

23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

Towngas is supplied by The Hong Kong and China Gas Company Limited

24 地稅 GOVERNMENT RENT

賣方 (擁有人) 有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日 (包括該日) 為止。

The Vendor (the owner) is liable for the Government rent of a residential property up to and including the date of the completion of the sale and purchase of that residential property.

25 買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：買方須向管理人而無須向擁有人繳付水、電力及氣體的按金及清理廢料的費用。

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Note : The purchaser should pay to the manager instead of the owner the deposits for water, electricity and gas and the debris removal fee.

26 欠妥之處的保養責任期 DEFECT LIABILITY WARRANTY PERIOD

按買賣合約的規定，凡售出物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

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

27 斜坡維修 MAINTENANCE OF SLOPES

不適用

Not Applicable

28 修訂 MODIFICATION

沒有向政府申請中而未獲批准的批地文件的修訂。

There is no on-going application to the Government for modification of the land grant which is not yet granted.

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申請建築物總樓面面積寬免的資料
INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA (GFA) OF BUILDING

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(＃)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		面積(平方米) Area (m ²)
1. (#)	停車場及上落客貨地方(公共交通總站除外) Carpark and loading/unloading area excluding public transport terminus	4561.536
2.	機房及相類設施 Plant rooms and similar services	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	621.763
2.2 (#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等 Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	4308.337
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	不適用 Not Applicable
根據聯合作業備考第1及第2號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		面積(平方米) Area (m ²)
3	露台 Balcony	1706.000
4	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 Not Applicable

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根據聯合作業備考第1及第2號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		面積(平方米) Area (m ²)
5	公用空中花園 Communal sky garden	不適用 Not Applicable
6	隔聲鰭 Acoustic fin	不適用 Not Applicable
7	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not Applicable
8	非結構預製外牆 Non-structural prefabricated external wall	639.979
9	工作平台 Utility platform	1068.500
10	隔音屏障 Noise barrier	不適用 Not Applicable
適意設施 Amenity Features		面積(平方米) Area (m ²)
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處 Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	99.639
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	2034.388
13.	有蓋園景區及遊樂場地 Covered landscaped and play area	232.982
14.	橫向屏障/有蓋人行道及花棚 Horizontal screen/covered walkway and trellis	510.203
15.	擴大升降機槽 Larger lift shaft	114.143
16.	煙囪管道 Chimney shaft	不適用 Not Applicable

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適意設施 Amenity Features		面積(平方米) Area (m ²)
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	不適用 Not Applicable ¹
18. (#)	強制性設施或必要機房所需的管槽及氣槽 Pipe duct, air duct for mandatory feature or essential plant room	1015.012
19.	非強制性設施或非必要機房所需的管槽及氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	不適用 Not Applicable
20.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not Applicable
21.	複式住宅單位及洋房的中空空間 Void in duplex domestic flat and house	不適用 Not Applicable
22.	遮陽篷及反光罩 Sunshade and reflector	不適用 Not Applicable
23. (#)	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台 Minor projection such as A/C box, A/C platform, window cill and projecting window	不適用 Not Applicable
24.	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台 Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	不適用 Not Applicable
其他項目 Other Exempted Items		面積(平方米) Area (m ²)
25. (#)	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not Applicable
26.	大型伸出/外懸設施下的有蓋地方 Covered area under large projecting/overhanging feature	不適用 Not Applicable
27.	公共交通總站 Public transport terminus	不適用 Not Applicable

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其他項目 Other Exempted Items		面積(平方米) Area (m ²)
28. (#)	共用構築物及公用樓梯 Party structure and common staircase	不適用 Not Applicable
29. (#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	43.863
30.	公眾通道 Public passage	不適用 Not Applicable
31.	有蓋的後移部分 Covered set back area	不適用 Not Applicable
額外總樓面面積 Bonus GFA		面積(平方米) Area (m ²)
32.	額外總樓面面積 Bonus GFA	不適用 Not Applicable
根據聯合作業備考(第8號)提供的額外環保設施 Additional Green Features under Joint Practice Note (No. 8)		面積(平方米) Area (m ²)
33.	採用「組裝合成」建築法的樓宇 Buildings adopting Modular Integrated Construction	不適用 Not Applicable

註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

Note：The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

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INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA (GFA) OF BUILDING

有關建築物的環境評估
Environmental Assessment of the Building



發展項目的公用部分的預計能量表現或消耗
Estimated Energy Performance or Consumption for the Common Parts of the Development

於印製售樓說明書前呈交予建築事務監督發展項目的公用部分的預計能量表現或消耗的最近期資料：
Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochure:

第 I 部分 Part I	
提供中央空調 Provision of Central Air Conditioning	否 No
提供具能源效益的設施 Provision of Energy Efficient Features	是 Yes
擬安裝的具能源效益的設施 Energy Efficient Features proposed	1. 具能源效益照明裝置(發光二極管) Energy Efficient Lighting Installation (LED) 2. 高效能空調機 High Efficient Air Conditioner

第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 (附註1) Part II : The predicted annual energy use of the proposed building/part of building (Note 1)					
位置 Location	使用有關裝置的內部樓面面積(平方米) Internal Floor Area Served (m²)	基線樓宇 (附註2) 每年能源消耗量 Annual Energy Use of Baseline Building (Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 千瓦小時/平方米/年 Electricity kWh/ m²/annum	煤氣/石油氣 用量單位/平方米/年 Town Gas / LPG unit/ m²/annum	電力 千瓦小時/平方米/年 Electricity kWh/ m²/annum	煤氣/石油氣 用量單位/平方米/年 Town Gas / LPG unit/ m²/annum
有使用中央屋宇裝備裝置 (附註3) 的部分 Area served by central building services installation (Note 3)	40.693	61.71	0	50.10	0

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第 III 部分: 以下裝置乃按機電工程署公布的相關實務守則設計 Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
裝置類型 Type of Installations	是 Yes	否 No	不適用 Not applicable
照明裝置 Lighting Installations	✓	-	-
空調裝置 Air Conditioning Installations	✓	-	-
電力裝置 Electrical Installations	✓	-	-
升降機及自動梯的裝置 Lift & Escalator Installations	✓	-	-
以總能源為本的方法 Performance-based Approach	-	-	✓

註腳：1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量[以耗電量(千瓦小時 / 平方米 / 年)及煤氣/石油氣消耗量(用量單位 / 平方米 / 年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

(a) "每年能源消耗量"與新建樓宇 BEAM Plus 標準(現行版本)中的「年能源消耗」具有相同涵義；及

(b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. "基準樓宇"與新建樓宇 BEAM Plus 標準(現行版本)中的"基準建築物模式(零分標準)"具有相同涵義。

3. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

Notes: 1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:

(a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and

(b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

30 有關資料

RELEVANT INFORMATION

1. 放置室外冷氣機

部分室外冷氣機 (不論是為該住宅單位而設或是為其他住宅單位而設) 放置在室外的冷氣機平台、露台或工作平台的上方、私人花園、平台或天台。室外冷氣機的放置可能對期數的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置, 請參閱「期數的住宅物業的樓面平面圖」。

2. 建築裝飾

期數部分住宅單位外的外牆裝有建築裝飾，建築裝飾的燈光(如有的話)可能對部分住宅單位的享用造成影響。

3. 喉管

期數部分住宅單位的平台及/或露台及/或工作平台的外牆或毗鄰平台及/或露台及/或工作平台的外牆裝有公用喉管及/或外露喉管。部分住宅單位的景觀可能因此受到影響。有關公用喉管及外露喉管的位置，請參閱期數最新批准建築及排水圖則。

4. 地下渠

期數C座地下單位17、18、21、22、23及25 (下稱「**有關私人花園單位**」)的私人花園下方有公用排水渠(下稱「**地下渠**」)經過。根據公契，管理人有權在所有合理時間內在給予事前通知 (緊急情況除外)後，不論是否帶同工具、儀器及/或設備及無論有否帶同代理人、測量員、工匠及其他人士，進入有關私人花園單位以修理、清潔、檢查、審查或維修地下渠。管理人有權在必要時打開或挖開地下渠的維修範圍(下稱「**地下渠的維修範圍**」)的任何部分以進行前述工程。地下渠構成住宅公用設施的一部分而地下渠的維修範圍構成住宅公用地方的一部分。地下渠的維修範圍的大約位置在「期數的住宅物業的樓面平面圖」中顯示及標示為「MAUP」。

5. 建築物維修系統的操作

根據公契，管理人有權不時為檢查、重建、維修、改動、翻新、保養、清潔、油漆或裝飾公用地方及設施或進行發展項目必要的維修或減少任何對或可能對公用地方及設施或任何部分或其他業主造成影響的危害或滋擾，或檢查、維修及保養隱蔽排水管道的目的，於構成住宅單位一部分的私人花園、平台、天台或空調區的建築周邊安裝及拆除錨及其他裝置以便建築物維修系統的操作，包括但不限於吊船或其他類似裝置。吊船或其他類似裝置可以經過及/或停泊於構成住宅單位一部分的私人花園、平台、天台或空調區。

6. 車輛通道

在「發展項目的布局圖」顯示及標記為「擬建道路L1」的擬建道路(下稱「**該擬建道路**」)完成之前，發展項目的業主無權以車輛通行、進出、往返及行經該地段，除非在「發展項目的布局圖」顯示及標記為「車輛通道」的車輛通道(下稱「**該車輛通道**」)通行。該擬建道路完成之後，該車輛通道將會關閉並且發展項目的業主無權以車輛通行、進出、往返及行經該地段，除非在「發展項目的布局圖」顯示及標記為「永久車輛通道」的永久車輛通道通行。

7. 避雷針

在發展項目第B座的最高天台層提供及裝置一支避雷針，其高度達香港主水平基準以上約+88.60米及在發展項目第D座的最高天台層提供及裝置一支避雷針，其高度達香港主水平基準以上約+72.44米。避雷針可能對期數某些住宅物業的享用，諸如景觀或對周邊環境的其他方面造成影響。

8. 有關毗鄰土地的換地申請

賣方，本身或連同其相聯公司及/或其他第三者，已就規劃區第13區及規劃區第16區內的多幅土地遞交換地申請。有關詳情請參閱於二零一五年六月十九日刊憲之粉嶺北分區計劃大綱圖編號為S/FLN/2。

9. 24小時行人走廊等

行人走廊及連接行人走廊的行人通道及穿梭升降機大堂不會開放供使用，直至批地文件特別條款第(21)(a)條內所指的該等行人天橋的其中一條天橋的連接工程完成後為止。行人天橋(如有)會由政府興建。政府並不保證日後將會興建行人天橋。賣方並不就行人天橋會否興建及落成日期等資料作出任何形式的保證或承諾。

10. 污水處理設備

供發展項目使用的污水處理設備 (下稱「**該污水處理設備**」) 設於發展項目的地下層。該污水處理設備會暫時運作以處理發展項目所產生的污水，直至政府完成興建有關的公共污水收集系統及基礎建設及發展項目的污水收集系統被接駁到公共污水收集系統。當發展項目接駁到公共污水收集系統後，該污水處理設備將會停止運作及關閉。

11. 室外游泳池的照明及LED 顯示屏

發展項目的室外游泳池有安裝照明系統及LED顯示屏可能不時開啟。該些照明可能對期數某些住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

12. 蝴蝶園

蝴蝶園位於發展項目的第E座旁邊並且安裝約3米高的棚用以種植。該些棚可能對期數某些住宅物業的享用，諸如景觀及對周邊環境的其他方面造成影響。

13. 藝術品 (具導風功能)

發展項目的第C座及第D座之間安裝了高度分別約為3米、4米及5米的3件藝術品 (具導風功能)。藝術品有安裝照明系統及可能不時開啟。該些藝術品可能對期數某些住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

14. 藝術品 (約10米高青蛙形狀藝術品)

發展項目的中央公園內安裝了高度約為10米的青蛙形狀藝術品。藝術品有安裝照明系統及可能不時開啟。藝術品可能對期數某些住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

註：除非本售樓說明書另有定義，本有關資料內所採用的詞彙與該詞彙在公契內的涵義相同。

1. Placement of Outdoor Air-Conditioning Units

Some outdoor air-conditioning units (either serving its own residential unit or other residential units) are placed on the air-conditioner platforms, high level of balconies or utility platforms, private gardens, flat roofs or roofs. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units of the Phase in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to “Floor Plans of Residential Properties in the Phase”.

2. Architectural Features

Some architectural features are installed outside the external walls of some residential units of the Phase. The illumination (if any) of the architectural features may affect the enjoyment of some residential units.

3. Pipes

Some common pipes and/or exposed pipes are located on the external walls at or adjacent to the flat roofs and/or balconies and/or utility platforms of some residential units of the Phase. It is possible that the views of some residential units may be affected by these pipes. For the locations of the common pipes and the exposed pipes, please refer to the latest approved building and drainage plans of the Phase.

4. Underground Pipes

There are common drainage pipes (the “**Underground Pipes**”) passing through the ground beneath the private garden of Flats 17, 18, 21, 22, 23 and 25 on the Ground Floor of Tower C of the Phase (each a “**Relevant Garden Unit**”). Under the Deed of Mutual Covenant (the “**DMC**”), the Manager shall have the right to enter into a Relevant Garden Unit at all reasonable times upon prior reasonable notice (except in the case of emergency) with or without tools, apparatus and/or equipment and with or without agents, surveyors, workmen and others for the purpose of repairing, cleansing, inspecting, examining or maintaining the Underground Pipes. The Manager shall have the right to open up or excavate any part of the maintenance areas of Underground Pipes (the “**Maintenance Areas of Underground Pipes**”) as may be necessary for carrying out the aforesaid works. The Underground Pipes form part of the Residential Common Facilities and the Maintenance Areas of Underground Pipes form part of the Residential Common Areas. The approximate locations of the Maintenance Areas of Underground Pipes are shown and marked “MAUP” on the “Floor Plans of Residential Properties in the Phase”.

5. Operation of Building Maintenance System

Under the DMC, the Manager shall have the right from time to time for the purposes of inspecting, rebuilding, repairing, altering, renewing, maintaining, cleaning, painting or decorating the Common Areas and Facilities or carrying out necessary repairs to the Estate or abating any hazard or nuisance which does or may affect the Common Areas and Facilities or any part thereof or other Owners or for the purposes of inspecting, repairing and maintaining the Concealed Drainage Pipes to install and remove anchors and other provisions at the building perimeter of the private garden, flat roof, roof or Areas for Air-Conditioning forming part of a Residential Unit for operation of the building maintenance system including but not limited to gondola or an equipment of the like which shall be entitled to pass through and/or rest on private garden, flat roof, roof or Areas for Air-Conditioning forming part of a Residential Unit.

6. Vehicular Access

Prior to completion of the proposed road as shown and marked “PROPOSED ROAD L1” (the “**Proposed Road**”) on the “Layout Plan of the Development” (the “**Layout Plan**”), the owners of the development shall have no right of ingress and egress to and from the lot for the passage of motor vehicles except through the vehicular access shown and marked “VEHICULAR ACCESS” (the “**Vehicular Access**”) on the “Layout Plan of the Development”. After completion of the Proposed Road, the Vehicular Access will be closed and the owners of the development shall have no right of ingress or egress to or from the lot for the passage of motor vehicles except through the permanent vehicular access shown and marked “PERMANENT VEHICULAR ACCESS” on the “Layout Plan of the Development”.

7. Lightning Poles

One lightning pole reaching a height of approximately +88.60 m.P.D. is provided and installed at the top roof floor of Tower B of the development and one lighting pole reaching a height of approximately +72.44 m.P.D. is provided and installed at the top roof floor of Tower D of the development. The existence of the lightning poles may affect the enjoyment of some residential units in the Phase in terms of the views and other aspects of the surrounding environment.

Note: “m.P.D.” means metre above the Hong Kong Principal Datum.

8. Land Exchange Applications Relating to Adjacent Sites

The vendor, by itself or together with its associated companies and/or other third parties, has/have submitted land exchange applications in respect of various sites within Planning Area 13 and Planning Area 16. For details, please refer to the Fanling North Outline Zoning Plan (OZP) no. S/FLN/2 gazetted on 19 June 2015.

9. 24 Hours Pedestrian Walkway, etc.

The Pedestrian Walkway and the passage link and the shuttle lift lobbies connecting the Pedestrian Walkway will not be open for use until the completion of the connection works of any one of the Footbridges referred to in Special Condition No. (21)(a) of the Land Grant. The Footbridges (if any) are to be constructed by the Government. The Government does not warrant that the Footbridges will be constructed in the future. The vendor does not give any warranty or undertaking in whatsoever manner as to whether the Footbridges will be constructed in future and the timing for completion of the Footbridges.

10. Sewage Treatment Plant

A sewage treatment plant (the “**STP**”) for the use of the development is located at the basement of the development. The STP will be operated temporarily to process the sewage from the development until the completion of the associated public sewerage system and infrastructure by the government and the connection of the development’s sewerage system to the public sewerage system. After the development is connected to the public sewerage system, the STP will be decommissioned and closed.

11. Lighting and LED Screen of Outdoor Swimming Pool

Lightings and LED screen are installed at the outdoor swimming pools of the development and may be turned on from time to time. The illumination of the lighting may affect the enjoyment of some residential units in the Phase in terms of views, lighting and other aspects of the surrounding environment.

12. Butterfly Garden

The butterfly garden is located next to Tower E of the development and trellises reaching a height of about 3 metres are installed for planting. The trellises may affect the enjoyment of some residential units in the Phase in terms of the views and other aspects of the surrounding environment.

13. Artworks (with Wind Deflecting Function)

Three pieces of artworks (with wind deflecting function) reaching a height of about 3 metres, 4 metres and 5 metres respectively are located between Tower C and Tower D of the development. Lightings are installed at the artworks and may be turned on from time to time. The artworks may affect the enjoyment of some residential units in the Phase in terms of the views, lighting and other aspects of the surrounding environment.

14. Artwork (About 10-metre High Frog Artwork)

A piece of artwork in the shape of a frog reaching a height of about 10 metres is located at the central garden of the development. Lightings are installed for the artwork and may be turned on from time to time. The artwork may affect the enjoyment of some residential units in the Phase in terms of the views, lighting and other aspects of the surrounding environment.

Remarks : Unless otherwise defined in this sales brochure, the capitalized terms used in this Relevant Information shall have the same meaning of such terms in the Deed of Mutual Covenant.

31 按地政總署署長同意方案要求列出的資料

INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER CONSENT SCHEME

不適用。

Not applicable.



賣方就期數指定的互聯網網站的網址：www.oneinnovale.com.hk

The Address Of The Website Designated By The Vendor For The Phase: www.oneinnovale.com.hk

1. 期數及其周邊地區日後可能出現改變。
2. 本售樓說明書印製日期：2022年9月8日。

There may be future changes to the phase and the surrounding areas.
Date of printing of this Sales Brochure: 8 September 2022.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2022年12月5日 5th December 2022	08	修訂賣方及有參與期數的其他人的資料。 Revise the information on vendor and others involved in the phase.
	09 – 10	修訂有參與期數的各方的關係。 Revise the information on relationship between parties involved in the phase.
	14	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	15 – 16	修訂期數的鳥瞰照片。 Revise the aerial photograph of the phase.
	19	修訂關乎發展項目的分區計劃大綱圖等。 Revise the outline zoning plan etc. relating to the development.
	33	修訂期數的住宅物業的樓面平面圖。 Revise the floor plan of residential properties in the phase.
	96 – 99	修訂立面圖。 Revise the elevation plans.
	103	修訂裝置、裝修物料及設備的資料。 Revise the information on fittings, finishes and appliances.

2023年2月24日 24th February 2023	14	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	15	修訂期數的鳥瞰照片。 Revise the aerial photograph of the phase.
	17 – 19	修訂關乎發展項目的分區計劃大綱圖等。 Revise the outline zoning plan etc. relating to the development.
	26, 28	修訂期數的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the phase.

2023年5月22日 22nd May 2023	08	修訂賣方及有參與期數的其他人的資料。 Revise the information on vendor and others involved in the phase.
	14	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	17, 20	修訂關乎發展項目的分區計劃大綱圖等。 Revise the outline zoning plan etc. relating to the development.

2023年7月6日 6th July 2023	07	修訂期數的資料。 Revise the information on the phase.
	11	修訂期數的設計的資料。 Revise the information on design of the phase.
	13	修訂物業管理的資料。 Revise the information on property management.
	14	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	22	修訂發展項目的布局圖。 Revise the layout plan of the development.
	101	修訂閱覽圖則及公契。 Revise the inspection of plans and deed of mutual covenant.
	155	修訂買方的雜項付款。 Revise the miscellaneous payments by purchaser.
	167	修訂按地政總署署長同意方案要求列出的資料。 Revise the information required to be set out by the director of lands under consent scheme.

2023年10月4日 4th October 2023	目錄 Index	修訂第 29 項的標題描述。 Revise the heading description for Section 29.
	14	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	15 – 16	修訂期數的鳥瞰照片。 Revise the aerial photographs of the phase.
	159 – 164	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area (GFA) of building.

2024年1月2日 2nd January 2024	14	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	19	修訂關乎發展項目的分區計劃大綱圖等。 Revise the outline zoning plan etc. relating to the development.

2024年3月27日 27th March 2024	14	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	15-16	修訂期數的鳥瞰照片及新增空白頁。 Revise the aerial photographs of the phase and add one blank page.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2024年6月25日 25th December 2024	14	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	17, 20	修訂關乎發展項目的分區計劃大綱圖等。 Revise the outline zoning plan etc. relating to the development.

2024年9月23日 23rd September 2024	14	修訂發展項目的所在位置圖。 Revise the location plan of the development.
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2024年12月20日 20th December 2024	14	更新發展項目的所在位置圖。 Update the location plan of the development.
	15, 16, 16-1, 16-2	更新期數的鳥瞰照片及新增空白頁。 Update the aerial photographs of the phase and add one blank page.

2025年2月19日 19th February 2025	14	更新發展項目的所在位置圖。 Update the location plan of the development.
	15, 16, 16-1, 16-2	修訂期數的鳥瞰照片。 Revise the aerial photographs of the phase.

2025年5月16日 16th May 2025	14	更新發展項目的所在位置圖。 Update the location plan of the development.
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