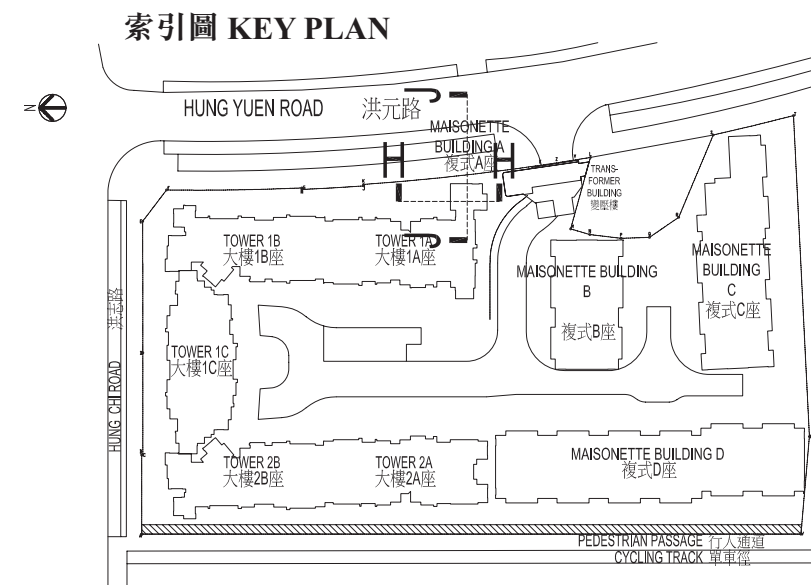
毗連建築物（複式D座）的一段單車徑為香港主水平基準以上7.04米至7.15米。

The part of Cycling Track adjacent to the building (Maisonette Building D) is 7.04 metres to 7.15 metres above the Hong Kong Principal Datum.

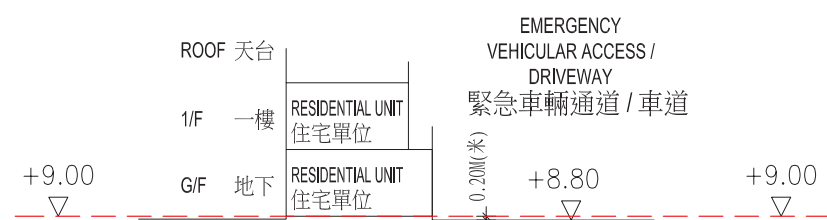
紅色虛線為最低住宅樓層水平  
Red dotted line donates the level of the lowest residential floor

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



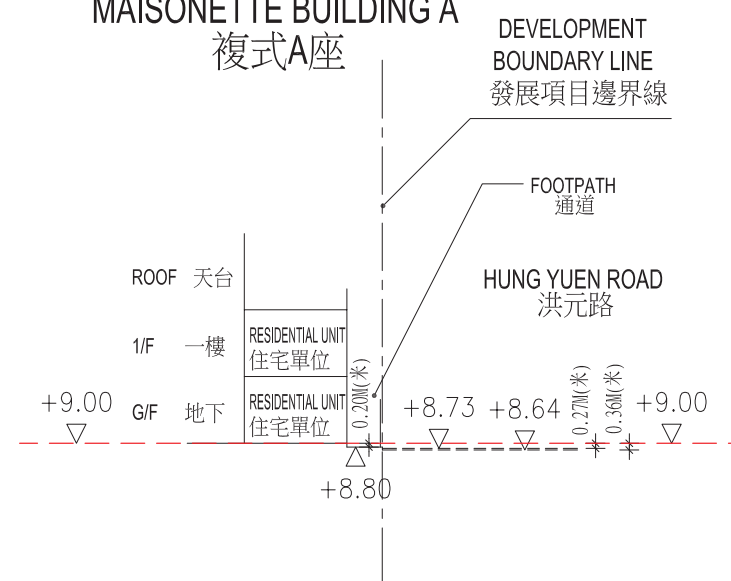


MAISONNETTE BUILDING A  
複式A座



橫截面圖 H-H CROSS-SECTION PLAN H-H

MAISONNETTE BUILDING A  
複式A座

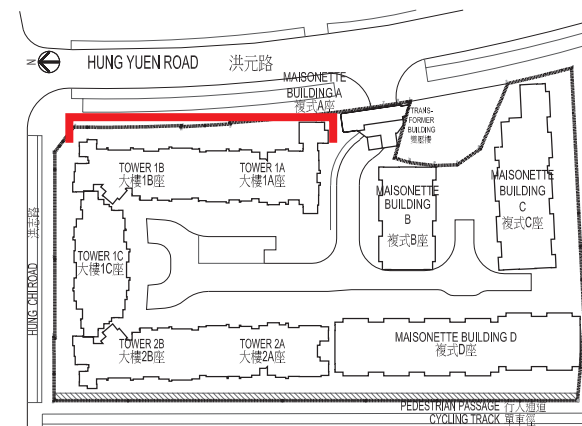


橫截面圖 J-J CROSS-SECTION PLAN J-J

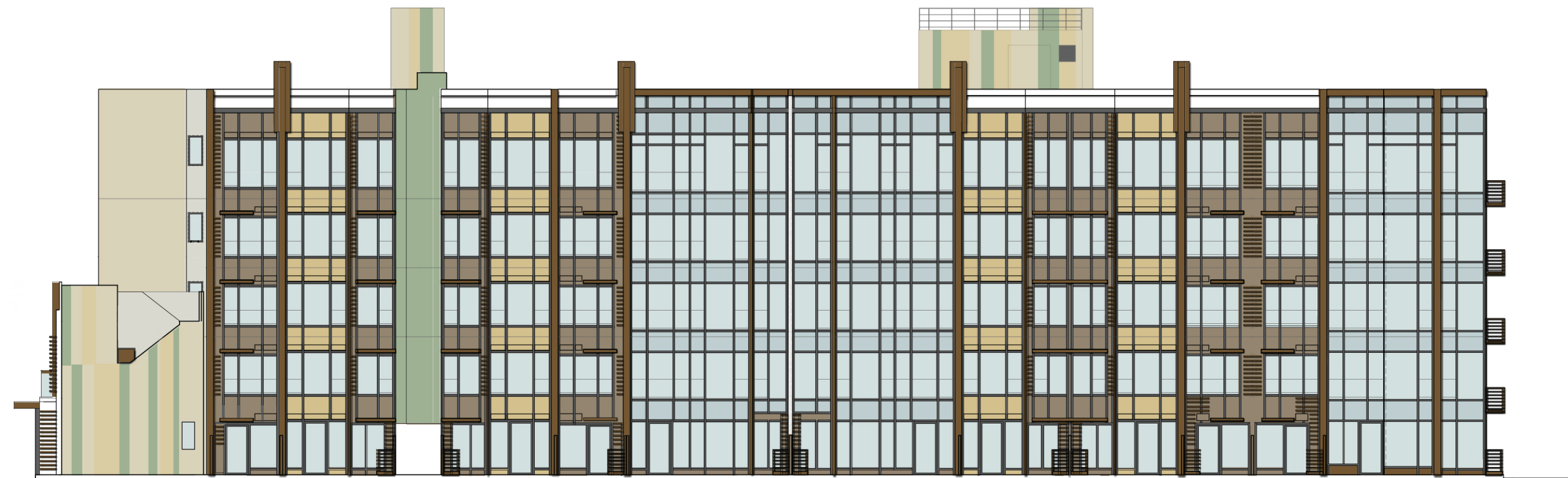
毗連建築物 (複式A座) 的一段洪元路為香港主水平基準以上8.64米至8.73米。

The part of Hung Yuen Road adjacent to the building (Maisonnette Building A) is 8.64 metres to 8.73 metres above the Hong Kong Principal Datum.

紅色虛線為最低住宅樓層水平  
Red dotted line donates the level of the lowest residential floor  
香港主水平基準以上高度(米)  
Height in metres above Hong Kong Principal Datum (HKPD)



索引圖 KEY PLAN



複式A座東立面圖  
MAISONETTE BUILDING A  
EAST ELEVATION

大樓1A座東立面圖  
TOWER 1A EAST ELEVATION

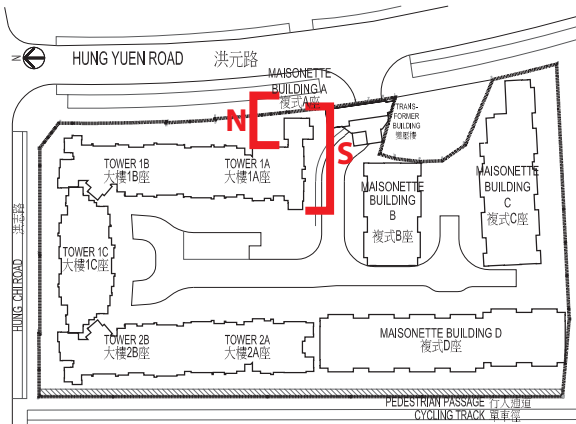
大樓1B座東立面圖  
TOWER 1B EAST ELEVATION

發展項目的認可人士已經證明該等立面：

- (1) 以2022年12月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:

- (1) are prepared on the basis of the approved building plans for the Development as of 12th December 2022; and
- (2) are in general accordance with the outward appearance of the Development.

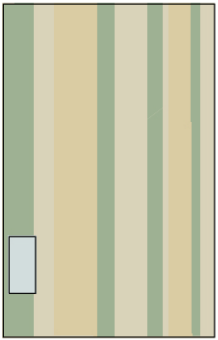


索引圖 KEY PLAN



大樓1A座南立面圖  
TOWER 1A SOUTH ELEVATION

複式A座南立面圖  
MAISONETTE BUILDING A SOUTH ELEVATION



複式A座北立面圖  
MAISONETTE BUILDING A NORTH ELEVATION

發展項目的認可人士已經證明該等立面：

(1) 以2022年12月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

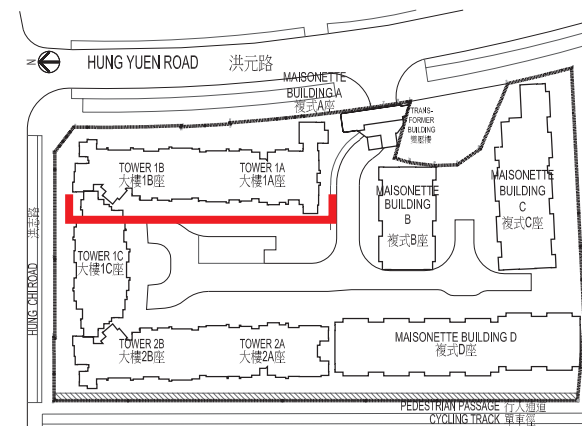
(2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:

(1) are prepared on the basis of the approved building plans for the Development as of 12th December 2022; and

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





索引圖 KEY PLAN



大樓1B座西立面圖  
TOWER 1B WEST ELEVATION

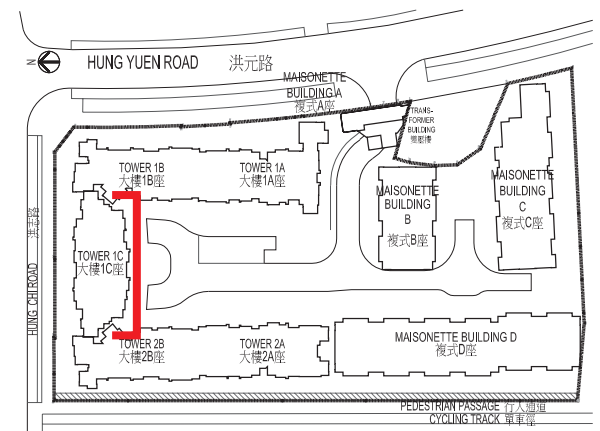
大樓1A座西立面圖  
TOWER 1A WEST ELEVATION

發展項目的認可人士已經證明該等立面：

- (1) 以2022年12月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:

- (1) are prepared on the basis of the approved building plans for the Development as of 12th December 2022; and
- (2) are in general accordance with the outward appearance of the Development.



索引圖 KEY PLAN



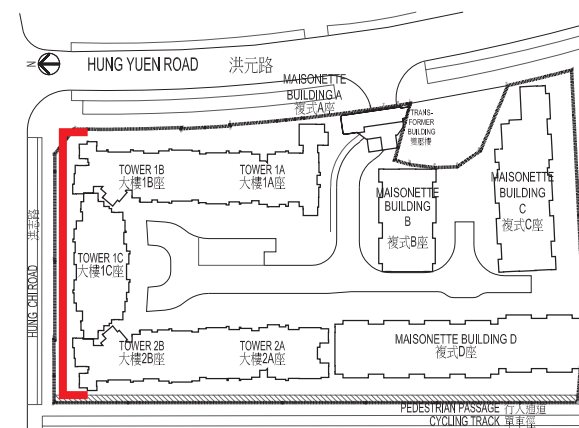
大樓1C座南立面圖  
TOWER 1C SOUTH ELEVATION

發展項目的認可人士已經證明該等立面：

- (1) 以2022年12月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:

- (1) are prepared on the basis of the approved building plans for the Development as of 12th December 2022; and
- (2) are in general accordance with the outward appearance of the Development.



索引圖 KEY PLAN



大樓1B座北立面圖  
TOWER 1B NORTH ELEVATION

大樓1C座北立面圖  
TOWER 1C NORTH ELEVATION

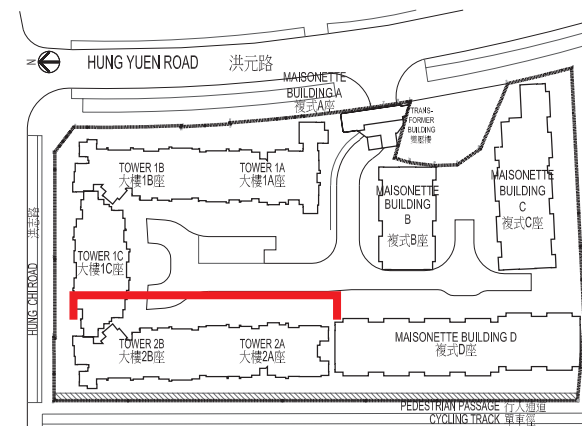
大樓2B座北立面圖  
TOWER 2B NORTH ELEVATION

發展項目的認可人士已經證明該等立面：

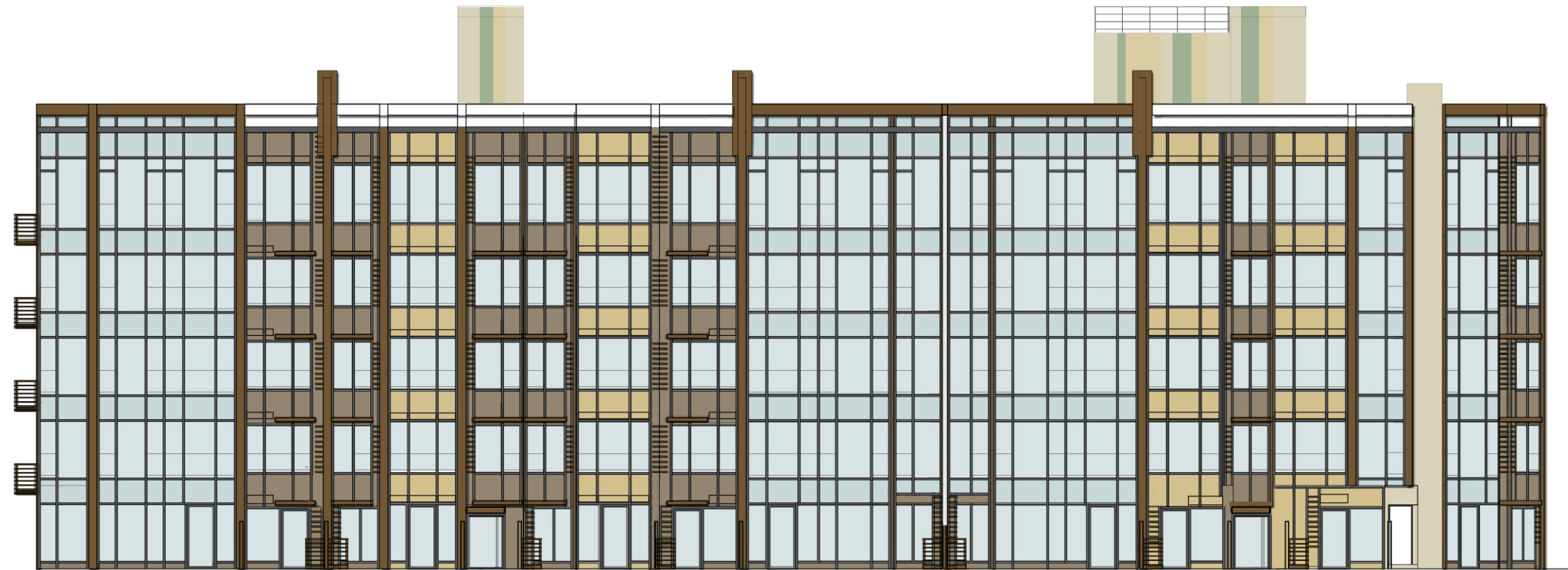
- (1) 以2022年12月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:

- (1) are prepared on the basis of the approved building plans for the Development as of 12th December 2022; and
- (2) are in general accordance with the outward appearance of the Development.



索引圖 KEY PLAN



大樓2A座東立面圖  
TOWER 2A EAST ELEVATION

大樓2B座東立面圖  
TOWER 2B EAST ELEVATION

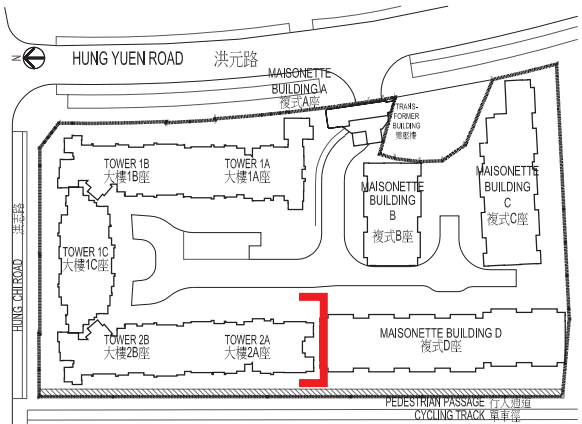
發展項目的認可人士已經證明該等立面：

- (1) 以2022年12月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

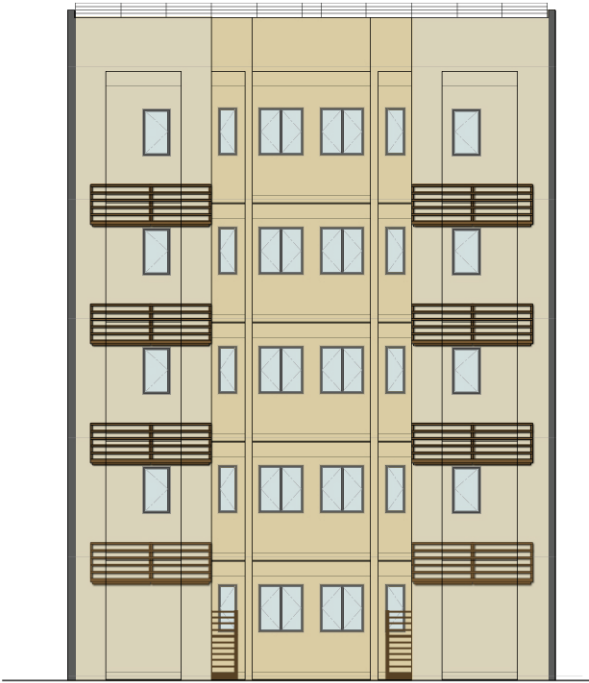
It has been certified by the Authorized Person for the Development that the elevations:

- (1) are prepared on the basis of the approved building plans for the Development as of 12th December 2022; and
- (2) are in general accordance with the outward appearance of the Development.





索引圖 KEY PLAN



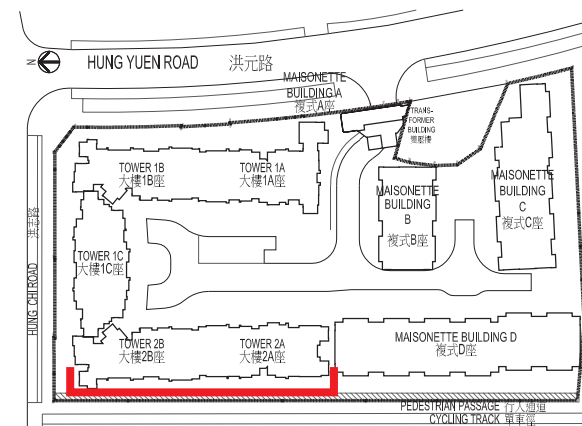
大樓2A座南立面圖  
TOWER 2A SOUTH ELEVATION

發展項目的認可人士已經證明該等立面：

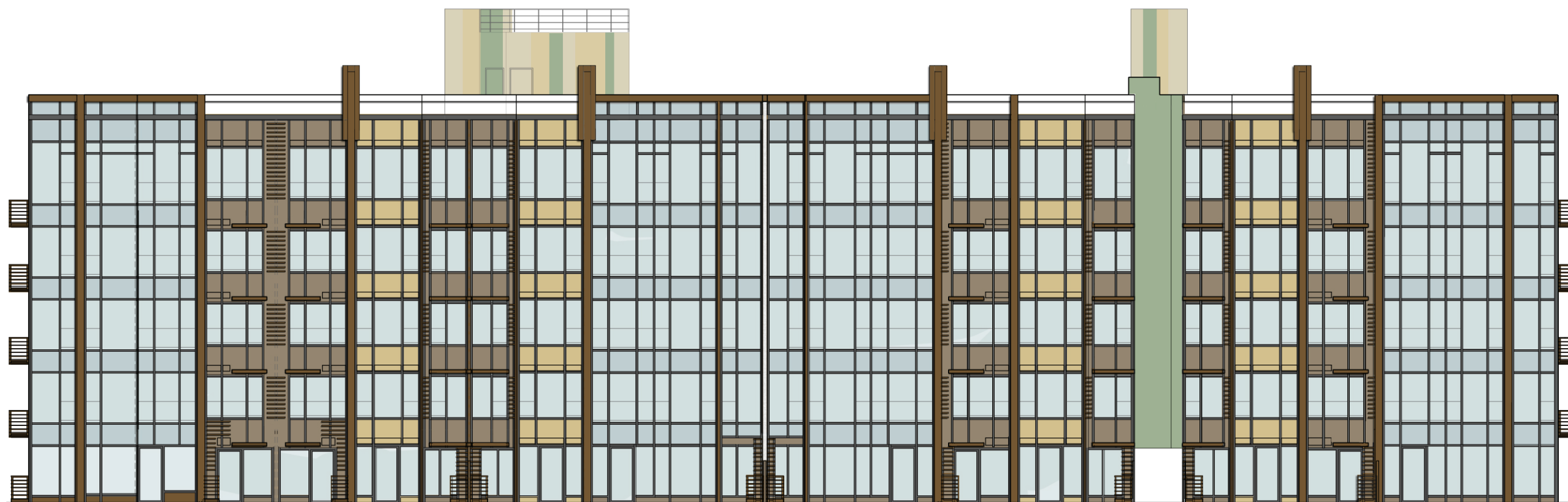
- (1) 以2022年12月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:

- (1) are prepared on the basis of the approved building plans for the Development as of 12th December 2022; and
- (2) are in general accordance with the outward appearance of the Development.



索引圖 KEY PLAN



大樓2B座西立面圖  
TOWER 2B WEST ELEVATION

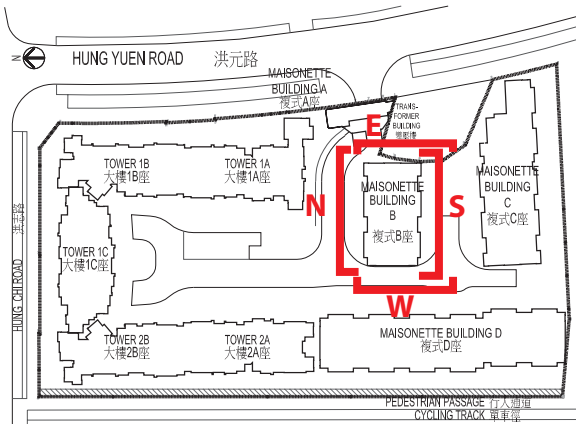
大樓2A座西立面圖  
TOWER 2A WEST ELEVATION

發展項目的認可人士已經證明該等立面：

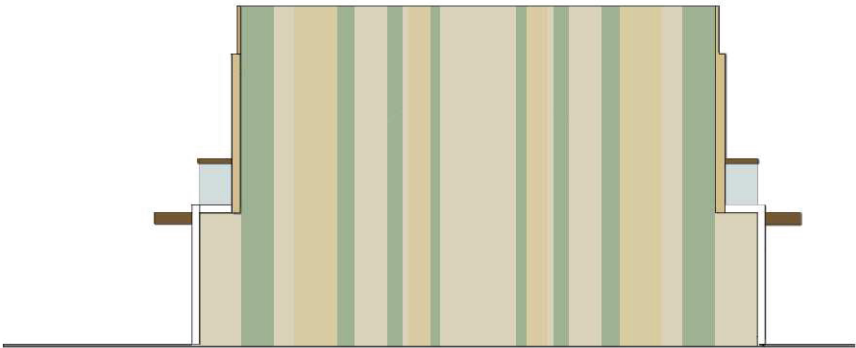
- (1) 以2022年12月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

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- (1) are prepared on the basis of the approved building plans for the Development as of 12th December 2022; and
- (2) are in general accordance with the outward appearance of the Development.



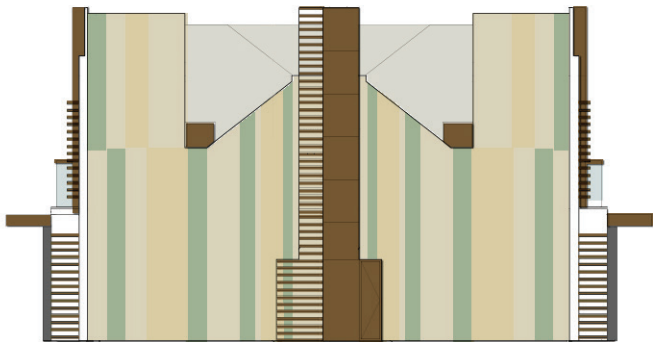
索引圖 KEY PLAN



複式B座東立面圖  
MAISONETTE BUILDING B EAST ELEVATION



複式B座南立面圖  
MAISONETTE BUILDING B SOUTH ELEVATION



複式B座西立面圖  
MAISONETTE BUILDING B WEST ELEVATION



複式B座北立面圖  
MAISONETTE BUILDING B NORTH ELEVATION

發展項目的認可人士已經證明該等立面：

(1) 以2022年12月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目的外觀一致。

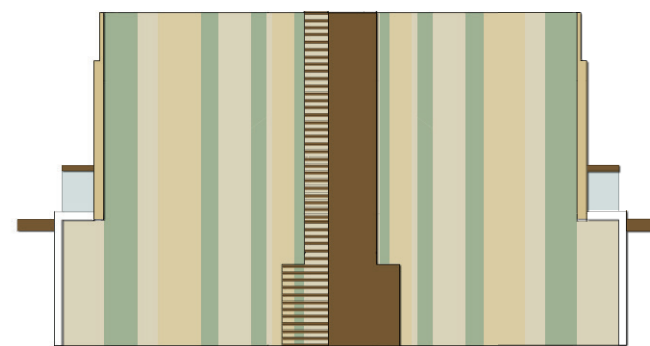
It has been certified by the Authorized Person for the Development that the elevations:

(1) are prepared on the basis of the approved building plans for the Development as of 12th December 2022; and

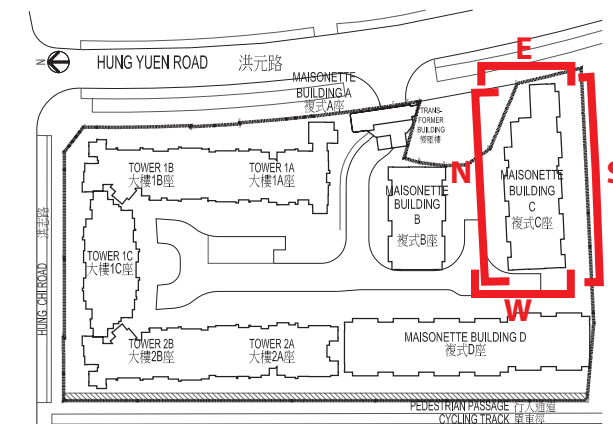
(2) are in general accordance with the outward appearance of the Development.



複式C座東立面圖  
MAISONETTE BUILDING C EAST ELEVATION



複式C座西立面圖  
MAISONETTE BUILDING C WEST ELEVATION



索引圖 KEY PLAN



複式C座南立面圖  
MAISONETTE BUILDING C SOUTH ELEVATION



複式C座北立面圖  
MAISONETTE BUILDING C NORTH ELEVATION

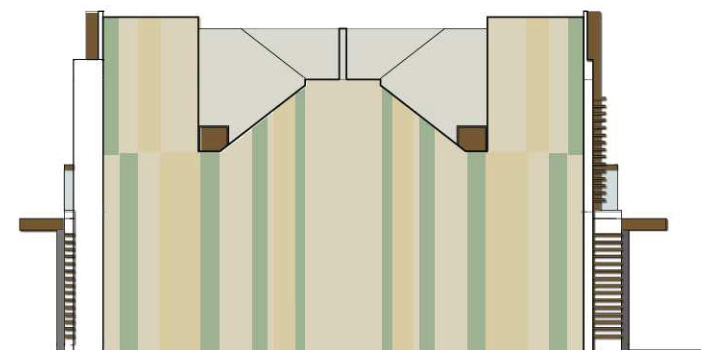
發展項目的認可人士已經證明該等立面：

- (1) 以2022年12月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

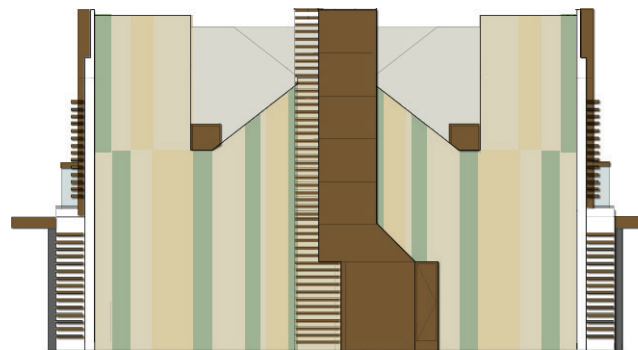
It has been certified by the Authorized Person for the Development that the elevations:

- (1) are prepared on the basis of the approved building plans for the Development as of 12th December 2022; and
- (2) are in general accordance with the outward appearance of the Development.

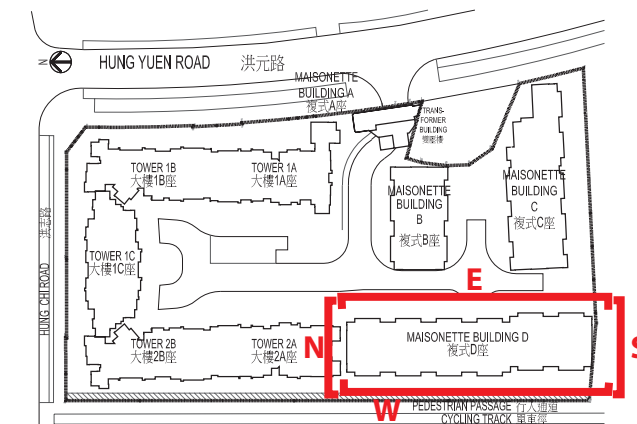




複式D座南立面圖  
MAISONETTE BUILDING D SOUTH ELEVATION



複式D座北立面圖  
MAISONETTE BUILDING D NORTH ELEVATION



索引圖 KEY PLAN



複式D座東立面圖  
MAISONETTE BUILDING D EAST ELEVATION



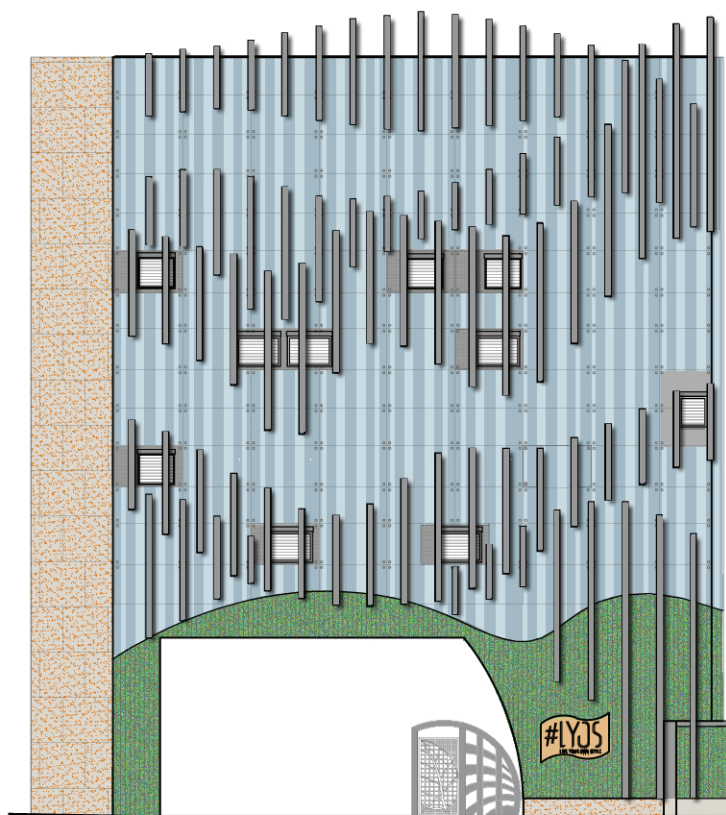
複式D座西立面圖  
MAISONETTE BUILDING D WEST ELEVATION

發展項目的認可人士已經證明該等立面：

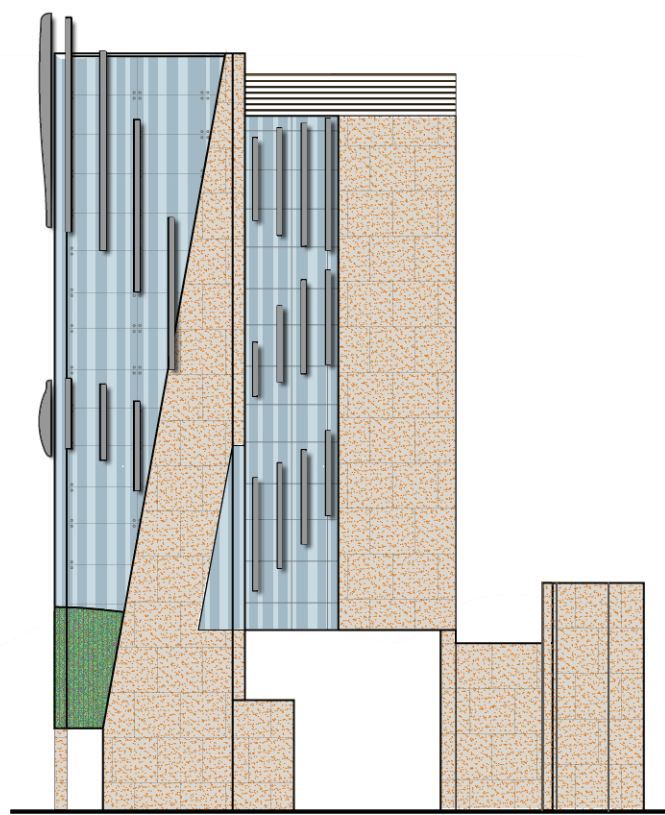
- (1) 以2022年12月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:

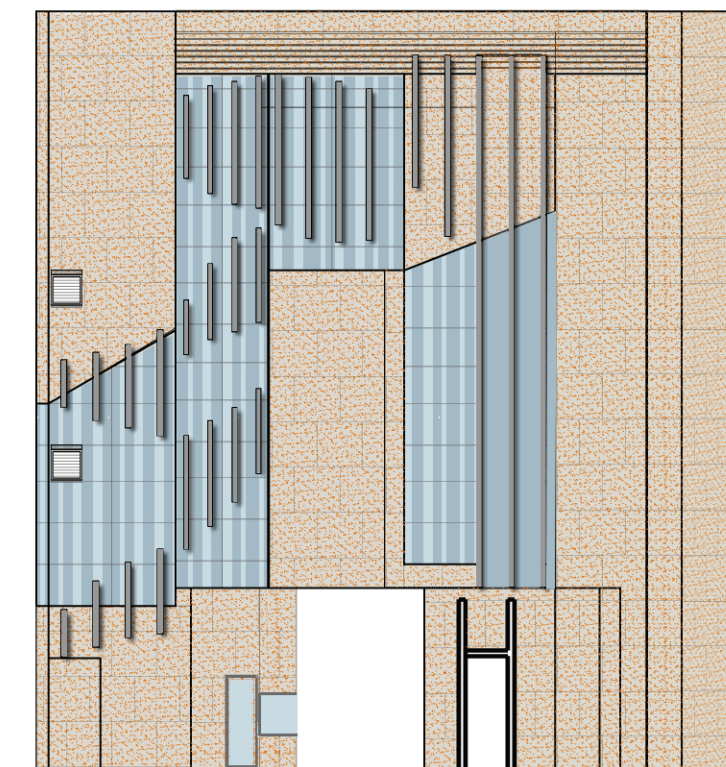
- (1) are prepared on the basis of the approved building plans for the Development as of 12th December 2022; and
- (2) are in general accordance with the outward appearance of the Development.



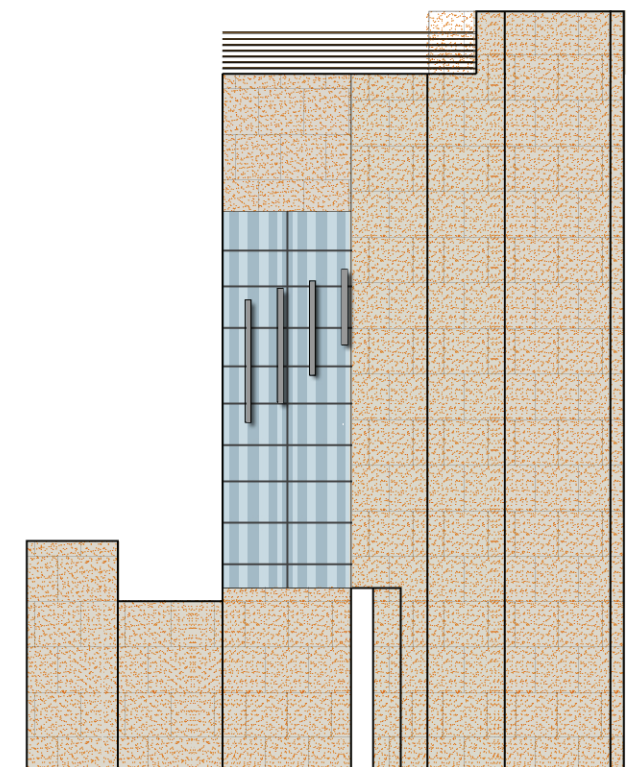
變壓樓東立面圖  
TRANSFORMER BUILDING EAST ELEVATION



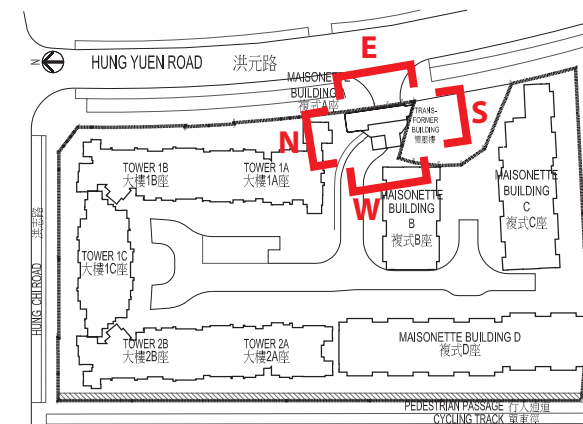
變壓樓北立面圖  
TRANSFORMER BUILDING NORTH ELEVATION



變壓樓西立面圖  
TRANSFORMER BUILDING WEST ELEVATION



變壓樓南立面圖  
TRANSFORMER BUILDING SOUTH ELEVATION



索引圖 KEY PLAN

發展項目的認可人士已經證明該等立面：

- (1) 以2022年12月12日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:

- (1) are prepared on the basis of the approved building plans for the Development as of 12th December 2022; and
- (2) are in general accordance with the outward appearance of the Development.

公用設施的類別 Category of common facilities	有蓋範圍 Covered Area		無上蓋範圍 Uncovered Area		總數 Total	
	面積 Area (平方米 sq. m.)	面積 Area (平方呎 sq.ft.)	面積 Area (平方米 sq. m.)	面積 Area (平方呎 sq.ft.)	面積 Area (平方米 sq. m.)	面積 Area (平方呎 sq.ft.)
住客會所 (包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	644.891	6,941.542	不適用 Not applicable	不適用 Not applicable	644.891	6,941.542
位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise)	不適用 Not applicable	不適用 Not applicable	1,029.239	11,078.626	1,029.239	11,078.626
位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱) Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise)	不適用 Not applicable					

備註：以平方呎顯示之面積均依據1平方米=10.7639平方呎換算，並四捨五入至最接近的0.001平方呎，平方呎與平方米之數字可能有些微差異。  
 Remark: Areas in square feet are converted at a rate of 1 square metre to 10.7639 square feet and rounded to the nearest 0.001 square foot, which may be slightly different from that shown in square metre.

1. 關於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](http://www.ozp.tpb.gov.hk)
  2. 指明住宅物業的每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。無須為閱覽付費。
1. The address of the website on which copies of the outline zoning plans relating to the Development are available is: [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
  2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold. The inspection is free of charge.



1. 外部裝修物料	
細項	描述
(a) 外牆	大樓：瓷磚、鋁質飾面及玻璃幕牆。 複式大廈：瓷磚、鋁質飾面及玻璃幕牆。
(b) 窗	客飯廳及睡房採用鋁質窗框配灰色透明強化玻璃。  廚房： 廚房採用鋁質窗框配灰色透明強化玻璃（複式A座1號單位除外）。 複式A座1號單位地下廚房採用鋁質窗框配灰色磨砂強化玻璃。  開放式廚房： 大樓1A座A及M單位、大樓1B座A、F及G單位、大樓1C座A及G單位、大樓2A座A、F、G及M單位、大樓2B座A、F及G單位採用鋁質窗框配磨砂強化玻璃（大樓1C座地下A及G單位除外）。  浴室（如提供窗戶）：採用鋁質窗框配磨砂強化玻璃。
(c) 窗台	不適用。
(d) 花槽	不適用。
(e) 陽台或露台	不適用。
(f) 乾衣設施	沒有。
2. 室內裝修物料	
細項	描述
(a) 大堂	<u>大樓入口大堂</u> 牆壁： 鋪砌天然石材、強化玻璃、不銹鋼及木皮飾面裝飾至假天花見光處。  天花板： 裝設不銹鋼裝飾、石膏板假天花，批盪後於見光處再髹乳膠漆。  地板： 鋪設天然石材於見光處。  <u>大樓住宅樓層標準電梯大堂</u> 牆壁： 鋪砌天然石材、高溫瓷磚、強化玻璃及不銹鋼裝飾至假天花見光處。

1. Exterior finishes	
Item	Description
(a) External wall	Towers: Ceramic tiles, aluminum cladding and curtain wall. Maisonette Buildings: Ceramic tiles, aluminum cladding and curtain wall.
(b) Window	Aluminum window frames for living / dining room & bedroom fitted with grey clear tempered glass.  Kitchen: Aluminum window frames for kitchen fitted with grey tinted clear tempered glass (except Unit 1 of Maisonette Building A). Aluminium window frame fitted with sand blasted tempered glass for Kitchen on G/F of Unit 1 of Maisonette Building A.  Open Kitchen: Aluminium window frame fitted with sand blasted tempered glass for Units A and M of Tower 1A, Units A, F and G of Tower 1B, Units A and G of Tower 1C, Units A, F, G and M of Tower 2A and Units A, F and G of Tower 2B (except Units A and G on G/F of Tower 1C).  Bathroom (if windows provided): Aluminum window frames fitted with sand blasted tempered glass.
(c) Bay window	Not applicable.
(d) Planter	Not applicable.
(e) Verandah or balcony	Not applicable.
(f) Drying facilities for clothing	Nil.
2. Interior finishes	
Item	Description
(a) Lobby	<u>Main Entrance Lobby of Towers</u> Wall: Natural stone, tempered glass, stainless steel and timber veneer decoration on exposed surface up to false ceiling level.  Ceiling: Suspended stainless decoration, gypsum board false ceiling, plastered and painted with emulsion paint on exposed surface.  Floor: Natural stone on exposed surface.  <u>Typical Lift Lobby on Residential Floors of Towers</u> Wall: Natural stone, porcelain tiles, tempered glass and stainless steel decoration on exposed surface up to false ceiling level.

(a) 大堂	<p>天花板： 裝設懸掛石膏板假天花，批盪後再髹乳膠漆。</p> <p>地板： 鋪砌高溫瓷磚於見光處。</p>
(b) 內牆及天花板	<p>牆壁： 客廳、飯廳及睡房 — 批盪後於見光處髹乳膠漆。</p> <p>天花板： 客廳、飯廳及睡房 — 批盪後再髹乳膠漆於見光處，石膏板假天花批盪後再髹乳膠漆。</p>
(c) 內部地板	<p>大樓1樓至5樓單位 — 客飯廳及睡房： 鋪砌高溫瓷磚及木腳線於見光處。</p> <p>大樓地下單位 — 客飯廳及睡房： 鋪砌高溫瓷磚及木腳線於見光處。鋪砌天然石圍邊在客廳/飯廳地板沿大門入口。</p> <p>複式單位地下 — 客飯廳及睡房： 鋪砌高溫瓷磚及木腳線於見光處。鋪砌天然石圍邊在客廳/飯廳地板沿大門入口。</p> <p>複式單位1樓 — 睡房： 鋪砌複合木地板及木牆腳線於見光處。</p>
(d) 浴室	<p>牆壁： 鋪砌天然石材、高溫瓷磚及不銹鋼於見光處至假天花水平。</p> <p>天花板： 裝設鋁質假天花於見光處。</p> <p>地板： 鋪砌天然石材於見光處。</p>
(e) 廚房	<p>牆壁： <u>所有住宅單位(大樓1A座C及J單位、1B座D、E、H及J單位、1C座B、F、H、L、M及K單位、2A座J及K單位及2B座D、H及J單位除外)</u> 鋪砌高溫瓷磚及不銹鋼板於見光處至假天花水平。</p> <p><u>大樓1A座C及J單位、1B座D、E、H及J單位、1C座B、F、H、L、M及K單位、2A座J及K單位及2B座D、H及J單位</u> 鋪砌高溫瓷磚、裝飾玻璃面板及不銹鋼板於見光處至假天花水平。</p> <p>天花板： 裝設鋁質假天花於見光處(開放式廚房除外)。 開放式廚房 — 見光處裝設石膏板假天花，批盪後再髹乳膠漆。</p> <p>地板： 鋪砌高溫瓷磚於見光處。</p> <p>灶台： 實心面料。</p>

(a) Lobby	<p>Ceiling: Suspended gypsum board false ceiling, plastered and painted with emulsion paint on exposed surface.</p> <p>Floor: Porcelain tiles on exposed surface.</p>
(b) Internal wall and ceiling	<p>Wall: Living Room, Dining Room and Bedrooms - Plastered and painted with emulsion paint on exposed surface.</p> <p>Ceiling: Living Room, Dining Room and Bedrooms - Plaster with emulsion paint to exposed surface, gypsum board false ceiling plastered and painted with emulsion paint.</p>
(c) Internal floor	<p>Tower Unit on 1/F to 5/F - Living / Dining Room and Bedrooms: Porcelain tiles and timber skirting to exposed surface.</p> <p>Tower Unit on G/F - Living / Dining Room and Bedrooms: Porcelain tiles and timber skirting to exposed surface. Natural stone floor border is provided in Living/Dining Room along the entrance.</p> <p>Maisonette Unit G/F - Living / Dining Room and Bedroom: Porcelain tiles and timber skirting to exposed surface. Natural stone floor border is provided in Living/Dining Room along the entrance.</p> <p>Maisonette Unit 1/F - Bedroom: Engineered timber flooring and timber skirting to exposed surface.</p>
(d) Bathroom	<p>Wall: Finished with natural stone, porcelain tiles and stainless steel on exposed surface up to false ceiling level.</p> <p>Ceiling: Aluminium false ceiling to exposed surface.</p> <p>Floor: Natural stone on exposed surface.</p>
(e) Kitchen	<p>Wall: <u>All Residential Units (except Units C and J of Tower 1A, Units D, E, H and J of Tower 1B, Units B, F, H, L, M and K of Tower 1C, Units J and K of Tower 2A and Units D, H and J of Tower 2B)</u> Porcelain tiles and stainless steel plate on exposed surface up to false ceiling level.</p> <p><u>Units C and J of Tower 1A, Units D, E, H and J of Tower 1B, Units B, F, H, L, M and K of Tower 1C, Units J and K of Tower 2A and Units D, H and J of Tower 2B</u> Porcelain tiles, decorative glass panel and stainless steel plate on exposed surface up to false ceiling level.</p> <p>Ceiling: Aluminium false ceiling on exposed surface (except Open Kitchen). Open Kitchen - Gypsum board false ceiling, plastered and painted with emulsion paint to exposed surface.</p> <p>Floor: Porcelain tiles on exposed surface.</p> <p>Cooking bench: Finished with solid surface.</p>

3. 室內裝置	
細項	描述
(a) 門	<p>大門 (大樓地下單位及複式單位地下) : 鋁框玻璃門配門鎖及手柄。</p> <p>私家花園閘 (大樓地下單位及複式單位地下) : 金屬門配門鎖。</p> <p>大門 (大樓1樓、2樓、3樓及5樓單位) : 木皮飾面實心木門連不銹鋼嵌條，配防盜眼、氣鼓、門鉸、門頂及電子門鎖。</p> <p>睡房門 : 木皮飾面空心木門連不銹鋼嵌條，配門鉸、門頂、門鎖及手柄。</p> <p>廚房門 : 所有廚房 (開放式廚房除外) 木皮飾面實心木門連不銹鋼嵌條，門身鑲有防火玻璃，配門鉸、門頂、氣鼓及手柄 (複式A座1號單位除外)。 複式A座1號單位廚房門採用木皮飾面實心木趟門連不銹鋼嵌條，門身鑲有防火玻璃，配趟軌及手柄。</p> <p>開放式廚房不設廚房門。</p> <p>浴室門及洗手間門 (複式單位地下) : 木皮飾面空心木門連不銹鋼嵌條，設有木百葉，配門鉸、門頂、門鎖、手柄及鍍鉻掛衣鉤。</p> <p>通往天台門 (複式單位1樓樓梯往天台) : 金屬門配門鎖及手柄。</p> <p>通往平台門 (複式單位1樓主人睡房往平台) : 金屬拉趟門，配門鎖及手柄。</p>
(b) 浴室	<p>浴室 (所有住宅單位，大樓1A座及2A座J單位 (地下)，大樓1B座及2B座K及L單位 (地下)，大樓1C座A、B、F、G及K單位 (地下)，大樓1A座及2A座C、H、J、K及L單位 (1樓、2樓、3樓及5樓)，大樓1B座及2B座B、C、D、H、J、K及L單位 (1樓、2樓、3樓及5樓)，大樓1C座A、B、E、F、G、H、K、L及M單位 (1樓、2樓、3樓及5樓) 及所有複式單位除外) : 搪瓷面盆配天然石材檯面連鍍鉻面盆水龍頭，木製洗手盆櫃配不銹鋼飾面、膠板飾面及玻璃層板。</p> <p>大樓1A座及2A座J單位 (地下)，大樓1B座及2B座K及L單位 (地下)，大樓1C座A、B、F、G及K單位 (地下)，大樓1A座及2A座C、H、J、K及L單位 (1樓、2樓、3樓及5樓)，大樓1B座及2B座B、C、D、H、J、K及L單位 (1樓、2樓、3樓及5樓)，大樓1C座A、B、E、F、G、H、K、L及M單位 (1樓、2樓、3樓及5樓) 及所有複式單位 : 搪瓷面盆配天然石材檯面連鍍鉻面盆水龍頭，木製洗手盆櫃配不銹鋼飾面及膠板飾面。</p> <p>搪瓷抽水坐廁配膠廁板連蓋。鋼瓷釉浴缸配以鍍鉻金屬浴缸龍頭及淋浴花灑套裝及金屬浴簾軌 (大樓5樓單位及複式單位浴室除外，大樓5樓單位及複式單位浴室配以金屬浴簾掛桿)。</p> <p>有關設有浴缸之單位及浴缸之尺寸，請參考「有關浴缸尺寸之列表」。</p>

3. Interior fittings	
Item	Description
(a) Doors	<p>Entrance Door (Units on G/F of Towers and G/F of Maisonette Units): Glass door with aluminium frame fitted with lockset and handle.</p> <p>Private Garden Entrance Gate (Units on G/F of Towers and G/F of Maisonette Units): Metal door fitted with lockset.</p> <p>Entrance Door (Units on 1/F, 2/F, 3/F and 5/F of Towers): Veneer finished timber solid core door with stainless steel trimming fitted with door viewer, door closer, door hinge, door stopper and digital lockset.</p> <p>Bedroom Door: Veneer finished timber hollow core door with stainless steel trimming fitted with door hinge, door stopper, lockset and handle.</p> <p>Kitchen Door: All kitchens (except Open Kitchen) - Veneer finished timber solid core door with stainless steel trimming fitted with fire-rated glass panel, door hinge, door stopper, door closer and handle (except Unit 1 of Maisonette Building A). Veneer finished timber solid core sliding door with stainless steel trimming fitted with fire-rated glass panel, sliding track and handle for Unit 1 of Maisonette Building A.</p> <p>No kitchen door is provided for Open Kitchen.</p> <p>Bathroom Door and Lavatory Door (Maisonette Unit G/F): Veneer finished timber hollow core door with stainless steel trimming and wooden louvers fitted with door hinge, door stopper, lockset, handle and chrome plated robe hook.</p> <p>Door for Maisonette Unit 1/F staircase to Roof : Metal door fitted with lockset and handle.</p> <p>Door for Maisonette Unit 1/F Master Bedroom to Flat Roof: Metal sliding door fitted with lockset and handle.</p>
(b) Bathroom	<p>Bathroom (All Residential Units, except Towers 1A and 2A - Unit J (G/F), Towers 1B and 2B - Units K and L (G/F), Tower 1C - Units A, B, F, G and K (G/F), Towers 1A and 2A - Units C, H, J, K and L (1/F, 2/F, 3/F and 5/F), Towers 1B and 2B - Units B, C, D, H, J, K and L (1/F, 2/F, 3/F and 5/F), Tower 1C - Units A, B, E, F, G, H, K, L and M (1/F, 2/F, 3/F and 5/F) and all Maisonette Units): Vitreous china wash basin with natural stone counter top and chrome plated basin mixer, wooden vanity counter with stainless steel finishes, plastic laminate finishes and glass shelves.</p> <p>Towers 1A and 2A - Unit J (G/F), Towers 1B and 2B - Units K and L (G/F), Tower 1C - Units A, B, F, G and K (G/F), Towers 1A and 2A - Units C, H, J, K and L (1/F, 2/F, 3/F and 5/F), Towers 1B and 2B - Units B, C, D, H, J, K and L (1/F, 2/F, 3/F and 5/F), Tower 1C - Units A, B, E, F, G, H, K, L and M (1/F, 2/F, 3/F and 5/F) and all Maisonette Units: Vitreous china wash basin with natural stone counter top and chrome plated basin mixer, wooden vanity counter with stainless steel finishes and plastic laminate finishes.</p> <p>Complete set of flushing vitreous china water closet with plastic seat and cover. Enamelled steel bathtub with chrome plated metal bath mixer and shower fitting and metal shower curtain track (Except bathrooms of Units on 5/F of Towers and Maisonette Units. Metal shower curtain rail for bathrooms of Units on 5/F of Towers and Maisonette Units).</p> <p>Please refer to "table for the bathtub size" for units with bathtub and the size of bathtub.</p>



(b) 浴室	<p>以下單位設有玻璃間隔淋浴間配以鍍鉻金屬淋浴花灑套裝：</p> <p>大樓1A及2A座B、E、H及L單位（地下）</p> <p>大樓1B及2B座B、C、H及J單位（地下）</p> <p>大樓1C座E及J單位（地下）</p> <p>浴室配件包括發光鏡櫃（由玻璃、鏡及金屬組成）、鍍鉻毛巾架（適用於設有浴缸之單位）或鍍鉻門柄毛巾桿（適用於設有淋浴間之單位）、鍍鉻毛巾桿及鍍鉻廁紙架。另設有塑膠面熱水爐控制器。</p> <p>供水系統的類型及用料見下文「供水」一欄。</p>
(c) 廚房	<p>選用木製廚櫃配以玻璃門板及啞光漆門板及鋁質腳線。</p> <p>不銹鋼洗滌盆配鍍鉻冷熱水龍頭。</p> <p>供水系統的用料見下文「供水」一欄。</p> <p>其他裝置及設備的類型：安裝在開放式廚房（如適用）內的消防裝置及設備 — 消防花灑頭和排水閥；安裝在開放式廚房（如適用）附近的消防裝置及設備 — 煙霧探測器。</p>
(d) 睡房	沒有。
(e) 電話	電話插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(f) 天線	電視/電台天線插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(g) 電力裝置	客飯廳、睡房、廚房及浴室均裝有安全電插座。導管部分隱藏、部分外露。所有外露導管均隱藏於假天花、裝飾橫樑或廚櫃內。每戶均裝有總電掣箱及包括漏電保護器。有關電插座、接線電掣及空調機接駁點、抽氣扇開關掣之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(h) 氣體供應	煤氣（只適用於大樓1A及2A座地下至5樓A、M、G及F單位及1樓至5樓D單位、大樓1B及2B座A、F、G及L單位、大樓1C座地下至5樓A及G單位及1樓至5樓C及D單位以及所有複式單位，其他單位無氣體供應）。氣體供應之系統及位置，請參考「住宅單位機電裝置數量說明表」。
(i) 洗衣機接駁點	洗衣機接駁點之位置及設計，請參考「住宅單位機電裝置數量說明表」。
(j) 供水	冷熱水喉管均採用有膠層保護之銅喉。浴室及廚房均有熱水供應。浴室及廚房之熱水由煤氣熱水爐或電熱水爐提供。水管部份隱藏、部份外露。所有單位內之外露喉管均安裝於假天花、裝飾橫樑及/或廚櫃內。

(b) Bathroom	<p>Glass shower cubicle with chrome shower set at the following units:</p> <p>Towers 1A and 2A - Units B, E, H and L (G/F)</p> <p>Towers 1B and 2B - Units B, C, H and J (G/F)</p> <p>Tower 1C - Units E and J (G/F)</p> <p>Accessories including illuminated mirror cabinet (made with mirror, glass and metal finish), chrome plated towel rack (applicable to units with bathtub) or chrome plated door handle towel bar (applicable to units with shower cubicle), chrome plated towel bar and chrome plated toilet paper holder. Plastic finished controller for water heater is provided.</p> <p>See “water supply” below for type and material of water supply system.</p>
(c) Kitchen	<p>Wooden kitchen cabinet with glass door panel and matt lacquer door panel and aluminium skirting.</p> <p>Stainless steel sink with chrome plated hot and cold water faucet.</p> <p>See “Water supply” below for material of water supply system.</p> <p>Type of other fittings and equipment: fire service installations and equipment fitted in open kitchen (if applicable) - Fire Services Sprinkler Heads and Drain Valve; fire service installations and equipment fitted near open kitchen (if applicable) - Smoke Detector.</p>
(d) Bedroom	Nil.
(e) Telephone	For the number and the location of telephone outlets points, please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units”.
(f) Aerials	For the number and the location of TV/FM outlets, please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units”.
(g) Electrical installations	General-use socket outlets are provided in all living / dining rooms, bedrooms, kitchens and bathrooms. Conduits are concealed in part and exposed in part. All exposed conduits are enclosed in false ceilings, bulkheads or kitchen cabinets. Miniature Circuit Breaker (MCB) board completed with Residual Current Protection is provided for each unit. For the number and the location of socket outlets, fused connection unit, air conditioner points and switch for exhaust air fan, please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units”.
(h) Gas supply	Town Gas (applicable to Units A, M, G and F from G/F to 5/F and Unit D from 1/F to 5/F of Towers 1A and 2A, Units A, F, G and L of Towers 1B and 2B, Units A and G from G/F to 5/F and Units C and D from 1/F to 5/F of Tower 1C and all Maisonette Units only. No gas supply in other units). Please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units” for the system and the location of gas supply.
(i) Washing machine connection point	Please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units” for the location and design of the washing machine connection points.
(j) Water supply	PVC-coated copper pipes are used for both hot and cold water pipes. Hot water is available for bathroom and kitchen. Hot water supply to bathroom and kitchen is provided by gas water heater or electric water heater. Water pipes are concealed in part and exposed in part. All exposed water pipes inside the units are enclosed in false ceiling, bulkhead and/or kitchen cabinets.



4. 雜項																																					
細項	描述																																				
(a) 升降機	升降機如下所示： (如下之升降機均為“三菱”/“型號：ELENESSA”載客升降機: -) - 一部升降機到達大樓1A座地庫、地下、1樓、2樓、3樓、5樓及天台。 - 一部升降機到達大樓1B座地庫、地下、1樓、2樓、3樓、5樓及天台。 - 一部升降機到達大樓1C座地庫、地下、1樓、2樓、3樓、5樓及天台。 - 一部升降機到達大樓2A座地庫、地下、1樓、2樓、3樓、5樓及天台。 - 一部升降機到達大樓2B座地庫、地下、1樓、2樓、3樓、5樓及天台。 - 一部升降機到達地庫會所及地下。																																				
(b) 信箱	信箱用料為金屬。																																				
(c) 垃圾收集	地庫設有垃圾房中央處理所收集的垃圾。																																				
(d) 水錶、電錶及氣體錶	<div>➤ 獨立煤氣錶均安裝在以下單位的開放式廚房或廚房：</div> <table><thead><tr><th>大樓</th><th>樓層</th><th>樓層</th></tr></thead><tbody><tr><td rowspan="2">1A座及2A座</td><td>地下</td><td>A、F、G、M</td></tr><tr><td>1樓至5樓</td><td>A、D、F、G、M</td></tr><tr><td>1B座及2B座</td><td>地下、1樓至5樓</td><td>A、F、G、L</td></tr><tr><td rowspan="2">1C座</td><td>地下</td><td>A、G</td></tr><tr><td>1樓至5樓</td><td>A、C、D、G</td></tr></tbody></table> <div>(註：不設4樓。)</div> <div>➤ 各複式單位的獨立煤氣錶均安裝在各單位天台的熱水爐櫃內。</div> <div>➤ 各單位的獨立電錶安裝位置如下：</div> <table><thead><tr><th>大樓</th><th>樓層</th><th>電錶位置</th></tr></thead><tbody><tr><td rowspan="2">1A座及2A座</td><td>地下</td><td>電錶及低電壓房(地下)</td></tr><tr><td>1樓至5樓</td><td>電錶及低電壓房(同層)</td></tr><tr><td rowspan="2">1B座及2B座</td><td>地下</td><td>電錶房(地下)</td></tr><tr><td>1樓至5樓</td><td>電錶房(同層)</td></tr><tr><td rowspan="2">1C座</td><td>地下</td><td>電錶房(地下)</td></tr><tr><td>1樓至5樓</td><td>電錶及低電壓房(同層)</td></tr></tbody></table> <div>(註：不設4樓。)</div> <div>➤ 各複式單位的獨立電錶均安裝在發展項目地庫的電錶房內。</div>			大樓	樓層	樓層	1A座及2A座	地下	A、F、G、M	1樓至5樓	A、D、F、G、M	1B座及2B座	地下、1樓至5樓	A、F、G、L	1C座	地下	A、G	1樓至5樓	A、C、D、G	大樓	樓層	電錶位置	1A座及2A座	地下	電錶及低電壓房(地下)	1樓至5樓	電錶及低電壓房(同層)	1B座及2B座	地下	電錶房(地下)	1樓至5樓	電錶房(同層)	1C座	地下	電錶房(地下)	1樓至5樓	電錶及低電壓房(同層)
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1A座及2A座	地下	A、F、G、M																																			
	1樓至5樓	A、D、F、G、M																																			
1B座及2B座	地下、1樓至5樓	A、F、G、L																																			
1C座	地下	A、G																																			
	1樓至5樓	A、C、D、G																																			
大樓	樓層	電錶位置																																			
1A座及2A座	地下	電錶及低電壓房(地下)																																			
	1樓至5樓	電錶及低電壓房(同層)																																			
1B座及2B座	地下	電錶房(地下)																																			
	1樓至5樓	電錶房(同層)																																			
1C座	地下	電錶房(地下)																																			
	1樓至5樓	電錶及低電壓房(同層)																																			

4. Miscellaneous																																				
Item	Description																																			
(a) Lifts	Lifts are provided as follows: (The lifts below are “Mitsubishi”/ “Model: ELENESSA” passenger lifts: - ) - 1 No. of lift serves B/F, G/F, 1/F, 2/F, 3/F, 5/F and R/F of Tower 1A. - 1 No. of lift serves B/F, G/F, 1/F, 2/F, 3/F, 5/F and R/F of Tower 1B. - 1 No. of lift serves B/F, G/F, 1/F, 2/F, 3/F, 5/F and R/F of Tower 1C. - 1 No. of lift serves B/F, G/F, 1/F, 2/F, 3/F, 5/F and R/F of Tower 2A. - 1 No. of lift serves B/F, G/F, 1/F, 2/F, 3/F, 5/F and R/F of Tower 2B - 1 No. of lift serves B/F clubhouse and G/F.																																			
(b) Letter box	The material of letter box is in metal finish.																																			
(c) Refuse collection	Collected refuse is centrally handled at the Refuse Chamber located on Basement.																																			
(d) Water meter, electricity meter and gas meter	<p>➤ Separate town gas meter is provided in the open kitchen or kitchen of the following units:</p> <table><thead><tr><th>Tower</th><th>Floor</th><th>Unit</th></tr></thead><tbody><tr><td rowspan="2">1A &amp; 2A</td><td>G/F</td><td>A, F, G, M</td></tr><tr><td>1/F to 5/F</td><td>A, D, F, G, M</td></tr><tr><td>1B &amp; 2B</td><td>G/F, 1/F to 5/F</td><td>A, F, G, L</td></tr><tr><td rowspan="2">1C</td><td>G/F</td><td>A, G</td></tr><tr><td>1/F to 5/F</td><td>A, C, D, G</td></tr></tbody></table> <p>(Note: 4/F is omitted.)</p> <p>➤ Separate town gas meter is provided in the water heater cabinet on the roof floor of each Maisonette Unit.</p> <p>➤ Separate electricity meter is provided for each unit as follows:</p> <table><thead><tr><th>Tower</th><th>Floor</th><th>Electricity Meter Location</th></tr></thead><tbody><tr><td rowspan="2">1A &amp; 2A</td><td>G/F</td><td>Electric Meter and Electric Low Voltage Room (G/F)</td></tr><tr><td>1/F to 5/F</td><td>Electric Meter and Electric Low Voltage Room (Same Floor)</td></tr><tr><td rowspan="2">1B &amp; 2B</td><td>G/F</td><td>Electric Meter Room (G/F)</td></tr><tr><td>1/F to 5/F</td><td>Electric Meter Room (Same Floor)</td></tr><tr><td rowspan="2">1C</td><td>G/F</td><td>Electric Meter Room (G/F)</td></tr><tr><td>1/F to 5/F</td><td>Electric Meter and Electric Low Voltage Room (Same Floor)</td></tr></tbody></table> <p>(Note: 4/F is omitted.)</p> <p>➤ Separate electricity meter is provided in the Electric Meter Room on Basement floor of the Development for each Maisonette Unit.</p>		Tower	Floor	Unit	1A & 2A	G/F	A, F, G, M	1/F to 5/F	A, D, F, G, M	1B & 2B	G/F, 1/F to 5/F	A, F, G, L	1C	G/F	A, G	1/F to 5/F	A, C, D, G	Tower	Floor	Electricity Meter Location	1A & 2A	G/F	Electric Meter and Electric Low Voltage Room (G/F)	1/F to 5/F	Electric Meter and Electric Low Voltage Room (Same Floor)	1B & 2B	G/F	Electric Meter Room (G/F)	1/F to 5/F	Electric Meter Room (Same Floor)	1C	G/F	Electric Meter Room (G/F)	1/F to 5/F	Electric Meter and Electric Low Voltage Room (Same Floor)
Tower	Floor	Unit																																		
1A & 2A	G/F	A, F, G, M																																		
	1/F to 5/F	A, D, F, G, M																																		
1B & 2B	G/F, 1/F to 5/F	A, F, G, L																																		
1C	G/F	A, G																																		
	1/F to 5/F	A, C, D, G																																		
Tower	Floor	Electricity Meter Location																																		
1A & 2A	G/F	Electric Meter and Electric Low Voltage Room (G/F)																																		
	1/F to 5/F	Electric Meter and Electric Low Voltage Room (Same Floor)																																		
1B & 2B	G/F	Electric Meter Room (G/F)																																		
	1/F to 5/F	Electric Meter Room (Same Floor)																																		
1C	G/F	Electric Meter Room (G/F)																																		
	1/F to 5/F	Electric Meter and Electric Low Voltage Room (Same Floor)																																		

(d) 水錶、電錶及氣體錶	➤ 各單位的獨立水錶安裝位置如下：			
	大樓	樓層	單位	水錶位置
	1A座	地下	A、C、D、E、J、M	檢錶櫃(地下)
			B、F、G、H、K、L	水錶櫃(地下)
		1樓至5樓	所有單位	水錶房(同層)
	1B座	地下	A、D、E、G、H、L	水錶櫃(地下)
			B、C、F、J、K	檢錶櫃(地下)
		1樓至5樓	所有單位	水錶櫃(同層)
	1C座	地下	所有單位	水錶櫃(地下)
		1樓至5樓	所有單位	水錶房(同層)
	2A座	地下	A、C、D、F、J、M	水錶櫃(地下)
			B、E、G、H、K、L	檢錶櫃(地下)
		1樓至5樓	所有單位	水錶房(同層)
2B座	地下	A、D、E、G、H、L	水錶櫃(地下)	
		B、C、F、J、K	檢錶櫃(地下)	
	1樓至5樓	所有單位	水錶櫃(同層)	
(註：不設4樓。)				
➤ 獨立水錶均安裝在各複式單位的花園外。				
5. 保安設施	大樓入口大堂及所有升降機內均裝有閉路電視鏡頭。設有八達通卡及二維碼控制開啟大樓入口大堂大門。			
	發展項目設有車輛管控系統。			
6. 設備	設備的品牌名稱及產品型號，請參閱「設備說明表」。			

賣方承諾，如發展項目中沒有安裝分別於第4(a)及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：大樓1A座、1B座、1C座、2A座及2B座住宅樓層不設4樓及I單位。複式單位不設4號、13號、14號、24號、34號、44號及54號單位。

(d) Water meter, electricity meter and gas meter	➤ Separate water meter is provided for each unit as follows:			
	<u>Tower</u>	<u>Floor</u>	<u>Unit</u>	<u>Water Meter Location</u>
	1A	G/F	A, C, D, E, J, M	Check Meter Cabinet (G/F)
			B, F, G, H, K, L	Water Meter Cabinet (G/F)
		1/F to 5/F	All units	Water Meter Room (Same Floor)
	1B	G/F	A, D, E, G, H, L	Water Meter Cabinet (G/F)
			B, C, F, J, K	Check Meter Cabinet (G/F)
		1/F to 5/F	All units	Water Meter Cabinet (Same Floor)
	1C	G/F	All units	Water Meter Cabinet (G/F)
		1/F to 5/F	All units	Water Meter Room (Same Floor)
2A	G/F	A, C, D, F, J, M	Water Meter Cabinet (G/F)	
		B, E, G, H, K, L	Check Meter Cabinet (G/F)	
	1/F to 5/F	All units	Water Meter Room (Same Floor)	
2B	G/F	A, D, E, G, H, L	Water Meter Cabinet (G/F)	
		B, C, F, J, K	Check Meter Cabinet (G/F)	
	1/F to 5/F	All units	Water Meter Cabinet (Same Floor)	
(Note: 4/F is omitted.)				
➤ Separate water meter is provided outside the garden of each Maisonette Unit.				

5. Security facilities	C.C.T.V. cameras are provided for main entrance lobbies of Towers and all lift cars. Octopus card and QR code access control for main entrance lobbies of Towers.  Vehicular Control System is installed at the Development.
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6. Appliances	For brand names and model numbers of appliances, please refer to “Appliances Schedule” below.
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The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of comparable quality will be installed.

Remark: Residential floor 4/F and Unit I of Towers 1A, 1B, 1C, 2A and 2B are omitted. Units 4, 13, 14, 24, 34, 44 and 54 of Maisonette Units are omitted.