AYTON 售賣

Sales Brochure 售樓説明書

AYTON
世柯

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

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

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

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

4. 物業的面積及四周環境
   - 留意載於售樓説明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
   - 售樓説明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓説明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓説明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
   - 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓説明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

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

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

7. 售樓處內有關可供揀選住宅物業的資料
   - 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
   - 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

[1] 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓説明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

8. 成交紀錄冊
   - 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
   - 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約
   - 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
   - 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
   - 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
   - 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
   - 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。
   - 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
   - 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
   - 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

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

11. 委託地產代理
   - 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
   - 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
   - 委託地產代理以物色物業前，您應該－
     - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
     - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
     - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」， 或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

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

適用於一手未落成住宅物業

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

14. 示範單位
   - 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
   - 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
   - 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
   - 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期
   - 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
     - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
   - 收樓日期
     - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
       - > 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
       - > 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
     - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

[3] 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - ＞ 工人罷工或封閉工地；
    - ＞ 暴動或內亂；
    - ＞ 不可抗力或天災；
    - ＞ 火警或其他賣方所不能控制的意外；
    - ＞ 戰爭；或
    - ＞ 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

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

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

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

網 址：www.srpa.gov.hk
電 話：2817 3313
電 郵：enquiry_srpa@hd.gov.hk
傳 真：2219 2220

其他相關聯絡資料：

消費者委員會	地產代理監管局	香港地產建設商會
網 址：www.consumer.org.hk	網 址：www.eaa.org.hk	電 話：2826 0111
電 話：2929 2222	電 話：2111 2777	傳 真：2845 2521
電 郵：cc@consumer.org.hk	電 郵：enquiry@eaa.org.hk	
傳 真：2856 3611	傳 真：2598 9596	

一手住宅物業銷售監管局
2023年3月

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

You are advised to take the following steps before purchasing first-hand residential properties.

For all first-hand residential properties

1. Important information
   - Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.
   - Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
   - Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
   - Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price
   - Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
   - Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
   - Check recent transaction prices of comparable properties for comparison.
   - Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. Price list, payment terms and other financial incentives
   - Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
   - Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
   - If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings
   - Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
   - Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
   - Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

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

[1] The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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

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

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

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

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

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

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

For first-hand uncompleted residential properties

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

14. Show flats
    - While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
    - If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

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

For first-hand completed residential properties

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

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

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority
March 2023

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

08 發展項目的資料
INFORMATION ON THE DEVELOPMENT

發展項目名稱 : 雋睿

街道名稱及門牌號數 : 延文禮士道16號 : 1座地下A單位
延文禮士道18號 : 發展項目其他部份 (1座地下A單位除外)

發展項目包含一幢多單位建築物

樓層總數 : 共8層 (分為1座及2座)
(不包括地庫層、天台層及高層天台)

發展項目的經批准的建築圖則所規定的樓層號數 : 地庫層、地下、1樓至3樓、5樓至8樓、天台層及高層天台

被略去的樓層號數 : 4樓

庇護層 : 不設庇護層

Name of the Development : Ayton

Name of street and street number : 16 Inverness Road: Unit A on Ground Floor of Tower 1
18 Inverness Road: Other parts of the Development (except Unit A on Ground Floor of Tower 1)

The Development consists of a multi-unit building

Total number of storeys : 8 storeys (divided into Tower 1 and Tower 2) (excluding the Basement Floor, Roof Floor and Upper Roof Floor)

Floor numbering as provided in the approved building plans for the Development : Basement Floor, Ground Floor, 1/F - 3/F, 5/F – 8/F, Roof Floor and Upper Roof Floor

Omitted floor numbers : 4/F

Refuge floor : No refuge floor

09 賣方及有參與發展項目的其他人的資料
INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方	：Total Expect Limited
賣方的控權公司	：Gold Anchor Developments Limited、 宇恒地產控股有限公司、 永義國際集團有限公司 大成發展有限公司
發展項目的認可人士	：莫家輝
發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團	：何顯毅建築工程師樓地產發展顧問有限公司
發展項目的承建商	：合利營造有限公司
就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所	：張葉司徒陳律師事務所
已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構	：恒生銀行有限公司
已為發展項目的建造提供貸款的任何其他人	：宇恒地產控股有限公司

Vendor	: Total Expect Limited
Holding company(ies) of the Vendor	: Gold Anchor Developments Limited, Yue Heng Real Estate Holdings Limited, Easyknit International Holdings Limited Bigwin Development Limited
Authorised person for the Development	: Mok Ka Fai
The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity	: Ho & Partners Architects Engineers & Development Consultants Limited
Building contractor for the Development	: Hop Lee Builders Company Limited
Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development	: Vincent T.K. Cheung, Yap & Co.
Authorised institution that has made a loan, or has undertaken to provide finance, for the construction of the Development	: Hang Seng Bank Limited
Any other person who has made a loan for the construction of the Development	: Yue Heng Real Estate Holdings Limited

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

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

12 發展項目的設計的資料
INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目有構成圍封牆的一部份的非結構的預製外牆及幕牆。

發展項目中的非結構的預製外牆之厚度範圍為150毫米。

發展項目中的幕牆厚度範圍為200毫米。

每個住宅物業的非結構的預製外牆及幕牆的總面積表如下：

物業的描述			每個住宅物業的的非結構的預製外牆的總面積（平方米）	每個住宅物業的幕牆的總面積（平方米）
樓層	大廈	單位		
地下	1座	A	0	3.482
	2座	A	0	0
1樓	1座	A	0.551	3.454
		B	0.503	3.322
		C	1.150	0
		D	1.246	0
	2座	A	2.297	0
		B	0.722	0
		C	0.365	0
		D	0.756	0
		E	0.436	0
2樓至7樓	1座	A	0.551	3.410
		B	0.503	3.278
		C	1.150	0
		D	1.246	0
	2座	A	2.084	0
		B	0.722	0
		C	0.365	0
		D	0.756	0
		E	0.436	0
8樓及天台	1座	A	2.006	2.391
		B	1.643	2.347
	2座	A	3.106	0
		B	2.456	0

備註：不設4樓。

There are non-structural prefabricated external walls and curtain walls forming part of the enclosing walls of the Development.

The range of thickness of the non-structural prefabricated external walls of the Development is 150mm.

The range of thickness of the curtain walls of the Development is 200mm.

Schedule of total areas of the non-structural prefabricated external walls and the curtain walls of each residential property are as follows:

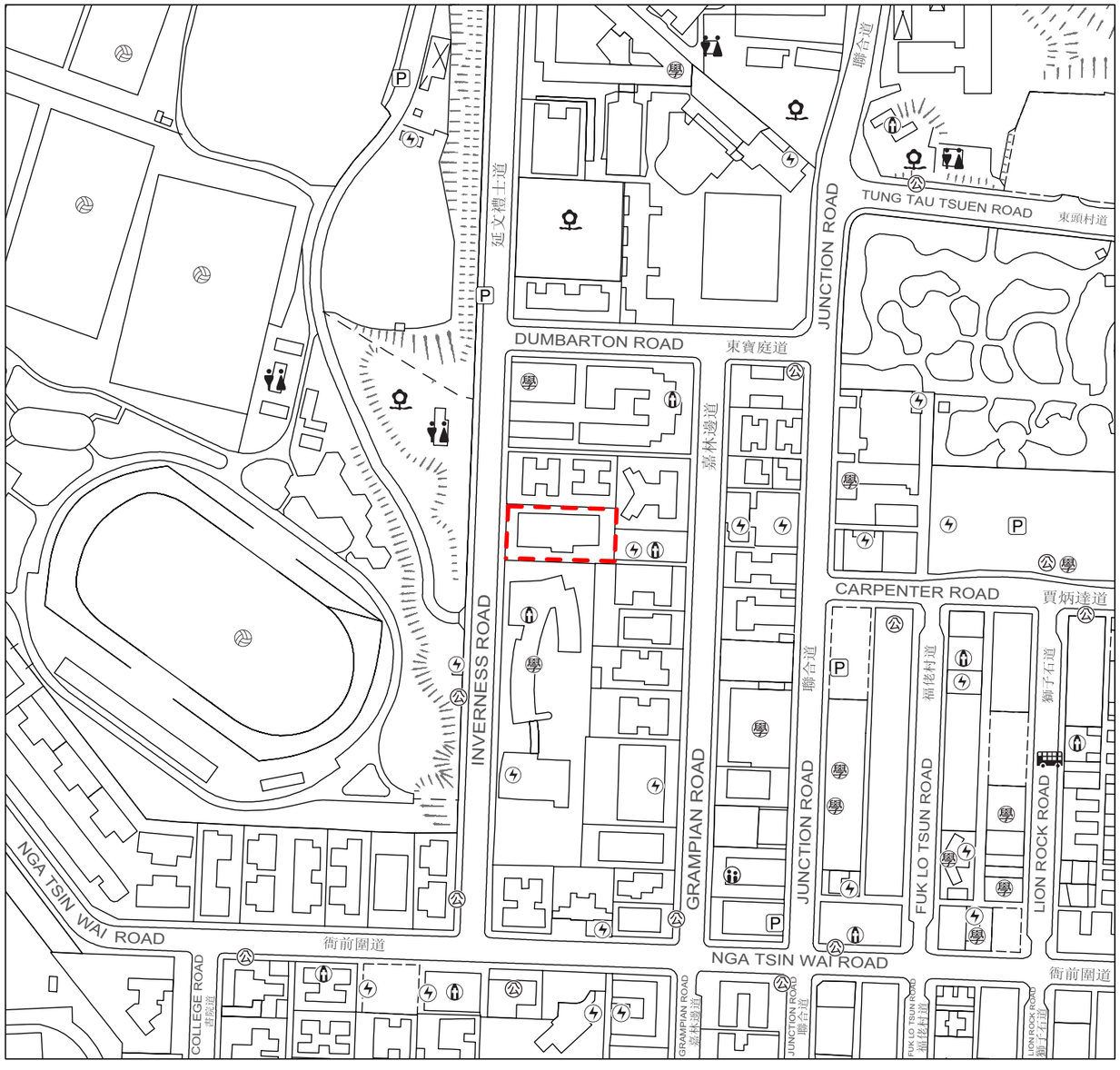
Description of residential property			Total area of non-structural prefabricated external walls of each residential property (sq.metre)	Total area of curtain walls of each residential property (sq.metre)
Floor	Tower	Unit		
G/F	Tower 1	A	0	3.482
	Tower 2	A	0	0
1/F	Tower 1	A	0.551	3.454
		B	0.503	3.322
		C	1.150	0
		D	1.246	0
	Tower 2	A	2.297	0
		B	0.722	0
		C	0.365	0
		D	0.756	0
		E	0.436	0
2-7/F	Tower 1	A	0.551	3.410
		B	0.503	3.278
		C	1.150	0
		D	1.246	0
	Tower 2	A	2.084	0
		B	0.722	0
		C	0.365	0
		D	0.756	0
		E	0.436	0
8/F & Roof	Tower 1	A	2.006	2.391
		B	1.643	2.347
	Tower 2	A	3.106	0
		B	2.456	0

Notes: 4/F is omitted

根據發展項目已簽立的公契，Micasa Residences Limited獲委任為發展項目的管理人。

Micasa Residences Limited is appointed as the manager of the Development under the deed of mutual covenant that has been executed in respect of the Development.

14 發展項目的所在位置圖
LOCATION PLAN OF THE DEVELOPMENT



Scale(比例)

50 100 150 200 250M(米)

N (北)

發展項目的位置
Location of the Development

此位置圖是由賣方參考地政總署測繪處於2025年3月13日出版之數碼地形圖（編號為11-NW-B）編製，有需要處經修正處理。
This Location Plan is prepared by the Vendor with reference to Digital Topographic Map series (Sheet No. 11-NW-B) dated 13th March 2025 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

圖例
NOTATION

- 發電廠（包括電力分站）
  Power plant (including electricity sub-stations)
- 公眾停車場（包括貨車停泊處）
  Public carpark (including lorry park)
- 宗教場所（包括教堂、廟宇及祠堂）
  Religious institution (including church, temple and Tsz Tong)
- 公用事業設施裝置
  Public utility installation
- 學校（包括幼稚園）
  School (including kindergarten)
- 公園
  Public park
- 社會福利設施（包括老人中心及弱智人士護理院）
  Social welfare facilities (including elderly centre and home for the mentally disabled)
- 公廁
  Public convenience
- 體育設施（包括運動場及游泳池）
  Sports facilities (including sports ground and swimming pool)
- 公共交通總站（包括鐵路車站）
  Public Transport Terminal (Including Rail Station)

賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby. The Map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

備註：因技術性問題，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》的規定的範圍。
Remark: Due to technical reasons, the location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.

15 發展項目的鳥瞰照片
AERIAL PHOTOGRAPH OF THE DEVELOPMENT

摘錄自地政總署測繪處在飛行高度2,000呎拍攝之鳥瞰照片，照片編號為E220194C，飛行日期：2024年3月20日
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet. Photograph No. E220194C, Date of Flight: 20 March 2024

鳥瞰照片並不覆蓋本空白範圍。
This blank area falls outside the coverage of the Aerial Photo.

發展項目的位置
Location of the Development

N (北)

香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。
Survey and Mapping Office, Lands Department, the Government of HKSAR © Copyright reserved - reproduction by permission only.

鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
Aerial Photograph is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

摘錄自地政總署測繪處在飛行高度2,000呎拍攝之鳥瞰照片，照片編號為E222037C，飛行日期：2024年3月20日
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet. Photograph No. E222037C, Date of Flight: 20 March 2024

鳥瞰照片並不覆蓋本空白範圍。
This blank area falls outside the coverage of the Aerial Photo.

發展項目的位置
Location of the Development

鳥瞰照片並不覆蓋本空白範圍。
This blank area falls outside the coverage of the Aerial Photo.

N (北)

發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.

備註：因技術性問題，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
Remarks: The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

15A 發展項目的鳥瞰照片
AERIAL PHOTOGRAPH OF THE DEVELOPMENT

摘錄自地政總署測繪處在飛行高度2,000呎拍攝之鳥瞰照片，照片編號為E222039C，飛行日期：2024年3月20日
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet. Photograph No. E222039C, Date of Flight: 20 March 2024

鳥瞰照片並不覆蓋本空白範圍。

This blank area falls outside the coverage of the Aerial Photo.

發展項目的位置
Location of the Development

N
(北)

香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。
Survey and Mapping Office, Lands Department, the Government of HKSAR © Copyright reserved - reproduction by permission only.

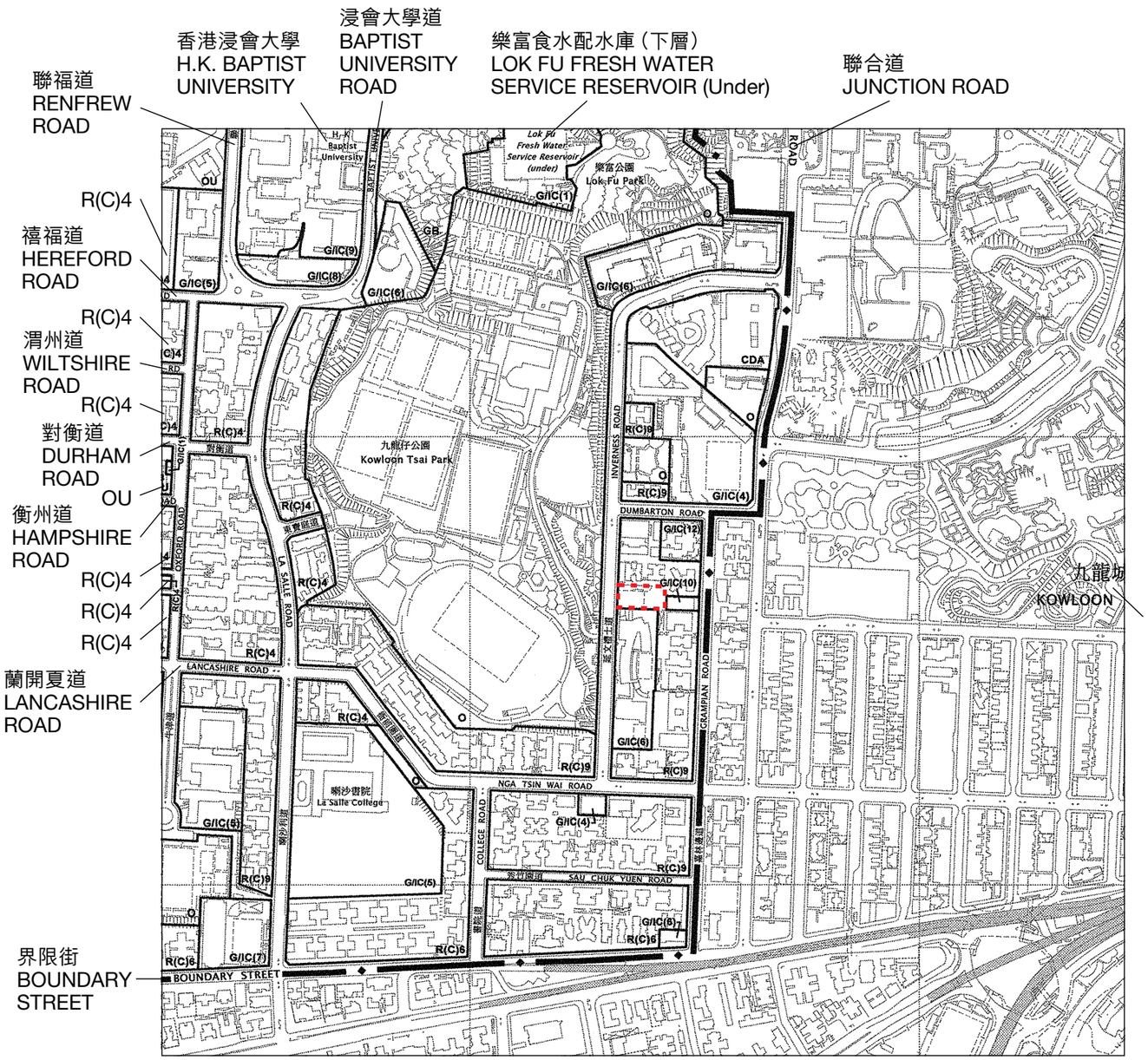
鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
Aerial Photograph is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.

備註：因技術性問題，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
Remarks: The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

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

摘錄自2017年12月15日刊憲之九龍塘分區計劃大綱核准圖，圖則編號S/K18/21，有需要處經修正處理。
Adopted from part of the Approved Kowloon Tong Outline Zoning Plan, Plan No. S/K18/21 gazetted on 15 December 2017, with adjustments where necessary.



Scale(比例) 100 200 300 400 500M(米)

N (北)

發展項目的位置
Location of the Development

圖例
NOTATION

地帶 Zones

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

交通 Communications

主要道路及路口 Major Road and Junction

高架道路 Elevated Road

其他 Miscellaneous

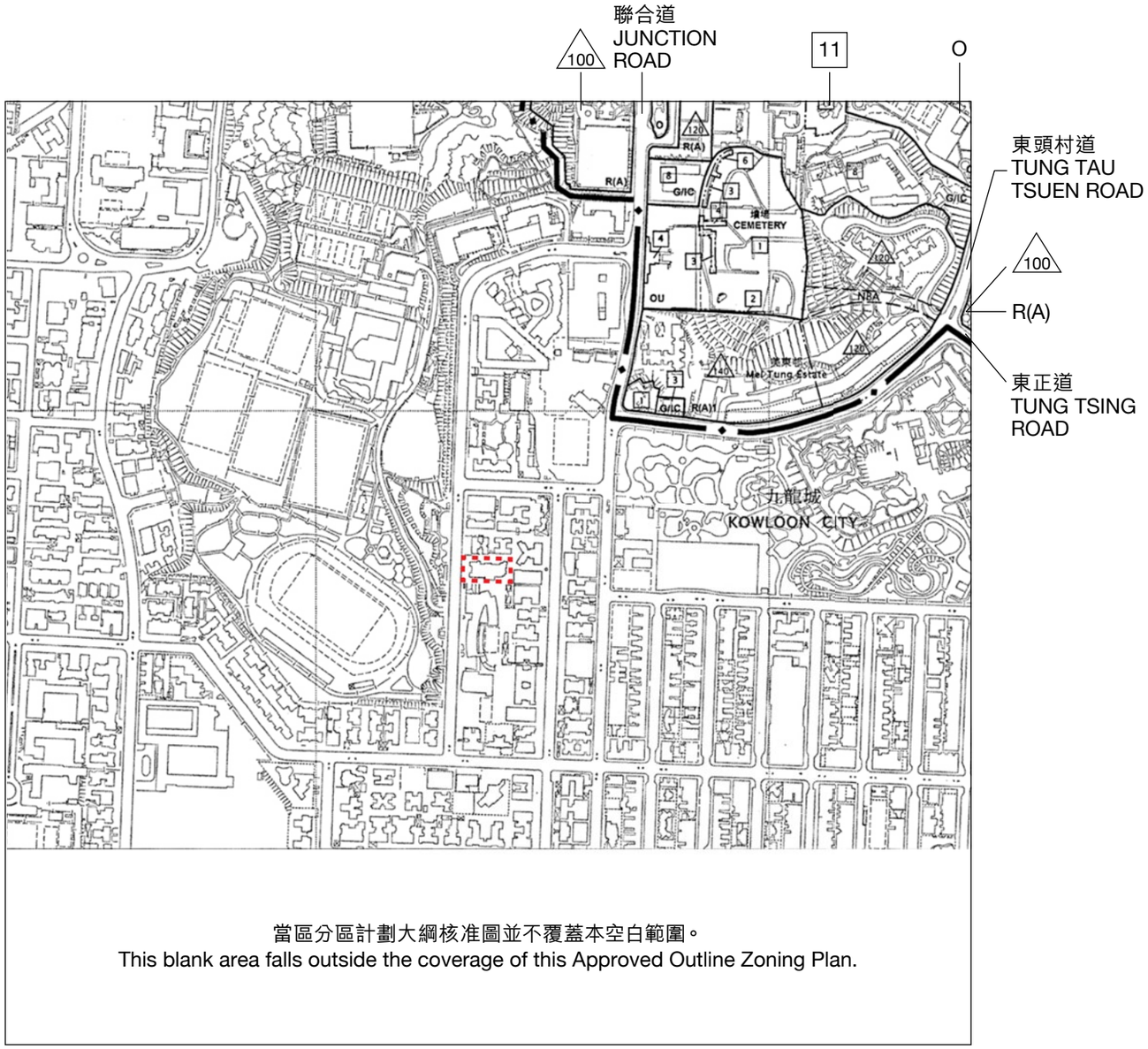
規劃範圍界線 Boundary of Planning Scheme

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於發展項目的售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
3. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
4. 由於技術性問題，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

Remarks:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Development during opening hours.
2. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
3. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
4. Due to technical reasons, this plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance.

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

摘錄自2023年5月5日刊憲之橫頭磡及東頭分區計劃大綱核准圖，圖則編號S/K8/25，有需要處經修正處理。
Adopted from part of the Approved Wang Tau Hom & Tung Tau Outline Zoning Plan, Plan No. S/K8/25 gazetted on 5 May 2023, with adjustments where necessary.



Scale(比例)
100 200 300 400 500M(米)

發展項目的位置
Location of the Development

N
(北)

圖例
NOTATION

地帶 Zones

住宅（甲類）Residential (Group A)	R(A)
政府、機構或社區 Government, Institution or Community	G/IC
休憩用地 Open Space	O
其他指定用途 Other Specified Uses	OU

交通 Communications

主要道路及路口 Major Road and Junction

其他 Miscellaneous

規劃範圍界線 Boundary of Planning Scheme

建築物高度管制區界線 Building Height Control Zone Boundary

最高建築物高度（在主水平基準上若干米）
Maximum Building Height (in metres above principal datum) — 100

最高建築物高度（樓層數目）
Maximum Building Height (in number of storeys) — 8

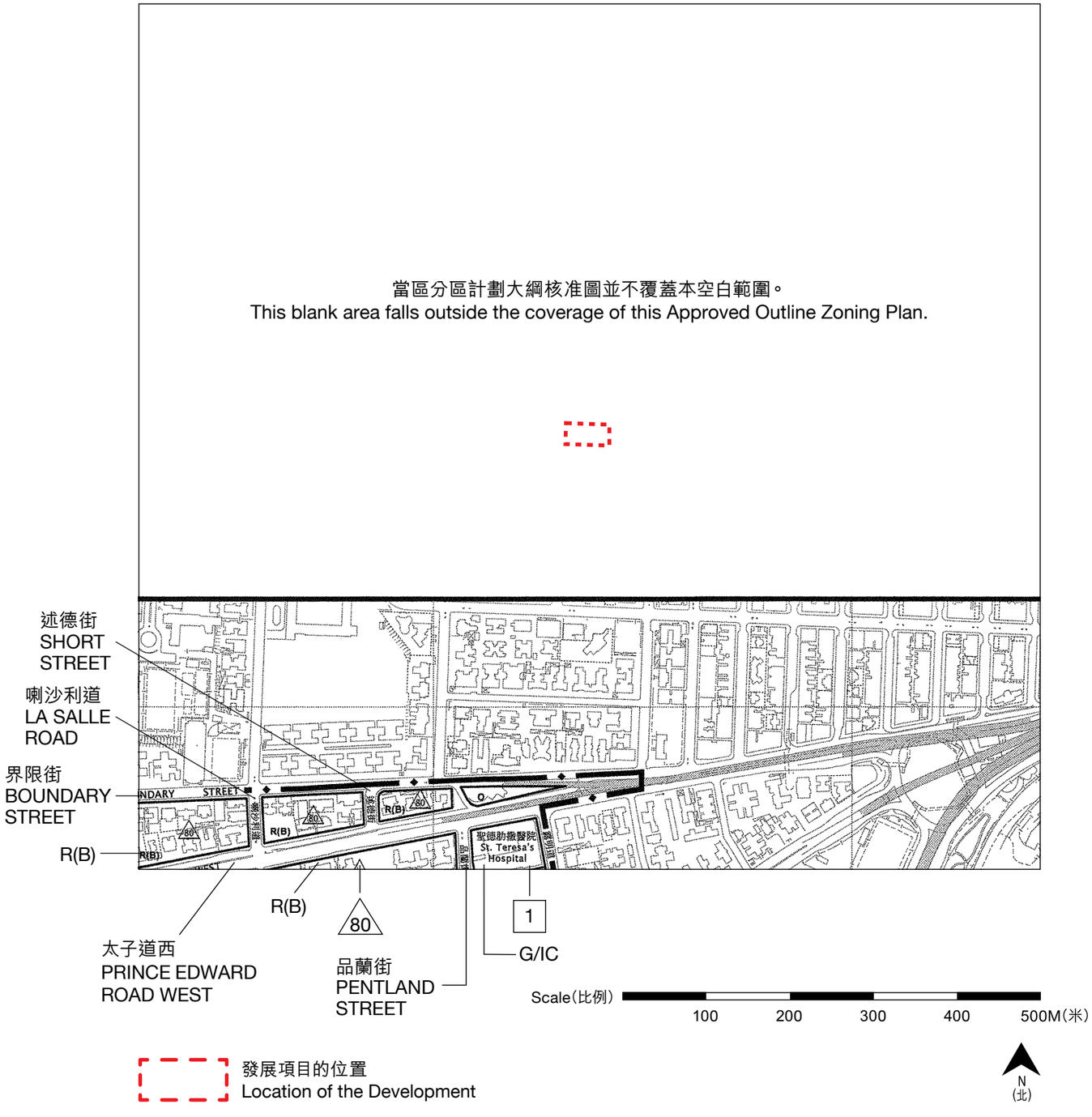
非建築用地
Non-Building Area — NBA

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於發展項目的售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
3. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
4. 由於技術性問題，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

Remarks:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Development during opening hours.
2. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
3. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
4. Due to technical reasons, this plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance.

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

摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖，圖則編號S/K7/24，有需要處經修正處理。
Adopted from part of the Approved Ho Man Tin Outline Zoning Plan, Plan No. S/K7/24 gazetted on 18 September 2015, with adjustments where necessary.



圖例
NOTATION

地帶 Zones

住宅（乙類）Residential (Group B) — R(B)

政府、機構或社區 Government, Institution or Community — G/IC

休憩用地 Open Space — O

交通 Communications

主要道路及路口 Major Road and Junction

高架道路 Elevated Road

其他 Miscellaneous

規劃範圍界線 Boundary of Planning Scheme

建築物高度管制區界線 Building Height Control Zone Boundary

最高建築物高度（在主水平基準上若干米）
Maximum Building Height (in metres above principal datum) — 130

最高建築物高度（樓層數目）
Maximum Building Height (in number of storeys) — 2

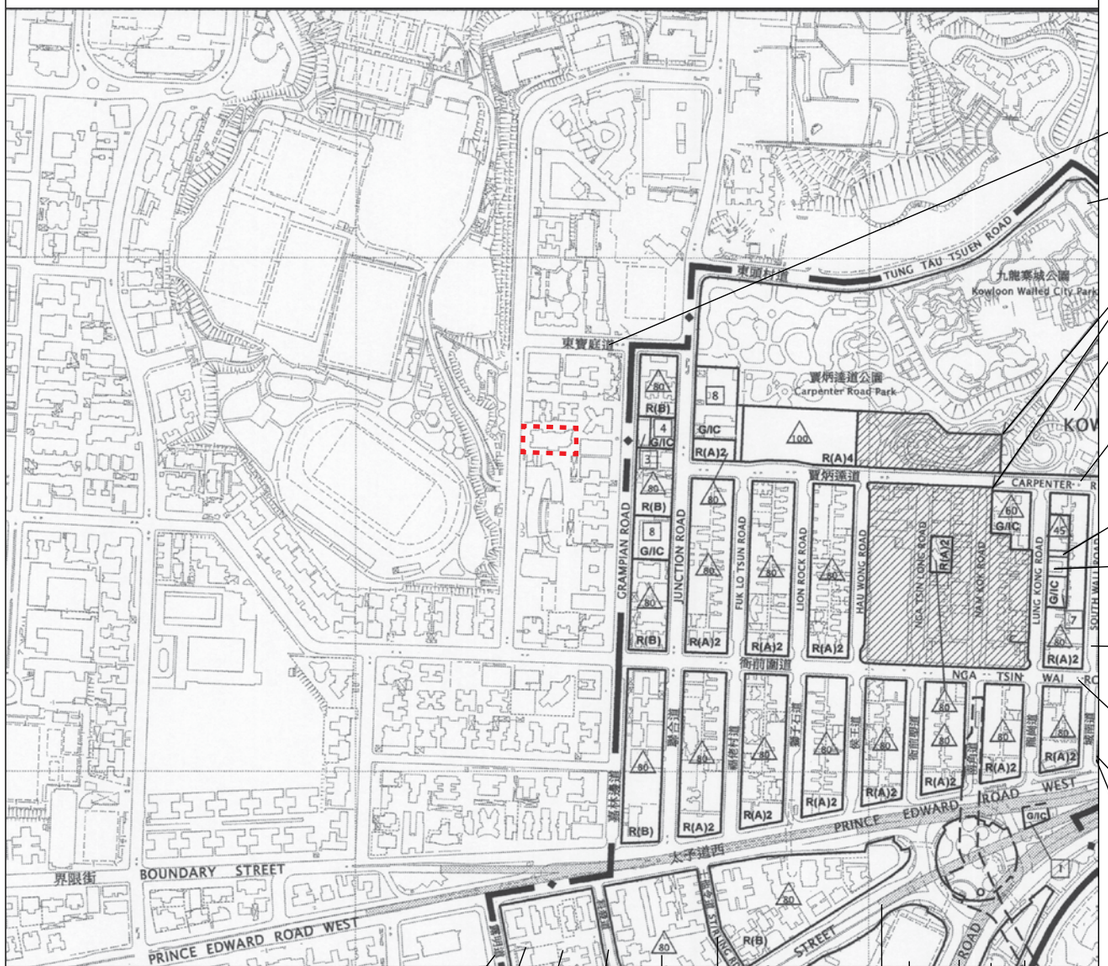
備註：
1. 在印刷售樓説明書當日所適用的最近期分區計劃大綱圖及其附表，可於發展項目的售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
3. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
4. 由於技術性問題，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

Remarks:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Development during opening hours.
2. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
3. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
4. Due to technical reasons, this plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance.

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

摘錄自2023年9月8日刊憲之馬頭角分區計劃大綱核准圖，圖則編號S/K10/30，有需要處經修正處理。
Adopted from part of the Approved Ma Tau Kok Outline Zoning Plan, Plan No. S/K10/30 gazetted on 8 September 2023, with adjustments where necessary.

當區分區計劃大綱核准圖並不覆蓋本空白範圍。
This blank area falls outside the coverage of this Approved Outline Zoning Plan.



發展項目的位置
Location of the Development

Scale(比例)
100 200 300 400 500M(米)

N (北)

圖例
LEGENDS

地帶 Zones

住宅（甲類）Residential (Group A) — R(A)
住宅（乙類）Residential (Group B) — R(B)
政府、機構或社區 Government, Institution or Community — G/IC
休憩用地 Open Space — O

交通 Communications

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

其他 Miscellaneous

規劃範圍界線 Boundary of Planning Scheme
市區重建局發展計劃圖範圍
Urban Renewal Authority Development Scheme Plan Area
建築物高度管制區界線 Building Height Control Zone Boundary
最高建築物高度（在主水平基準上若干米）
Maximum Building Height (in metres above principal datum) — 100
最高建築物高度（樓層數目）
Maximum Building Height (in number of storeys) — 8

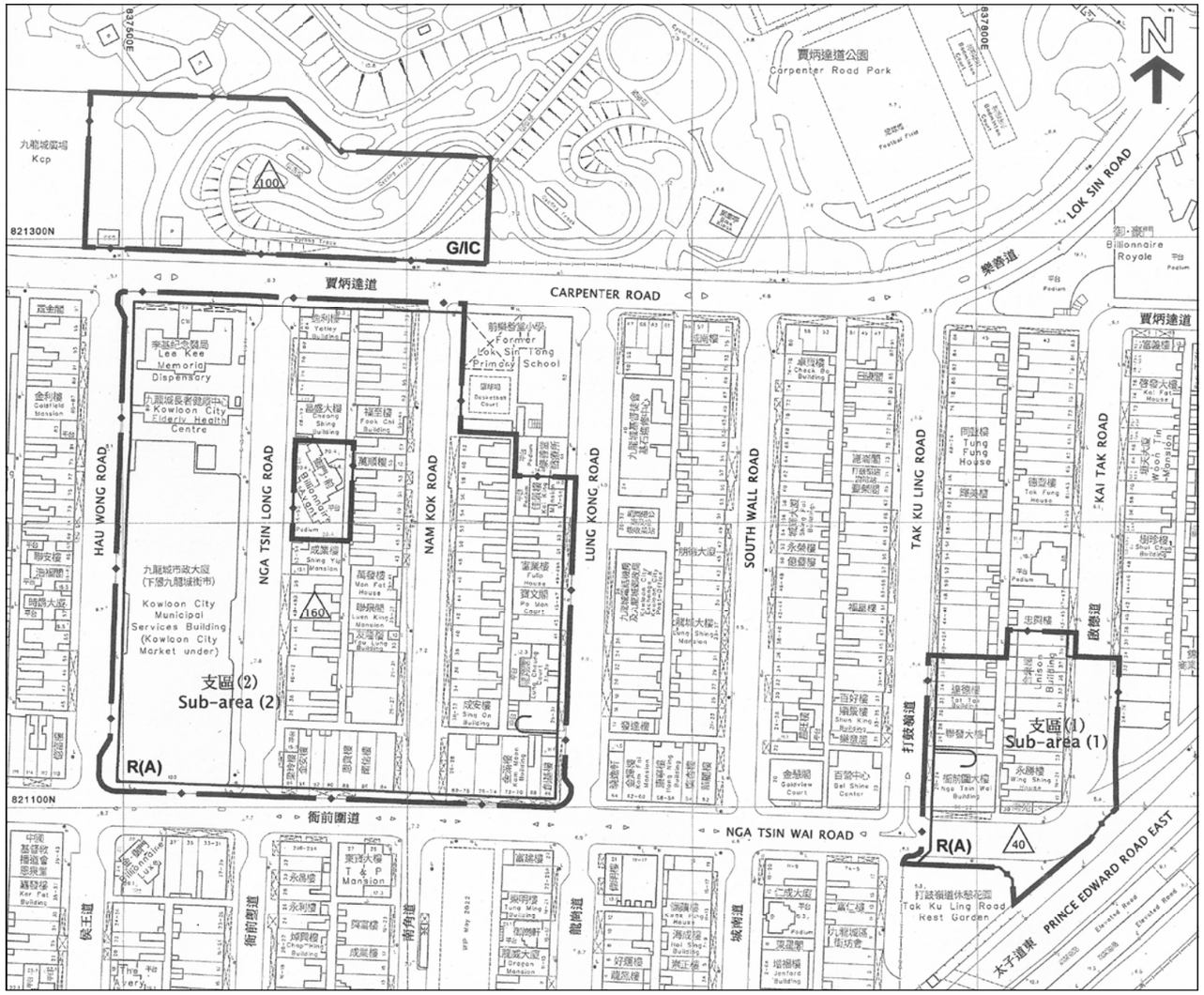
*此區的土地用途地帶見市區重建局衙前圍道/賈炳達道發展計劃圖。
For zoning of this area, refer to Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan.

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於發展項目的售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
3. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
4. 由於技術性問題，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

Remarks:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Development during opening hours.
2. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
3. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
4. Due to technical reasons, this plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance.

19A 關乎發展項目的分區計劃大綱圖
OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

摘錄自2023年9月8日刊憲之市區重建局衙前圍道/ 賈炳達道發展計劃核准圖，圖則編號為S/K10/URA3/2。
Adopted from the Approved Urban Renewal Authority Nga Tsin Wai Road/ Carpenter Road Development Scheme Plan with Plan No. S/K10/URA3/2 gazetted on 8 September 2023.



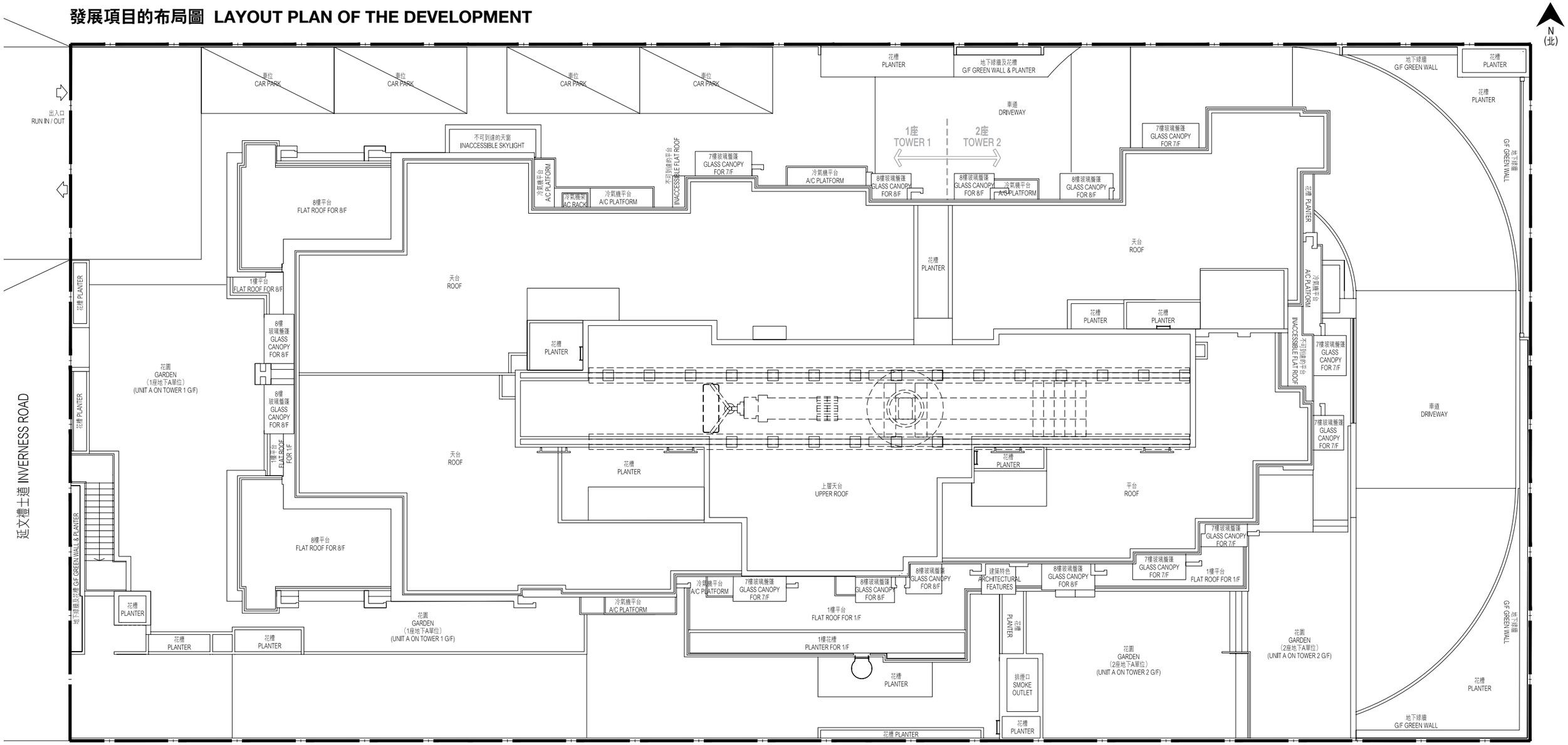
Scale（比例）
0 100 M（米）

圖例
NOTATION

發展計劃範圍界線 Boundary of Development Scheme	
住宅（甲類）Residential (Group A)	R(A)
政府、機構或社區 Government, Institution or Community	G/IC
主要道路及路口 Major Road and Junction	
最高建築物高度（在主水平基準上若干米） Maximum Building Height (in metres above principal datum)	160

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

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



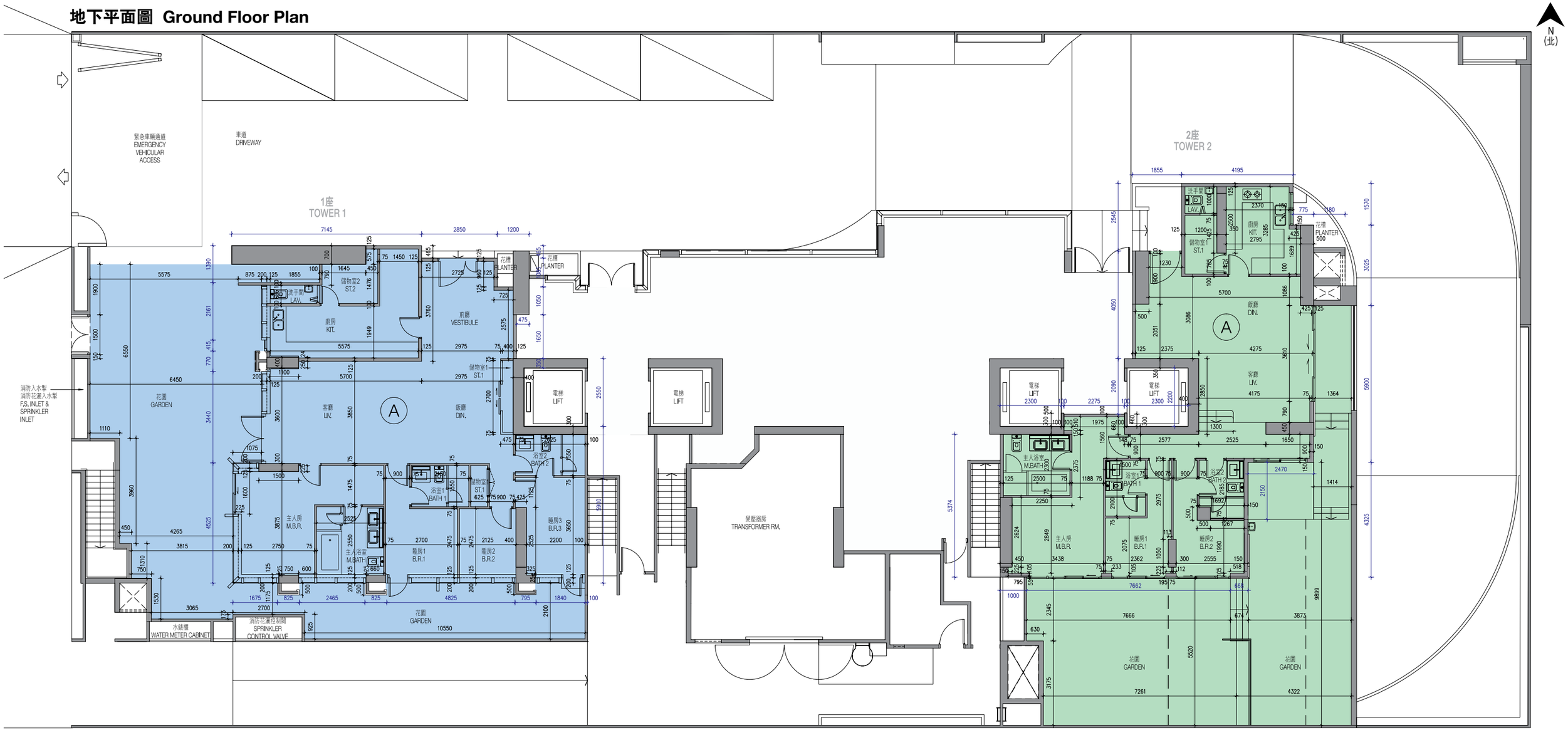
清潔用通道巷 EXISTING SCAVENGING LANE

0M(米) Scale(比例) 10M(米)

————	=	發展項目的界線 BOUNDARY OF DEVELOPMENT
A/C PLATFORM	=	冷氣機平台 AIR CONDITIONING PLATFORM
BAL.	=	露台 BALCONY

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

地下平面圖 Ground Floor Plan



0M(米) Scale(比例) 10M(米)

每個住宅物業 Each Residential Property	樓層 Floor	單位（1座）Unit (Tower 1)	單位（2座）Unit (Tower 2)
		A	A
層與層之間的高度（毫米）(1) (2) Floor-to-Floor Height (mm)(1) (2)	地下 G/F	4500, 4600, 4800	4400, 4500, 4700
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		1100, 1200, 1400	150, 1100, 1200, 1400

(1) 指該樓層之石屎地台面與上一層石屎地台面之高度距離 i.e. the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor

(2) 層與層之間高度包括介乎於發展項目地下與一樓之間的1400毫米/1200毫米/1100毫米結構轉換層 Floor-to-Floor Height (mm) has included Structural Transfer Plate with 1400mm/1200mm/1100mm between G/F and 1/F of the Development

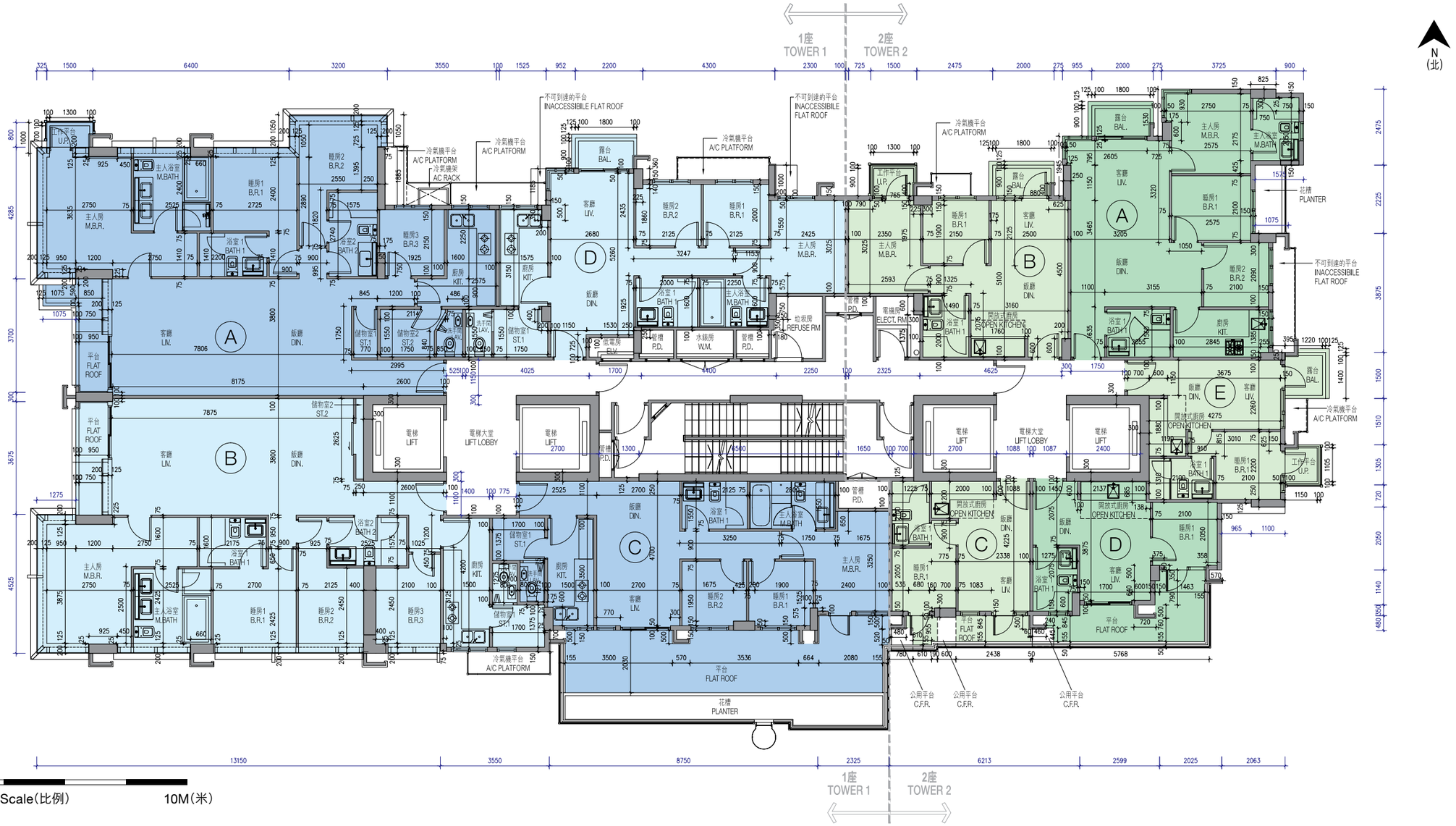
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及圖例。
Please refer to page 26 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。
Notes: The dimensions of the floor plans are all structural dimensions in millimeter.

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

1樓平面圖 1st Floor Plan



每個住宅物業 Each Residential Property	樓層 Floor	單位（1座）Unit (Tower 1)				單位（2座）Unit (Tower 2)				
		A	B	C	D	A	B	C	D	E
層與層之間的高度（毫米）(1) Floor-to-Floor Height (mm)(1)	1樓 1/F	3200, 3500, 3800	3500, 3800	3500	3200, 3500, 3800	3200, 3500	3500, 3800	3500, 3800	3500, 3800	3200, 3500, 3800
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150,160, 175	150,160, 175	160,175	150,160	150,160	150,160	160	160	150,160

(1) 指該樓層之石屎地台面與上一層石屎地台面之高度距離 i.e. the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor

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

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

請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及圖例。

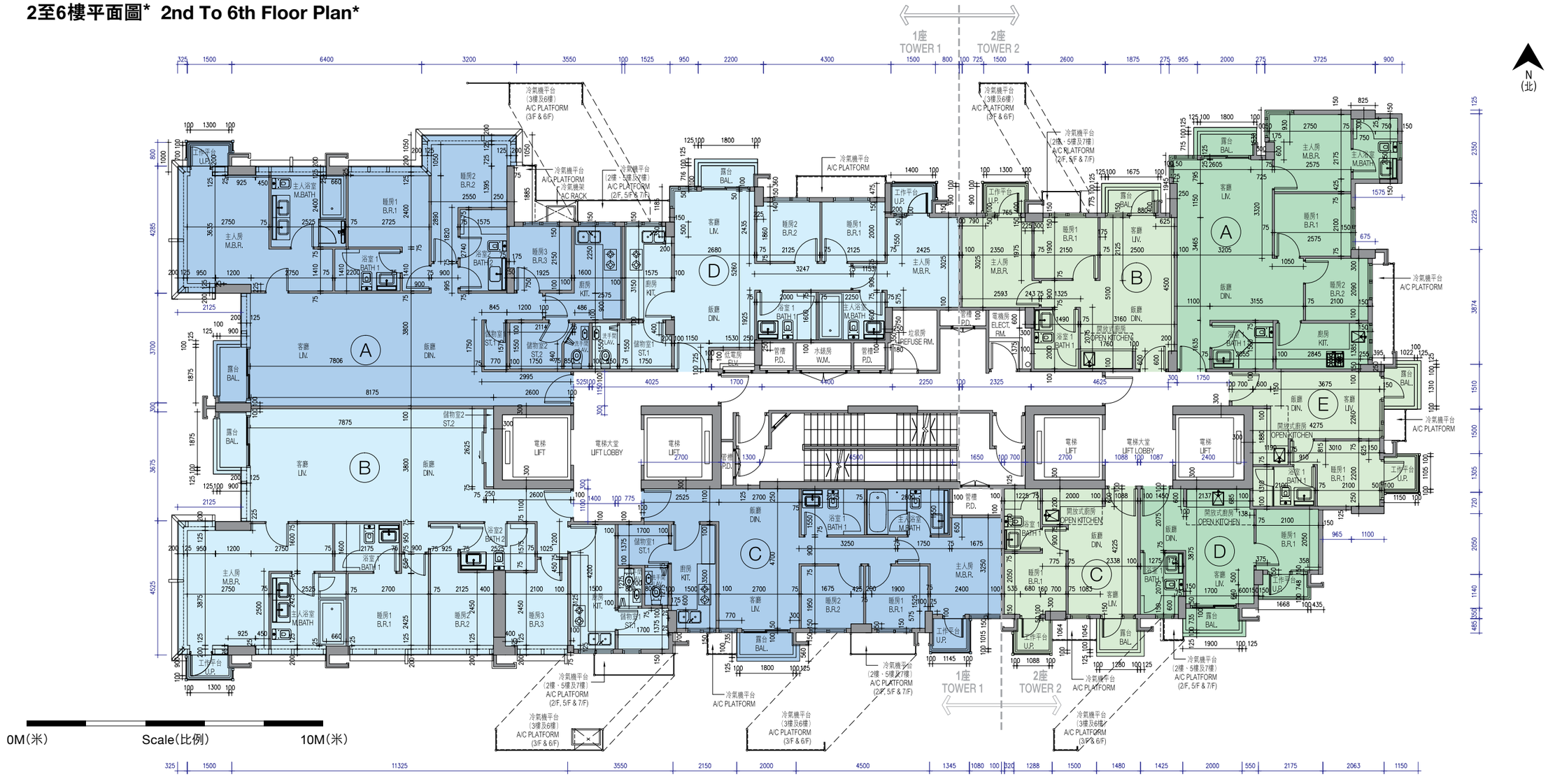
Please refer to page 26 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

Notes: The dimensions of the floor plans are all structural dimensions in millimeter.

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

2至6樓平面圖* 2nd To 6th Floor Plan*



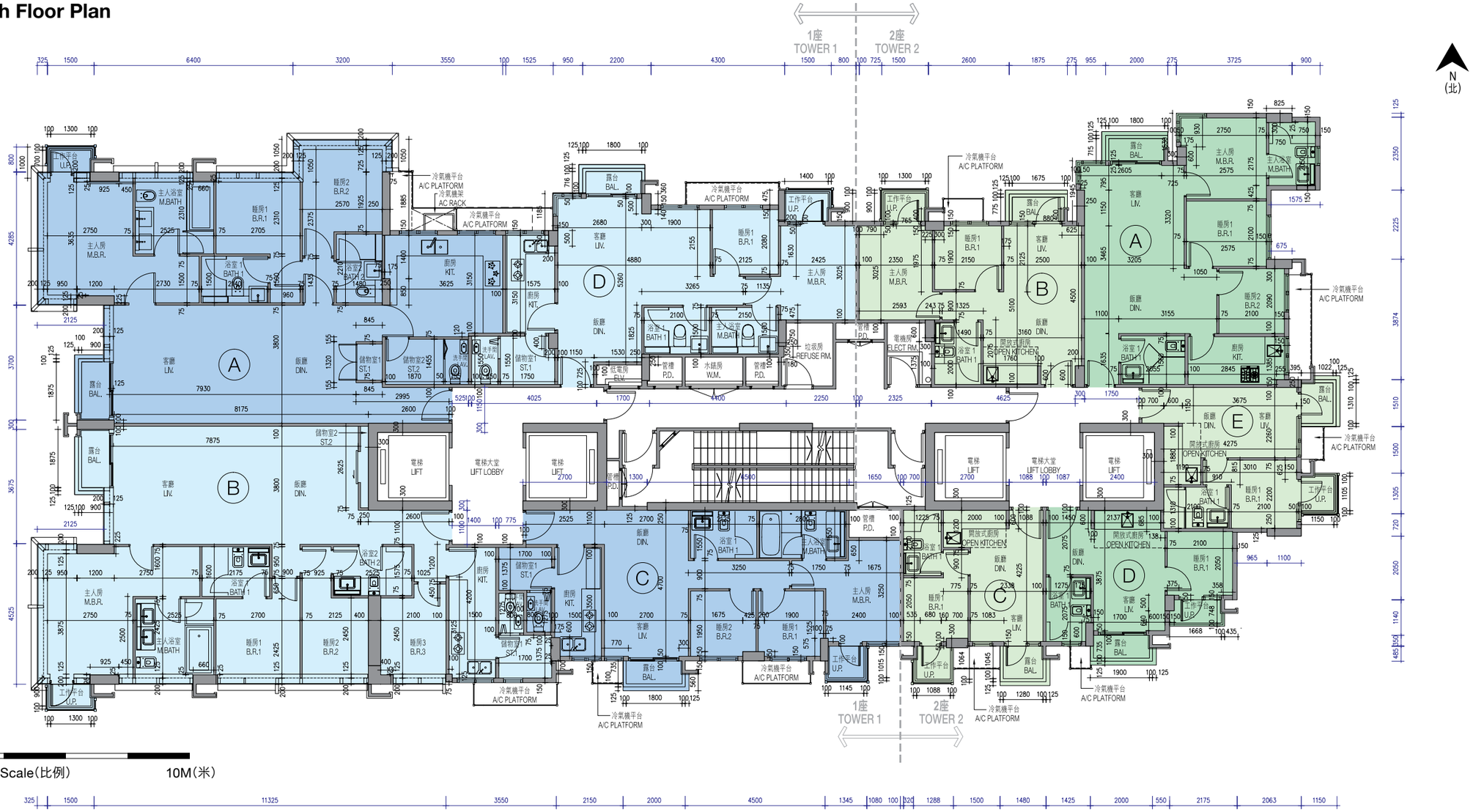
每個住宅物業 Each Residential Property	樓層 Floor	單位（1座）Unit (Tower 1)				單位（2座）Unit (Tower 2)				
		A	B	C	D	A	B	C	D	E
層與層之間的高度（毫米）(1) Floor-to-Floor Height (mm)(1)	2樓至6樓* 2 - 6/F*	3500	3500	3500	3500	3500	3500	3500	3500	3500
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150,160, 175	150,160, 175	150,160, 175	150,160	150,160	150,160	150,160	150,160	150,160

(1) 指該樓層之石屎地台面與上一層石屎地台面之高度距離 i.e. the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及圖例。
Please refer to page 26 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。
Notes: The dimensions of the floor plans are all structural dimensions in millimeter.
* 不設4樓 4/F is omitted

23A 發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

7樓平面圖 7th Floor Plan

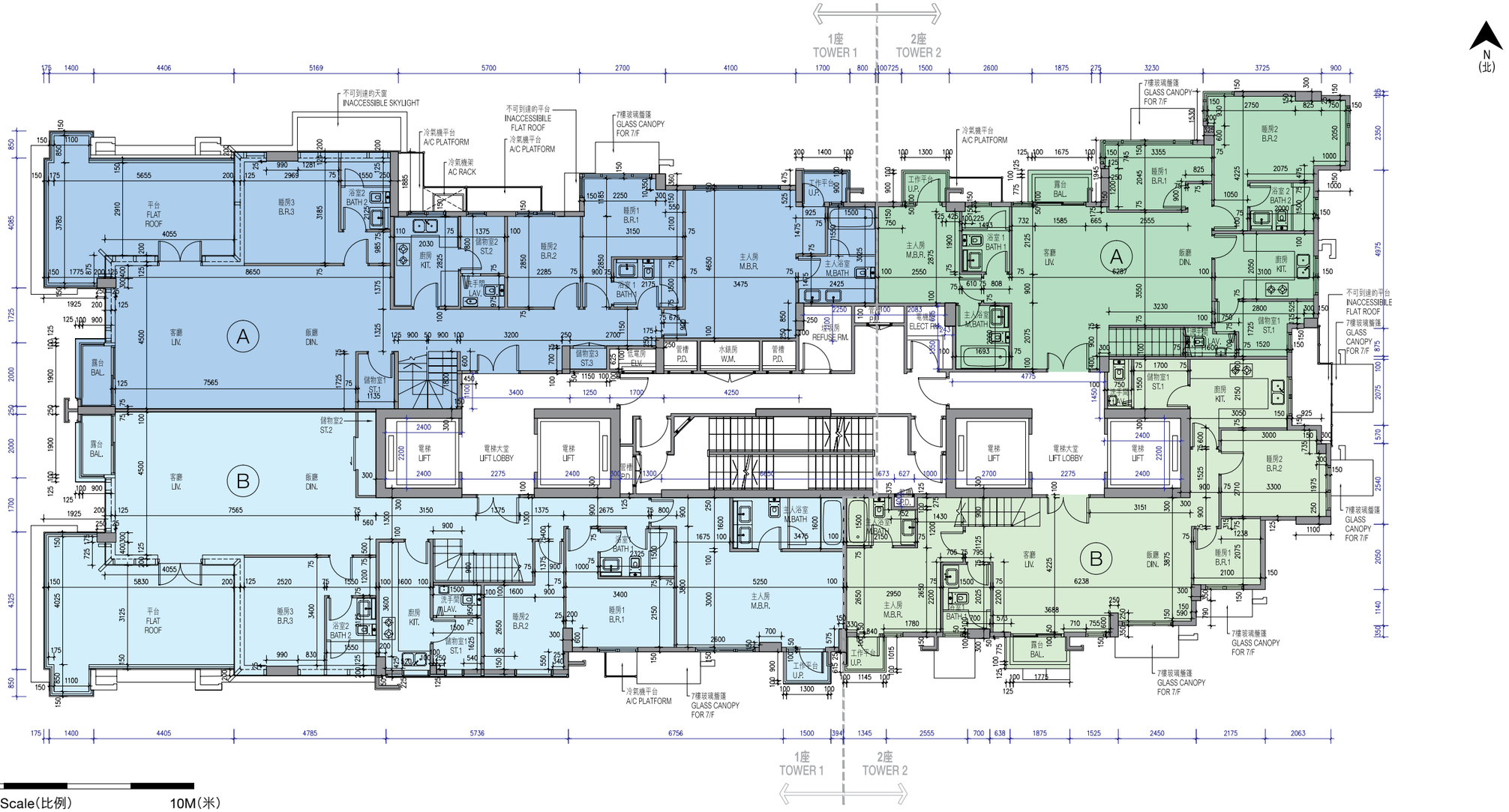


每個住宅物業 Each Residential Property	樓層 Floor	單位（1座）Unit (Tower 1)				單位（2座）Unit (Tower 2)				
		A	B	C	D	A	B	C	D	E
層與層之間的高度（毫米）(1) Floor-to-Floor Height (mm)(1)	7樓 7/F	3200, 3250, 3450, 3500, 3550, 3800	3200, 3250, 3450, 3500, 3550, 3800	3200, 3500, 3800	3200, 3500, 3800	3200, 3500, 3800	3200, 3500, 3800	3200, 3500, 3800	3500, 3800	3200, 3500, 3800
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		150,160, 175	150,160, 175	160,175	160	160	160	160	160	160

(1) 指該樓層之石屎地台面與上一層石屎地台面之高度距離 i.e. the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及圖例。
Please refer to page 26 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。
Notes: The dimensions of the floor plans are all structural dimensions in millimeter.

8樓平面圖 8th Floor Plan



每個住宅物業 Each Residential Property	樓層 Floor	單位（1座）Unit (Tower 1)		單位（2座）Unit (Tower 2)	
		A	B	A	B
層與層之間的高度（毫米）(1) Floor-to-Floor Height (mm)(1)	8樓 8/F	3200, 3500, 3800	3500, 3800, 4100	3500, 3800, 4100	3500, 3800, 4100
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)		160	160	160	160

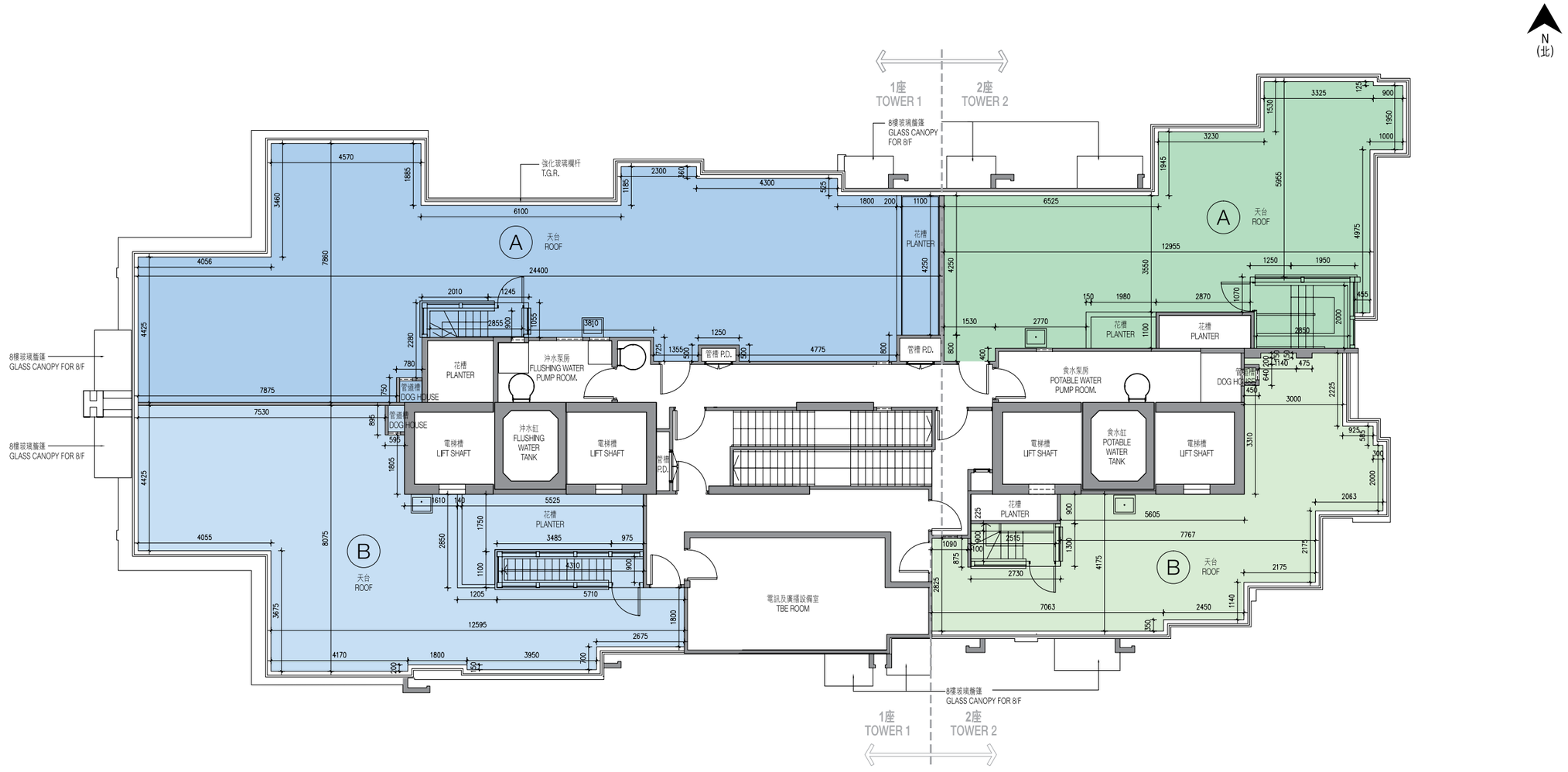
(1) 指該樓層之石屎地台面與上一層石屎地台面之高度距離 i.e. the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第26頁為住宅物業樓面平面圖而設之備註及圖例。
Please refer to page 26 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。
Notes: The dimensions of the floor plans are all structural dimensions in millimeter.

天台平面圖 Roof Plan



每個住宅物業 Each Residential Property	樓層 Floor	單位（1座）Unit (Tower 1)		單位（2座）Unit (Tower 2)	
		A	B	A	B
層與層之間的高度（毫米）(1) Floor-to-Floor Height (mm)(1)	天台 ROOF	不適用 Not Applicable			
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)					

(1) 指該樓層之石屎地台面與上一層石屎地台面之高度距離 i.e. the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓説明書第26頁為住宅物業樓面平面圖而設之備註及圖例。
Please refer to page 26 of this sales brochure for the notes and legends of the terms and abbreviations for the floor plans of residential properties.

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。
Notes: The dimensions of the floor plans are all structural dimensions in millimeter.

適用於本節之樓面平面圖之備註：

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。
2. 部分住宅物業的露台及/或工作平台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆裝飾板（覆蓋板）內藏之公用喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。
3. 部分住宅物業有用以安裝機電設備的跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑。
4. 露台及工作平台為不可封閉的地方。
5. 樓面平面圖上所顯示的裝置符號，如洗滌盆、坐廁、洗滌盆櫃等乃按最新經批准的建築圖則繪製，只作一般示意用途。
6. 部份單位之天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
7. 發展項目的的每座大樓的平台及天台上裝設有外露喉管，只有部份外露喉管被鋁質飾板所覆蓋。
8. 開放式廚房的住宅物業內所顯示的虛線代表開放式廚房範圍。
9. 平台空白位置為供維修大廈設備使用的公用地方。

Remarks applicable to the floor plans in this section :

1. There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or utility platform and/or flat roof and/or air-conditioner platform and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
3. There are sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential properties.
4. Balconies and utility platforms are non-enclosed areas.
5. Symbols of fittings and fitments such as sink, water closet, sink counter, etc. shown on the floor plans are prepared based on the latest approved building plans and are for general indication only.
6. The internal ceiling height within some units may vary due to structural, architectural and/ or decoration design variations.
7. There may be exposed pipes mounted at part of flat roof and/or roof of each tower. Only part of the exposed pipes are covered by aluminum cladding.
8. Pecked line in a residential property with Open Kitchen delineates the extent of Open Kitchen area.
9. Blank areas on flat roof are common areas for building facility maintenance.

發展項目的住宅物業的樓面平面圖圖例
Legend for floor plans of residential properties in the Development

A/C	= 冷氣機 AIR CONDITIONER
A/C PLATFORM	= 冷氣機平台 AIR CONDITIONER PLATFORM
A.F.	= 建築裝飾 ARCHITECTURAL FEATURE
BAL.	= 露台 BALCONY
BATH 1	= 浴室1 BATHROOM 1
BATH 2	= 浴室2 BATHROOM 2
B.R.1	= 睡房1 BEDROOM 1
B.R.2	= 睡房2 BEDROOM 2
B.R.3	= 睡房3 BEDROOM 3
C.F.R.	= 公用平台 COMMON FLAT ROOF
DIN.	= 飯廳 DINING ROOM
ELECT RM.	= 電錶房 ELECTRICAL METER ROOM
ELV.	= 特低壓機電房 EXTRA LOW VOLTAGE ROOM
KIT.	= 廚房 KITCHEN
LAV.	= 洗手間 LAVATORY
LIV.	= 客廳 LIVING ROOM
M.BATH	= 主人浴室 MASTER BATHROOM
M.B.R.	= 主人房 MASTER BEDROOM
OPEN KIT.	= 開放式廚房 OPEN KITCHEN
P.D.	= 管道槽 PIPE DUCT
REFUSE RM.	= 垃圾及物料回收室 REFUSE STORAGE & MATERIAL RECOVERY ROOM
ST.1	= 儲物室1 STORE ROOM 1
ST.2	= 儲物室2 STORE ROOM 2
ST.3	= 儲物室3 STORE ROOM 3
TBE ROOM	= 電訊及廣播設備室 TELECOMMUNICATIONS AND BROADCASTING EQUIPMENT ROOM
T.G.R.	= 強化玻璃欄杆 TEMPERED GLASS BALUSTRADE
TRANSFORMER RM.	= 變壓器房 TRANSFORMER ROOM
U.P.	= 工作平台 UTILITY PLATFORM
W.M.	= 水錶房 WATER METER ROOM

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

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.)									
座數 Tower	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
1座 Tower 1	地下 G/F	A	137.604 (1,481) Balcony 露台：—　Utility Platform 工作平台：— Verandah 陽台：—	-	-	-	-	91.650 (987)	-	-	-	-	-
2座 Tower 2		A	109.880 (1,183) Balcony 露台：—　Utility Platform 工作平台：— Verandah 陽台：—	-	-	-	-	88.295 (950)	-	-	-	-	-
1座 Tower 1	1樓 1/F	A	108.029 (1,163) Balcony 露台：— Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	3.870 (42)	-	-	-	-	-	-
		B	107.613 (1,158) Balcony 露台：—　Utility Platform 工作平台：— Verandah 陽台：—	-	-	-	2.879 (31)	-	-	-	-	-	-
		C	59.403 (639) Balcony 露台：—　Utility Platform 工作平台：— Verandah 陽台：—	-	-	-	20.933 (225)	-	-	-	-	-	-
		D	59.371 (639) Balcony 露台：2.391 (26)　Utility Platform 工作平台：— Verandah 陽台：—	-	-	-	-	-	-	-	-	-	-
2座 Tower 2		A	57.615 (620) Balcony 露台：2.391 (26)　Utility Platform 工作平台：— Verandah 陽台：—	-	-	-	-	-	-	-	-	-	-
		B	37.805 (407) Balcony 露台：2.391 (26) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	-	-	-	-	-	-	-
		C	21.175 (228) Balcony 露台：—　Utility Platform 工作平台：— Verandah 陽台：—	-	-	-	2.673 (29)	-	-	-	-	-	-
		D	22.441 (242) Balcony 露台：—　Utility Platform 工作平台：— Verandah 陽台：—	-	-	-	6.744 (73)	-	-	-	-	-	-
		E	26.641 (287) Balcony 露台：2.311 (25) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	-	-	-	-	-	-	-

實用面積、露台及工作平台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。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 and the floor area of balconies and utility platforms are 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陽台。
   There is no verandah in the residential properties in the Development.
3. 1座及2座不設4樓。
   4/F of Tower 1 and Tower 2 is omitted.

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

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.)									
座數 Tower	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
1座 Tower 1	2-7樓 2-7/F	A	110.350 (1,188) Balcony 露台：2.363(25) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	-	-	-	-	-	-	-
		B	111.132 (1,196) Balcony 露台：2.363(25) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	-	-	-	-	-	-	-
		C	62.856 (677) Balcony 露台：2.000(22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	-	-	-	-	-	-	-
		D	60.480 (651) Balcony 露台：2.000(22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	-	-	-	-	-	-	-
2座 Tower 2		A	57.224 (616) Balcony 露台：2.000 (22) Utility Platform 工作平台：— Verandah 陽台：—	-	-	-	-	-	-	-	-	-	-
		B	37.414 (403) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	-	-	-	-	-	-	-
		C	24.663 (265) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	-	-	-	-	-	-	-
		D	25.854 (278) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	-	-	-	-	-	-	-
		E	26.330 (283) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	-	-	-	-	-	-	-

實用面積、露台及工作平台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。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 and the floor area of balconies and utility platforms are 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陽台。
   There is no verandah in the residential properties in the Development.
3. 1座及2座不設4樓。
   4/F of Tower 1 and Tower 2 is omitted.

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

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.)									
座數 Tower	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
1座 Tower 1	8樓及天台 8/F & Roof	A	141.631 (1,525) Balcony 露台：2.391 (26) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	18.762 (202)	-	-	124.181 (1,337)	2.640 (28)	-	-
		B	140.540 (1,513) Balcony 露台：2.391 (26) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	20.037 (216)	-	-	82.975 (893)	3.992 (43)	-	-
2座 Tower 2		A	90.371 (973) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	-	-	-	72.042 (775)	5.813 (63)	-	-
		B	83.490 (899) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：—	-	-	-	-	-	-	52.029 (560)	2.919 (31)	-	-

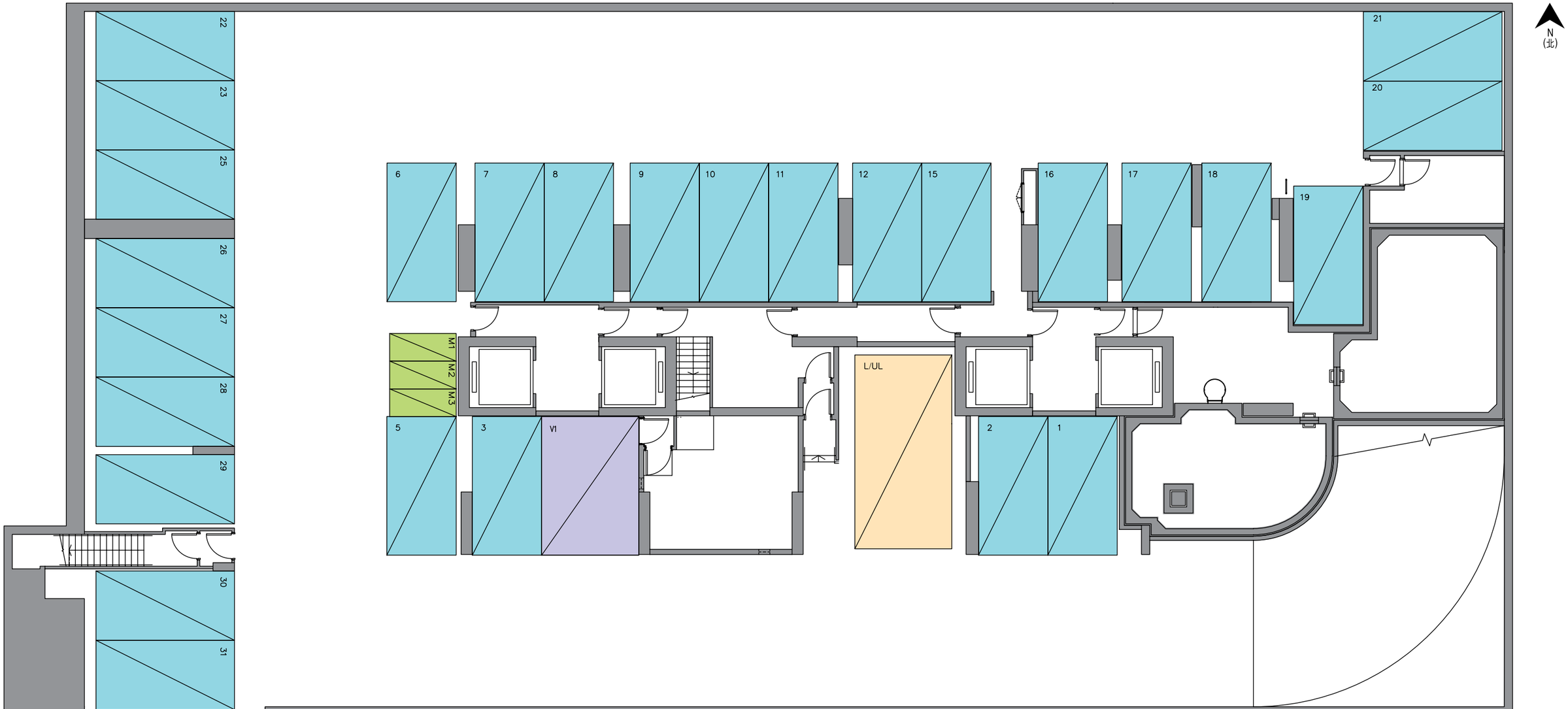
實用面積、露台及工作平台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (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陽台。
   There is no verandah in the residential properties in the Development.
3. 1座及2座不設4樓。
   4/F of Tower 1 and Tower 2 is omitted.

30 發展項目中的停車位的樓面平面圖
FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

地庫平面圖 Basement Floor Plan

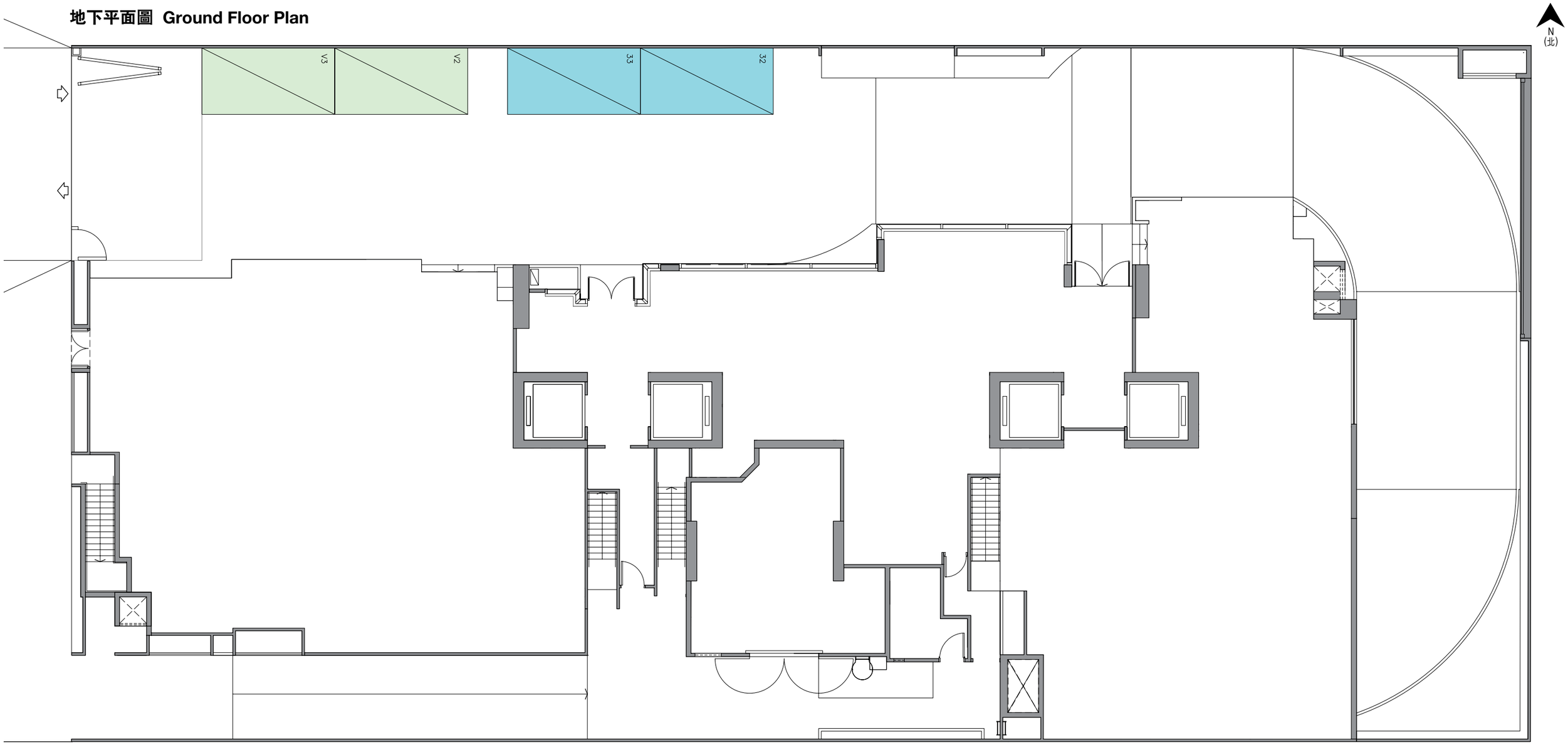


停車位位置、數目、尺寸及面積表 Schedule of Location, Number, Dimensions and Area of Parking Spaces

車位類別 Type of Parking Space	樓層 Floor	數目 Number	每個停車位的尺寸(長 x 闊)(米) Dimension of each parking space (Length x Width) (m)	每個停車位的面積 (平方米) Area of each parking space (sq.m)
住宅停車位 Residential Carparking Space	B/F, G/F	29	5 x 2.5	12.5
電單車停車位 Motor Cycle Parking Space	B/F	3	2.4 x 1	2.4
訪客停車位 Visitors' Parking Space	G/F	2	5 x 2.5	12.5
暢通易達訪客停車位 Accessible cum Visitors' Parking Space	B/F	1	5 x 3.5	17.5
上落客貨車位 Loading and Unloading Space	B/F	1	7 x 3.5	24.5

31 發展項目中的停車位的樓面平面圖
FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

地下平面圖 Ground Floor Plan



0M(米) Scale(比例) 10M(米)

停車位位置、數目、尺寸及面積表 Schedule of Location, Number, Dimensions and Area of Parking Spaces

車位類別 Type of Parking Space	樓層 Floor	數目 Number	每個停車位的尺寸(長 x 闊)(米) Dimension of each parking space (Length x Width) (m)	每個停車位的面積 (平方米) Area of each parking space (sq.m)
住宅停車位 Residential Carparking Space	B/F, G/F	29	5 x 2.5	12.5
電單車停車位 Motor Cycle Parking Space	B/F	3	2.4 x 1	2.4
訪客停車位 Visitors' Parking Space	G/F	2	5 x 2.5	12.5
暢通易達訪客停車位 Accessible cum Visitors' Parking Space	B/F	1	5 x 3.5	17.5
上落客貨車位 Loading and Unloading Space	B/F	1	7 x 3.5	24.5

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

1. 在簽署臨時買賣合約（“臨時合約”）時須支付款額為5%的臨時訂金；

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 —
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (“preliminary agreement”);

2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement:-
   (i) the preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

A. 發展項目的公用部分

發展項目的公契及管理協議（「公契」）訂明下列公用地方及公用設施：

(A)「公用地方」

指發展項目公用地方、停車場公用地方、住宅公用地方及於任何附屬公契中指定作為公用地方的發展項目的所有有關部份。

「發展項目公用地方」指公契所夾附之地庫樓面平面圖、地下樓面平面圖、一樓樓面平面圖及建築物立面圖並經認可人士或其代表核證準確以橙色及橙色加黑點顯示而擬供各單位的業主及佔用人共用與共享的發展項目部份，其中包括但不限於某些入口、出口、通道、樓梯間、樓梯及斜路、消防喉轆、垃圾及物料回收房、電力變壓房、上落客貨車位、發展項目綠化區域、電掣房、花灑水缸、消防及花灑泵房和水缸房、消防水缸、沖廁水上水泵房、食水及沖廁水缸房、外牆（不構成任何單位一部份並於公契所夾附之建築物立面圖僅供識別之用以橙色顯示的發展項目部份）以及供各單位業主及佔用人共用與共享而非任何個別單位業主或佔用人專用或專享的位於該地段及發展項目或其上方的任何其他部份或空間，但不包括住宅公用地方及停車場公用地方，亦不包括任何特定業主享有專屬權與特權持有、使用、佔用和享用的任何部份、空間、地方或設施。但在適當情況下，如(a)發展項目任何部份符合「該條例」（即（香港法例第344章）《建築物管理條例》）第2條中「公用部份」第(a)段的定義或(b)發展項目任何部份乃該條例附表一訂明而符合該條例第2條中「公用部份」第(b)段的定義，且此等部份將供所有單位業主共用與共享，則應視作屬於「發展項目公用地方」及構成其一部份。

「停車場公用地方」指公契所夾附之地庫樓面平面圖及地下樓面平面圖並經認可人士或其代表核證準確以紫色顯示而擬供停車場車位的業主及佔用人共用與共享的位於發展項目地庫及地下的地方，其中包括但不限於樓梯、進氣口、排煙口、行車通道、斜路和包含停車場公用設施的其他地方或空間以及供停車場車位的業主及佔用人共用與共享而非任何個別停車場車位業主或佔用人專用或專享的位於該地段及發展項目或其上方的任何其他部份或空間，但不包括發展項目公用地方及住宅公用地方，亦不包括任何特定業主享有專屬權與特權持有、使用、佔用和享用的任何部份、空間、地方或設施。但在適當情況下，如(a)發展項目任何部份符合該條例第2條中「公用部份」第(a)段的定義或(b)發展項目任何部份乃該條例附表一訂明而符合該條例第2條中「公用部份」第(b)段的定義，且此等部份將供所有停車場車位業主共用與共享，則應視作屬於「停車場公用地方」及構成其一部份。

「住宅公用地方」指並包括公契所夾附之地庫樓面平面圖、地下樓面平面圖、一樓樓面平面圖、二樓至七樓樓面平面圖、八樓樓面平面圖、天台樓面平面圖及上層天台樓面平面圖及建築物立面圖並經認可人士或其代表核證準確以黃色及黃色加黑點顯示而擬供各住宅單位業主及佔用人共用與共享的發展項目部份（不論在住宅樓宇的內或外），其中包括但不限於訪客車位、住宅部份綠化區域、各層電梯大堂、升降機井底坑、升降機槽、樓梯、出口、斜路、不構成任何住宅單位一部份並於公契所夾附之建築物立面圖以供識別之用以黃色顯示的不可開啟的封閉窗戶、住宅樓宇外牆及護牆（為住宅單位的一部份及於公契所夾附之建築物立面圖以供識別之用以黃色顯示的部份除外，；但不包括其面向住宅單位的內部表面以及構成住宅單位一部份的非封閉區域（如有）、平台（如有）、天台（如有）及花園（如有）的玻璃及其金屬護牆/欄杆/圍欄）、冷氣機平台、建築鰭及裝飾、住宅樓宇的喉管、升降機機房、會所、垃圾房、電錶箱、水錶箱、消防喉轆、管槽、特低壓電線管槽、電訊及廣播設備室、食水及沖廁水泵房、位於一樓及八樓而不能到達的平台及空間、玻璃簷篷、建築鰭、鋁質面板、上層天台、轉換層以及供住宅單位業主及佔用人共用與共享而非個別住宅單位業主或佔用人專用或專享的位於該地段及發展項目或其上方的任何其他部份或空間，但不包括發展項目公用地方及停車場公用地方，亦不包括任何特定業主享有專屬權與特權持有、使用、佔用和享用的任何部份、空間、地方或設施。但在適當情況下，如(a)發展項目任何部份符合該條例第2條中「公用部份」第(a)段的定義或(b)發展項目任何部份乃該條例附表一訂明而符合該條例第2條中「公用部份」第(b)段的定義，且此等部份將供所有住宅單位業主共用與共享，則應視作屬於「住宅公用地方」及構成其一部份。

A. Common parts of the development

The Deed of Mutual Covenant and Management Agreement in respect of the Development (the "DMC") provides for the following Common Areas and Common Facilities:-

(A) "Common Areas"

means the Development Common Areas, the Carpark Common Areas, the Residential Common Areas and all those parts of the Development designated as common areas in any Sub-Deed of Mutual Covenant.

"Development Common Areas" means those parts of the Development as shown on the Basement Floor Plan, the Ground Floor Plan and the 1st Floor Plan and the Elevation Plans annexed to the DMC and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured orange and orange stippled black and intended for the common use and benefit of the Owners and Occupiers of the Units including, but not limited to, certain entrances, exits, passageways, stairways, staircases and ramps, hose reels, refuse storage and material recovery chamber, transformer room, Loading and Unloading Space, Development Greenery Areas, switch room, sprinkler tank, F.S. and sprinkler pump and tank room, F.S. water tank, flushing water up-feed pump room, fresh water tank and flush water tank room, external walls (not forming part of any Unit and for the purpose of identification only are shown coloured orange on the Elevation Plans annexed to the DMC) and any other parts or spaces on or in the Land and the Development for the common use and benefit of the Owners and Occupiers of the Units and not for the exclusive use or benefit of the Owner or Occupier of any individual Unit **EXCLUDING** the Residential Common Areas and Carpark Common Areas and **EXCLUDING** any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner **PROVIDED THAT**, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "**common parts**" set out in Section 2 of the Ordinance (i.e. the Building Management Ordinance (Cap.344)) or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "**common parts**" set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Units, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas.

"Carpark Common Areas" means the areas on the Basement Floor and Ground Floor of the Development as shown on the Basement Floor Plan and Ground Floor Plan annexed to the DMC and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured violet and intended for the common use and benefit of the Owners and Occupiers of the Parking Space(s) including, but not limited to, staircases, air intake vents, smoke vents, driveways, ramps and other spaces or areas containing the Carpark Common Facilities and any other parts or spaces on or in the Land and the Development for the common use and benefit of the Owners and Occupiers of the Parking Spaces and not for the exclusive use or benefit of the Owner or Occupier of any individual Parking Space **EXCLUDING** the Development Common Areas and Residential Common Areas **EXCLUDING** any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner **PROVIDED THAT**, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "**common parts**" set out in Section 2 of the Ordinance or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "**common parts**" set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Parking Spaces, such parts shall be deemed to have been included as, and shall form part of, the Carpark Common Areas.

"Residential Common Areas" means and includes all those areas of the Development (whether within or outside the Residential Accommodation) as shown on the Basement Floor Plan, Ground Floor Plan, the 1st Floor Plan, the 2nd - 7th Floor Plan, the 8th Floor Plan, the Roof Floor Plan and Upper Roof Floor Plan and the Elevation Plans annexed to the DMC and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured yellow and yellow stippled black and intended for the common use and benefit of the Owners and Occupiers of the Residential Units including, but not limited to, the Visitors' Parking Spaces, Residential Greenery Areas, lift lobbies on all floors, lift pits, lift shafts, staircases, exits, ramps, non-openable windows not forming part of any Residential Unit and for the purpose of identification shown coloured yellow on the Elevation Plans annexed to the DMC, external walls and parapet walls of the Residential Accommodation (other than those forming part of a Residential Unit and for the purpose of identification shown coloured yellow on the Elevation Plans annexed to the DMC and excluding the interior surface of such walls facing the Residential Units, the glass and metal parapets/balustrade/fences of the Non-enclosed Areas (if any), the Flat Roof (if any),

(B)「公用設施」

指發展項目公用設施、停車場公用設施、住宅公用設施及於任何附屬公契內指定的發展項目公用裝置及設施。

「發展項目公用設施」指裝設供單位業主及佔用人共用與共享而非任何個別單位業主或佔用人專用或專享之所有發展項目裝置及設施，包括但不限於：

(a) 現時或於任何時間位於或穿越該土地或發展項目內、下或上而為發展項目供應食水、污水排放、氣體、電力及任何其他服務的污水管、排水渠、水道、喉管、簷溝、井、排煙出口、消防入水掣、花灑入水掣、花灑控制閥、水錶箱、煤氣閥（如有）、天線、電線和電纜、電訊及其他服務設施，不論鋪管與否；

(b) 電力變壓房、電掣房、消防及花灑泵房和水缸房、花灑水缸、消防水缸、沖廁水上水泵房、食水及沖廁水缸房及發展項目中共用與共享的設施和設備；

(c) 鐵閘、裝飾及圍欄、通風窗、照明及發展項目公用地方的機械通風或冷氣（如有）；及

(d) 垃圾收集設備及設施

但不包括住宅公用設施及停車場公用設施，亦不包括任何特定業主享有專屬權與特權持有、使用、佔用及享用之任何部份、空間、地方或設施。

「停車場公用設施」指裝設供車位業主及佔用人共用與共享而非任何個別車位業主或佔用人專用或專享的發展項目裝置及設施，包括：

(a) 停車場公用地方的照明和保安系統（如有）；

(b) 冷氣及機械通風系統（如有）；

(c) 安裝供任何車位業主或佔用人共用與共享而非任何個別車位業主或佔用人專用或專享的任何其他設施與設備

但不包括住宅公用設施及發展項目公用設施，亦不包括任何特定車位業主享有專屬權與特權持有、使用、佔用及享用之任何部份、空間、地方或設施。

「住宅公用設施」指裝設供住宅單位業主及佔用人共用與共享而非任何特定住宅單位業主或佔用人專用或專享的所有發展項目裝置及設施（不論是否位於住宅樓宇內或外），包括：

(a) 住宅公用地方的照明、冷氣及機械通風系統（如有）；

(b) 電視及無線電台天線、保安系統；

(c) 升降機及升降機槽；

(d) 安裝供任何住宅單位業主或佔用人共用與共享而非特定住宅單位使用或享用的任何其他設施與設備

但不包括發展項目公用設施及停車場公用設施，亦不包括任何特定業主享有專屬權與特權持有、使用、佔用及享用之任何部份、空間、地方或設施。

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

有關每個住宅物業的不分割份數的數目分配請參閱本節下文「不分割份數的分配表」。

the Roof (if any) and the Garden (if any) which form parts of the Residential Units), the A/C Platforms, the architectural fins and features, pipes serving the Residential Accommodation, lift machine room, the Club House, refuse room, electric meter cabinet, water meter cabinets, hose reels, pipe ducts, ELV ducts, TBE room, flushing water pump room and potable water pump room, inaccessible flat roofs and areas on 1st Floor and 8th Floor, glass canopies, architectural fins, aluminum claddings, Upper Roof, transfer plate and any other parts or spaces on or in the Land and the Development for the common use and benefit of the Owners and Occupiers of the Residential Units and not for the exclusive use or benefit of the Owner or Occupier of any individual Residential Unit **EXCLUDING** the Development Common Areas and Carpark Common Areas **EXCLUDING** any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "**common parts**" set out in Section 2 of the Ordinance or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "**common parts**" set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Residential Units, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.

(B) "Common Facilities"

means the Development Common Facilities, the Carpark Common Facilities, the Residential Common Facilities and such of the installations and facilities of the Development designated as common facilities in any Sub-Deed of Mutual Covenant.

"Development Common Facilities" means all those installations and facilities of the Development installed for the common use and benefit of the Owners and Occupiers of the Units and not for exclusive use or benefit of the Owners or Occupiers of any individual Unit including but not limited to:-

(a) such of the sewers, drains, water courses, pipes, gutters, wells, smoke vent outlets, F.S. inlet, sprinkler inlet, sprinkler control valve, water meter cabinet, town gas valve (if any), aerials, wires and cables, telecommunications and other services facilities, whether ducted or otherwise which are or at any time may be in, under or over or passing through the Land or the Development, through which water, sewage, gas, electricity and any other services are supplied to the Development;

(b) transformer room, switch room, F.S. and sprinkler pump and tank room, sprinkler tank, F.S. water tank, flushing water up-feed pump room, fresh water tank and flush water tank room and the facilities and equipment therein for the common use and benefit of the Development;

(c) metal gate, features and fences, louvres, lighting, mechanical ventilation/air-conditioning (if any) for the Development Common Areas; and

(d) refuse collection equipment and facilities

EXCLUDING the Residential Common Facilities and Carpark Common Facilities and **EXCLUDING** any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

"Carpark Common Facilities"means those installations and facilities of the Development used in common by or installed for the common use and benefit of the Owners and Occupiers of the Parking Spaces and not for the exclusive use or benefit of the Owner or Occupier of any individual Parking Space and include:-

(a) lighting and security system (if any) for the Carpark Common Areas;

(b) air-conditioning and mechanical ventilation system (if any); and

(c) any other facilities and equipment installed for the common use and benefit of any of the Owners or Occupiers of the Parking Spaces and not for the exclusive use or benefit of the Owner or Occupier of any individual Parking Space,

EXCLUDING the Residential Common Facilities and Development Common Facilities and **EXCLUDING** any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

"Residential Common Facilities" means all those installations and facilities of the Development (whether within or outside the Residential Accommodation) used in common by or installed for the common use and benefit of the Owners and Occupiers of the Residential Units and not for the exclusive use or benefit of the Owner or Occupier of any individual Residential Unit and include:-

(a) lighting, air-conditioning and mechanical ventilation (if any) for the Residential Common Areas;

(b) television and wireless aerials, security system;

C. 有關發展項目的管理人的委任年期

受限於《建築物管理條例》（香港法例第344章）的規定，發展項目的管理人首屆任期由簽訂公契日期起計兩(2)年，其後續任直至根據公契的條款終止委任為止。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

(a) 發展項目所有單位的業主須於到期應付時繳付發展項目管理預算案開支，繳付比例為其所持單位的管理份數佔發展項目管理份數總額的比例；

(b) 不論業主是否已將其擁有的發展項目部份空置或佔用，又抑或是否已經將該部份出租或租賃予任何其他人等，又或該部份由業主本人或其他人所佔用，每位業主必須有個人責任向管理人支付管理費。唯業主不會被要求支付超過按其擁有的發展項目部份所分配的管理份數而釐定的相關管理預算開支的適當份額。

(c)有關每個住宅物業的管理份數的數目分配請參閱本節下文「管理份數的分配表」。

E. 計算管理費按金的基準

管理費按金相等於單位首年度預算管理開支的每月分擔款項的三(3)個月款項，該款項可轉讓，但不帶息及不可退還。

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。

(c) lifts and lift shafts; and
(d) any other facilities and equipment installed for the common use and benefit of any of the Owners or Occupiers of the Residential Units and not for the use and benefit of a particular Residential Unit,

EXCLUDING the Development Common Facilities and Carpark Common Facilities **EXCLUDING** any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

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

Please refer to the “Table of Allocation of Undivided shares” in this section below for the number of undivided shares assigned to each residential property.

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

Subject to the provisions of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong), the manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and shall thereafter continue until and unless the appointment of the manager 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

(a) All Owners of Units in the Development shall contribute to the expenses of the development management budget as and when the same become due and payable in the proportion that the Management Shares attributable to the Units owned by them bears to the total Management Shares for the Development;

(b) Each Owner shall be personally liable to pay such Management Charges to the Manager whether or not his part of the Development is vacant or occupied and whether not it has been let or leased to any tenant or is occupied by the Owner himself or any other person PROVIDED ALWAYS THAT no Owner may be called upon to pay more than his appropriate share of the expenses of the relevant management budgets, having regard to the number of the Management Shares allocated to the relevant part of the Development to which he is the Owner.

(c) Please refer to the “Table of Allocation of Management Shares” in this section below for the number of management shares assigned to each residential property.

E. Basis on which the management fee deposit is fixed

The Management fee deposit is equivalent to a sum of three (3) months’ monthly contribution of the first year’s budgeted Management Charges which shall be transferable but non-interest bearing and not refundable.

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

Not applicable.

不分割份數的分配表

樓層	座樓/單位		每單位的不分割份數
地下	第1座	A	147
	第2座	A	119
1樓	第1座	A	108
		B	108
		C	61
		D	59
	第2座	A	58
		B	38
		C	21
		D	23
		E	27
2樓至7樓	第1座	A	110
		B	111
		C	63
		D	60
	第2座	A	57
		B	37
		C	25
		D	26
		E	26
8樓及天台	第1座	A	156
		B	151
	第2座	A	98
		B	89

備註：不設4樓

ALLOCATION OF UNDIVIDED SHARES

Floor	Tower/Unit		Undivided Shares Per Unit
G/F	Tower 1	A	147
	Tower 2	A	119
1/F	Tower 1	A	108
		B	108
		C	61
		D	59
	Tower 2	A	58
		B	38
		C	21
		D	23
		E	27
2-7/F	Tower 1	A	110
		B	111
		C	63
		D	60
	Tower 2	A	57
		B	37
		C	25
		D	26
		E	26
8/F & Roof	Tower 1	A	156
		B	151
	Tower 2	A	98
		B	89

Remarks: 4/F is omitted

管理份數的分配表

樓層	座樓/單位		每單位的管理份數
地下	第1座	A	147
	第2座	A	119
1樓	第1座	A	108
		B	108
		C	61
		D	59
	第2座	A	58
		B	38
		C	21
		D	23
		E	27
2樓至7樓	第1座	A	110
		B	111
		C	63
		D	60
	第2座	A	57
		B	37
		C	25
		D	26
		E	26
8樓及天台	第1座	A	156
		B	151
	第2座	A	98
		B	89

備註：不設4樓

- 全部詳情請參閱公契。已簽立的公契全本可於售樓處免費參閱。
- 除非本售樓説明書另設定義，否則上述英文版本中首字母為大楷的名詞具有公契中該等名詞的相同意義。

ALLOCATION OF MANAGEMENT SHARES

Floor	Tower/Unit		Management Shares Per Unit
G/F	Tower 1	A	147
	Tower 2	A	119
1/F	Tower 1	A	108
		B	108
		C	61
		D	59
	Tower 2	A	58
		B	38
		C	21
		D	23
		E	27
2-7/F	Tower 1	A	110
		B	111
		C	63
		D	60
	Tower 2	A	57
		B	37
		C	25
		D	26
		E	26
8/F & Roof	Tower 1	A	156
		B	151
	Tower 2	A	98
		B	89

Remarks: 4/F is omitted

- Please refer to the DMC for full details. A full script of the executed DMC is available for inspection free of charge in the sales office.
- Unless otherwise defined, capitalized terms used in the above shall have the same meaning of such terms of the DMC.

A. 發展項目所位於的土地的地段編號

發展項目興建於依據日期為2018年10月22日的換地條件第20328號（「批地文件」）而持有的新九龍內地段第6573號（「該地段」）上。

B. 有關租契規定的年期

該地段批地年期為由2018年10月22日起計50年。

C. 適用於該土地的用途限制

1. 批地文件有關「綠色區域」的特別條款第(6)條，如下文D部所規定。

2. 批地文件特別條款第(9)條規定該地段或其任何部分或在該地段已建或擬建的任何建築物或其任何部分不得用作私人住宅用途以外的任何其他用途。

3. 批地文件特別條款第(11)條規定，除在得到地政總署署長（「署長」）事先書面同意的情況外，不得在附錄於批地文件的圖則一上以粉紅色加黑色斜線顯示的區域（「粉紅色加黑色斜線的區域」）興建或建設任何建築物或構築物或任何建築物或構築物的支撐物，惟以下部分除外：
   (i) 高於粉紅色加黑色斜線的區域的地面興建的邊界牆或圍欄或兩者；
   (ii) 於粉紅色加黑色斜線的區域的地面之下興建的只用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌之車輛、輔助升降機大堂或署長書面批准的其他附屬建築物服務設施或其任何組合用途的一層或多層地庫。

   特別條款第(11)條而言，署長就何謂地面所作出的決定為最終決定及對承授人具有約束力。

4. 批地文件特別條款第(24)(a)(iv)條規定，根據特別條款第(24)(a)(i)條（或按批地文件特別條款第(26)條而有所變更）及(a)(iii)款提供的車位（即住宅車位及訪客車位）不得用作其分別規定的用途以外的任何其他用途，尤其不得用作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

5. 批地文件特別條款第(24)(b)(ii)條規定，根據特別條款第(24)(a)(i)(I)條（或按批地文件特別條款第(26)條而有所變更）及第(24)(a)(iii)條提供的車位（即傷殘人士車位）除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例定義的傷殘人士，並且屬於該地段已建或擬建的一座或多座建築物的住客以及其真正賓客、訪客或獲邀人士之車輛外，不得用作任何其他用途，尤其不得用作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

6. 批地文件特別條款第(24)(c)(ii)條規定，根據特別條款第(24)(c)(i)條提供（或按批地文件特別條款第(26)條而有所變更）的車位（即電單車車位）不得用作特別條款第(24)(c)(i)條指定的任何其他用途（即只可用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段已建或擬建的一座或多座建築物的住客及其真正賓客、訪客或獲邀人士之電單車），尤其不得用作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

7. 批地文件特別條款第(25)(b)條規定，根據特別條款第(25)(a)條（或按批地文件特別條款第(26)條而有所變更）提供的車位（即上落客貨車位）除用作該地段已建或擬建的一座或多座建築物上落客貨外，不得用作任何其他用途。

A. The lot number of the land on which the development is situated

The Development is constructed on New Kowloon Inland Lot No.6573 (“**the Lot**”) which is held under Agreement and Conditions of Exchange (Conditions of Exchange No.20328) dated the 22nd day of October 2018 (“**the Land Grant**”).

B. The term of years under the lease

The Lot is granted for a term of 50 years commencing from the 22nd day of October 2018.

C. The user restrictions applicable to that land

1. Special Condition No.(6) of the Land Grant in relation to the “Green Area” as stipulated in the below Section D.

2. Special Condition No.(9) of the Land Grant 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.

3. Special Condition No.(11) of the Land Grant stipulates that except with the prior written consent of the Director of Lands (“**the Director**”), no building or structure or support for any building or structure shall be erected or constructed on, over, under, above, below or within the area shown coloured pink hatched black on PLAN I annexed thereto (“**the Pink Hatched Black Area**”) except:-
   (i) boundary walls or fences or both above the ground level of the Pink Hatched Black Area; and
   (ii) a basement floor or floors under the ground level of the Pink Hatched Black Area to be used solely for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, accommodating lift lobbies or such other ancillary building services facilities as may be approved in writing by the Director, or such other purposes as may be approved by the Director or any combination thereof.

   For the purpose of this Special Condition No.(11), the decision of the Director as to what constitutes the ground level of the Pink Hatched Black Area shall be final and binding on the Grantee.

4. Special Condition No.(24)(a)(iv) of the Land Grant stipulates that the spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No.(26) of the Land Grant) and (a)(iii) of Special Condition No.(24) (i.e. the Residential Parking Spaces and the Visitors’ Parking Spaces) 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.

5. Special Condition No.(24)(b)(ii) of the Land Grant stipulates that the spaces provided under sub-clauses (a)(i)(I) (as may be varied under Special Condition No.(26) of the Land Grant) and (a)(iii) of Special Condition No.(24) (i.e. 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 building(s) 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.

6. Special Condition No.(24)(c)(ii) of the Land Grant stipulates that spaces provided under sub-clause (c)(i) (as may be varied under Special Condition No.(26) of the Land Grant) (i.e. the Motor Cycle Parking Spaces) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of Special Condition No.(24) (i.e. 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) and in particular the Motor Cycle Parking 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.

7. Special Condition No.(25)(b) of the Land Grant stipulates that each of the loading and unloading space provided under Special Condition No.(25)(a) (as may be varied under Special Condition No.(26) of the Land Grant) 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.

8. Special Condition No.(30) of the Land Grant stipulates that except for the parking spaces indicated on the approved plan described under Special Condition No.(30) of the Land Grant, no part of the Lot or any building or structure thereon shall be used for parking purposes.

8. 批地文件特別條款第(30)條規定，除特別條款第(30)條所述的批准圖則上顯示的車位外，不得在該地段或該地段上任何建築物或構築物的任何部分泊車。

9. 批地文件特別條款第(40)條規定，不得在該地段興建或建造墳墓或骨灰龕，亦不得在該地段安葬或存放任何人類骸骨或動物骸骨，不論該骸骨是否存放在陶罐或骨灰甕內或以其他方式存放。

D. 按規定須興建並提供予政府或供公眾使用的設施

綠色區域及綠色區域構築物

1. 批地文件特別條款第(4)(a)條規定承授人須：-
   (i) 於2022年12月31日或之前或署長批准的其他延長期限，自費按署長批准的方式、材料、標準、水平、定線及設計，並在各方面達至署長滿意程度下：
      (I) 在附錄於批地文件的圖則一上以綠色顯示的部分（「綠色區域」）鋪設及構建未來公眾道路；及
      (II) 提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或署長獨有酌情要求的其他構築物（統稱「綠色區域構築物」），
      以使建築物可興建於綠色區域及讓車輛和行人往來綠色區域；
   (ii) 於2022年12月31日或之前或署長批准的其他延長期限，自費在綠色區域鋪設路面、路緣及管道，並提供署長規定的溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及路面標記，以達至署長滿意程度；及
   (iii) 自費保養綠色區域連同綠色區域構築物以及在該區域建造、安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記及植物，以達至署長滿意程度，直至按照批地文件特別條款第(5)條交還綠色區域的管有權為止。

2. 批地文件特別條款第(4)(b)條規定，倘若承授人未能在特別條款第(4)(a)條規定的限期內履行其訂明的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。

3. 批地文件特別條款第(4)(c)條規定，政府毋須因承授人履行特別條款第(4)(a)條的義務或政府行使特別條款第(4)(b)條的權利或其他原因所引起或附帶引起而對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔責任，而承授人不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

4. 批地文件特別條款第(5)條規定，綠色區域須於政府要求時交還給政府，而在任何情況下，綠色區域須於署長發信表示批地文件的條件已在其滿意下獲得遵守的日期當作已交還給政府。承授人須於其管有綠色區域的任何合理時候，准許所有政府及公共車輛及行人免費前往及經過綠色區域，並確保該通行權不會受到按照批地文件特別條款第(4)條或其他規定進行的工程干擾或阻礙。

5. 批地文件特別條款第(6)條規定，未經署長事先書面同意，承授人不得將綠色區域用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(4)條指明的工程以外的任何其他用途。

9. Special Condition No.(40) of the Land Grant stipulates that no grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

D. The facilities that are required to be constructed and provided for the Government, or for public use

The Green Area and the Structures

1. Special Condition No.(4)(a) of the Land Grant stipulates that the Grantee shall:-
   (i) on or before the 31st day of December 2022 (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:-
      (I) lay and form those portions of future public roads shown coloured green on PLAN I annexed to the Land Grant (“**the Green Area**”); and
      (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (collectively, “**the Structures**”)
      so that building, vehicular and pedestrian traffic may be carried on the Green Area;
   (ii) on or before the 31st day of December 2022 or such other extended period as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
   (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No.(5) of the Land Grant.

2. Special Condition No.(4)(b) of the Land Grant stipulates that, in the event of the non-fulfilment of the Grantee’s obligations under sub-clause (a) of Special Condition No.(4) within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

3. Special Condition No.(4)(c) of the Land Grant stipulates that 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 fulfilment of the Grantee’s obligations under sub-clause (a) of Special Condition No.(4) or the exercise of the rights by the Government under sub-clause (b) of Special Condition No.(4) 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.

4. Special Condition No.(5) of the Land Grant stipulates that the Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that the Conditions of the Land Grant have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(4) of the Land Grant or otherwise.

5. Special Condition No.(6) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(4) of the Land Grant.

6. Special Condition No.(7) of the Land Grant stipulates that the Grantee shall at all reasonable times while he is in possession of the Green Area permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(4)(a) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(4)(b) of the Land Grant and any other works which the Director may consider necessary in the Green Area.

6. 批地文件特別條款第(7)條規定承授人須於其管有綠色區域的任何合理時候准許政府、署長、其人員、承辦商、代理及獲署長授權的任何人士出入、來回及通過該地段及綠色區域，以便視察、檢查及監督遵照批地文件特別條款第(4)(a)條規定進行的任何工程，以及進行、視察、檢查及監督批地文件特別條款第(4)(b)條規定的工程及任何其他署長認為於綠色區域必要的工程。

E. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任

1. 有關「綠色區域」及「綠色區域構築物」的特別條款第(4)(a)、(4)(b)、(4)(c)、(5)、(6)及(7)條，如上文D部所規定。

2. 有關「非建築用地」的特別條款第(11)條，如上文C部所規定。

3. 批地文件一般條款第6條規定：
   (a) 承授人須在整個租期期間就根據該等條款已建或重建（該詞指一般條款第6(b)條提及的重新發展）：
      (i) 按經批准的設計、佈局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) 保養按該等條款已建或日後對其作出的合同修訂所搭建的一切建築物，使其保持修繕妥當，狀況良好，並處於該狀態直至租約結束或提前終止時交還。
   (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及不少於原先總樓面面積的健全及堅固的一座或多座建築物或經署長批准的類型及價值的一座或多座建築物作為代替。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同意進行重新發展該地段的建築工程，並須在收到上述同意後的三個曆月內開展重新發展的必要工程及在署長規定的期限內完成，使署長滿意。

4. 批地文件特別條款第(8)條規定，承授人須透過在該地段上興建在各方面符合批地文件和香港現時或任何時候生效的所有與建築、衛生及規劃有關的條例、附例及規例的一座或多座建築物以發展該地段，並須於2022年12月31日或之前建成及適宜佔用。

5. 批地文件特別條款第(13)條規定：
   (a) 承授人可於該地段內興建、建造及提供署長書面批准的康樂設施及其輔助設施（「該等設施」）。該等設施的種類、大小、設計、高度及規劃須經署長事先書面批准。
   (b) 為計算批地文件特別條款第(10)(c)條規定的總樓面面積，在不抵觸批地文件特別條款第(39)(d)條的規定下，按照特別條款第(13)(a)條在該地段內提供的該等設施任何供該地段上已建或擬建的一幢或多幢住宅大廈的住客及其真正訪客共同使用和享用的部分不予計算在內。署長認為該等設施其餘並非作此用途的部分則須計算在內。
   (c) 倘若該等設施的任何部分根據特別條款第(13)(b)條獲豁免計入總樓面面積及上蓋面積之內（「獲豁免設施」）：
      (i) 獲豁免設施須被指定並構成批地文件特別條款第(21)(a)(v)條所指的公用地方之一部分；
      (ii) 承授人須自費保養獲豁免設施，使其保持修繕妥當，狀況良好，並運作獲豁免設施，達至署長滿意程度；及
      (iii) 獲豁免設施只供該地段上已建或擬建的一幢或多幢住宅大廈住客及其真正訪客使用，任何其他人士不得使用。

E. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land

1. Special Conditions Nos.(4)(a), (4)(b), (4)(c), (5), (6) and (7) in relation to the "Green Area" and "Structures" as stipulated in the above Section D.

2. Special Condition No.(11) in relation to "Non-building Area" as stipulated in the above Section C.

3. General Condition No.6 of the Land Grant 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 the General Condition No.6) in accordance with the Land Grant:
      (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
      (ii) maintain all buildings erected or which may hereafter be erected in accordance with the Land Grant 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. 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.(8) of the Land Grant stipulates that the Grantee shall develop the Lot by the erection thereon of a building or buildings complying in all respects with the Land Grant 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.

5. Special Condition No.(13) of the Land Grant stipulates that:-
   (a) The Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary ("**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 stipulated in Special Conditions Nos.(10)(c) of the Land Grant, subject to Special Condition No.(39)(d) of the Land Grant, any part of the Facilities provided within the Lot in accordance with sub-clause (a) of Special Condition No.(13) which are for the common use and benefit of the residents of the residential block or block(s) 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 calculation.
   (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of Special Condition No.(13) ("**the Exempted Facilities**"):
      (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(21)(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.

6. Special Condition No.(15) of the Land Grant stipulates 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 Special Condition No.(15).
   (b) (i) Not less than 20% of the area of the Lot shall be planted with trees, shrubs or other plants.

6. 批地文件特別條款第(15)條規定：

(a) 承授人須自費向署長提交一份園景美化圖供其審批，當中須顯示將於該地段內進行園景美化工程的位置、佈局及平面圖，以符合特別條款第(15)(b)條的規定。

(b) (i) 該地段中不少於20%的區域須種植樹木、灌木或其他植物

(ii) 特別條款第(15)(b)(i)條提及的20%的區域中不少於50%的部分（「綠化區域」）須在署長全權酌情決定的位置或水平提供，以便行人可看見或進入該地段的任何人士可接近該綠化區域。

(iii) 署長對承授人提議的環境美化工程是否屬於特別條款第(15)(b)(i)條提及的20%的區域為最終決定並對承授人有約束力。

(iv) 署長可全權酌情接受承授人提議的非種植裝飾代替種植樹木、灌木或其他植物。

(c) 承授人須自費按照已批准的園景美化圖在該地段進行園景美化，以達至署長在各方面滿意程度。未經署長事先書面同意，不得修訂、更改、改變、變更或取代已批准的園景美化圖。

(d) 承授人其後須自費保養及保持園景美化工程，使其保持安全、清潔、井然、整齊及健康狀態，以達至署長在各方面滿意程度。

(e) 按照特別條款第(15)條進行園景美化的範圍須被指定為並構成批地文件特別條款第(21)(a)(v)條所指的公用地方之一部分。

7. 批地文件特別條款第(16)(a)條規定：該地段內可提供辦公場所給看守員或管理員或兩者使用，但受下列條件約束：

(i) 署長認為此等場所對於該地段上已建或擬建的一座或多座建築物的安全、保安及良好管理是必要的；

(ii) 此等場所不能用作該地段的全職及有必要聘請的看守員或管理員或兩者的辦公場所以外之任何用途；及

(iii) 此等場所的位置須首先經署長書面批准。

8. 批地文件特別條款第(16)(d)條規定，在該地段內按照特別條款第(16)(a)條提供的辦公場所須被指定為並構成特別條款批地文件第(21)(a)(v)條所指的公用地方之一部分。

9. 批地文件特別條款第(17)(a)條規定該地段內可提供宿舍給看守員或管理員或兩者使用，但受下列條件約束：

(i) 此等宿舍須設置在該地段上已建的其中一座住宅單位大廈內或署長以書面批准的其他位置；及

(ii) 此等宿舍不能用作該地段全職及有必要聘請的看守員或管理員或兩者的住宿處以外的任何用途。

10. 批地文件特別條款第(17)(c)條規定，在該地段內按照本特別條款第(17)(a)條提供的看守員或管理員宿舍須被指定為並構成批地文件特別條款第(21)(a)(v)條所指的公用地方之一部分。

11. 批地文件特別條款第(18)(a)條規定該地段內可提供一個辦公室，供業主立案法團或業主委員會使用，但前提是：

(i) 該辦公室不能用作該地段及在其上已建或擬建的建築物已成立或擬成立的業主立案法團或業主委員會開會及行政工作以外的任何用途；及

(ii) 該辦公室的位置須首先經署長書面批准。

(ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of Special Condition No.(15) ("**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 Special Condition No.(15) 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.

(e) The area or areas landscaped in accordance with Special Condition No.(15) shall be designated as and form part of the Common Areas referred to in Special Condition No.(21)(a)(v) of the Land Grant.

7. Special Condition No.(16)(a) of the Land Grant stipulates that office accommodation for watchmen or caretakers or both may be provided within the Lot subject to the following conditions:-

(i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the 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.

8. Special Condition No.(16)(d) of the Land Grant stipulates that the office accommodation provided within the Lot in accordance with sub-clause (a) of Special Condition No.(16) shall be designated as and form part of the Common Areas referred to in Special Condition No.(21)(a)(v) of the Land Grant.

9. Special Condition No.(17)(a) of the Land Grant stipulates that quarters for watchmen or caretakers or both may be provided within the Lot subject to the following conditions:-

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

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

10. Special Condition No.(17)(c) of the Land Grant stipulates that quarters for watchmen and caretakers or both provided within the Lot in accordance with sub-clause (a) of Special Condition No.(17) shall be designated as and form part of the Common Areas referred to in Special Condition No.(21)(a)(v) of the Land Grant.

11. Special Condition No.(18)(a) of the Land Grant stipulates that one office for the use of the Owners' Corporation or the Owners' Committee may be provided within the Lot provided that:-

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

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

12. Special Condition No.(18)(c) of the Land Grant stipulates that an office provided within the Lot in accordance with sub-clause (a) of Special Condition No.(18) shall be designated as and form part of the Common Areas referred to in Special Condition No.(21)(a)(v) of the Land Grant.

13. Special Condition No.(24)(a) of the Land Grant stipulates, *inter alia*, that:-

(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 building(s) erected or to be erected on the Lot and their bona fide guests, visitors or invitees ("**the Residential Parking Spaces**") at the following rates:

12. 批地文件特別條款第(18)(c)條規定，在該地段內按照特別條款第(18)(a)條提供的辦公室須被指定為並構成批地文件特別條款第(21)(a)(v)條所指的公用地方之一部分。

13. 批地文件特別條款第(24)(a)條之規定，包括：

(i) 該地段內須提供車位，用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段已建或擬建的一座或多座建築物的住客及其真正賓客、訪客或獲邀人士的車輛（「住宅車位」），以達至署長滿意程度。住宅車位的比率如下：

(I) … 按該地段已建或擬建住宅單位的分別面積計算的比率（除非署長同意採用有別於以下列表的比率或數目）如下表所示：

每個住宅單位面積	提供住宅車位的數目
少於40平方米	每15個住宅單位或其部分設置一個車位
不少於40平方米但少於70平方米	每8.6個住宅單位或其部分設置一個車位
不少於70平方米但少於100平方米	每2.9個住宅單位或其部分設置一個車位
不少於100平方米但少於160平方米	每個住宅單位或其部分設置1.1個車位
不少於160平方米	每個住宅單位或其部分設置1.6個車位

(II) …

(ii) 就特別條款第(24)(a)(i)(I)條而言，擬提供的住宅車位總數為按照特別條款第(24)(a)(i)(I)條列表列明的各自每個住宅單位面積計算其各自住宅車位數目的總和。在本規約中，「每個住宅單位面積」一詞用總樓面面積表示時是指以下(I)和(II)之和：

(I) 供該住宅單位的住客獨家使用及享用的住宅單位的總樓面面積，從該單位的圍牆或護牆外面量度。但如果該圍牆分隔兩個毗連單位，則從該等牆壁的中間計算並包括該單位的內部間隔及支柱，但為免存疑，不包括該住宅單位內按照批地文件特別條款第(10)(c)條規定不列入計算總樓面面積的內所有樓面面積；及

(II) 與住宅單位成比例的住宅公用地方（定義見下文）的總樓面面積。住宅公用地方（供該地段已建或擬建的一座或多座建築物的住客共同使用及享用）的全部總樓面面積從住宅單位的圍牆外面起計，但為免存疑，不包括本批地文件特別條款第(10)(c)條規定不列入計算總樓面面積的所有樓面面積（而此等住宅公用地方下稱「住宅公用地方」），按以下公式分攤予每個住宅單位：

$$\text{住宅公用地方的總樓面面積} \times \frac{\text{根據特別條款第(24)(a)(ii)(I)條計算一個住宅單位的總樓面面積}}{\text{根據特別條款第(24)(a)(ii)(I)條計算所有住宅單位的總樓面面積}}$$

(iii) 承授人須根據下列比率，在該地段內提供不少於兩個額外車位，用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段已建或擬建的一座或多座建築物住客的真正賓客、訪客或獲邀人士之車輛，以達至署長滿意程度：-

(I) 如果該地段已建或擬建的任何一幢住宅單位大廈提供超過75個住宅單位，須按每幢該等住宅單位大廈設置五個車位的比率；或

(II) 署長批准的其他比率。

(I) … 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	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 15 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8.6 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.9 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	1.1 spaces for every residential unit or part thereof
Not less than 160 square metres	1.6 spaces for every residential unit or part thereof

(II) …

(ii) For the purpose of sub-clause (a)(i)(I) of Special Condition No.(24), the total number of Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of Special Condition No.(24) 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 of sub-clause (a)(i)(I) of Special Condition No.(24) and for the purpose of the Land Grant, 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.(10)(c) of the Land Grant; and

(II) the pro-rata gross floor area of 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.(10)(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:

$$\text{The total gross floor area of the Residential Common Area} \times \frac{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of Special Condition No.(24)}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of Special Condition No.(24)}}$$

(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 residents of the building or building(s) 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 such block of residential units; or

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

14. Special Condition No.(24)(b)(i) of the Land Grant stipulates that out of the spaces provided under sub-clauses (a)(i)(I) (as may be varied under Special Condition No.(26) of the Land Grant) and (a)(iii) of Special Condition No.(24), 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

14. 批地文件特別條款第(24)(b)(i)條規定，在按照特別條款第(24)(a)(i)(I)條（或按特別條款第(26)條而有所變更）及(a)(iii)款提供的車位當中，承授人須保留及指定一定數目的車位為建築事務監督可要求及批准的車位供《道路交通條例》、據此訂立的任何規例及任何修訂法例所定義之傷殘人士停泊車輛（如此保留和指定的車位下稱「傷殘人士車位」），惟須從根據特別條款第(24)(a)(iii)條提供的車位之中保留和指定最少一個車位，且承授人不得將所有按特別條款第(24)(a)(iii)條提供的車位全部保留或指定作為傷殘人士車位。

15. 批地文件特別條款第(24)(c)(i)條規定在該地段內須提供按特別條款第(24)(a)(i)條須予提供的住宅車位的10%（「電單車車位」）用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段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，以達至署長滿意程度。但如果須提供的車位數目是一個有小數點的數目，則須向上進位至下一個整數。

16. 批地文件特別條款第(24)(d)條規定：
    (i) 除傷殘人士車位外，每一依照特別條款第(24)(a)(i)條（或按特別條款第(26)條而有所變更）及第(24)(a)(iii)條所提供的車位，須闊2.5米及長5.0米及最少有2.4米淨空高度。
    (ii) 每一傷殘人士車位的尺寸須按建築事務監督的要求和經其批准。
    (iii) 每一電單車車位（或按特別條款第(26)條而有所變更）的尺寸須闊1.0米、長2.4米及最少有2.4米淨空高度或署長批准的其他最低淨空高度。

17. 批地文件特別條款第(25)條規定：
    (a) 按該地段已建或擬建的一座或多座建築物每800個住宅單位或其部分設置一個車位的比率或署長批准的其他比率在該地段提供用作貨車上落貨的上落客貨車位，以達至署長滿意程度，但該地段已建或擬建的每幢住宅單位大廈至少須設置一個上落客貨車位，該上落客貨車位須位於每幢住宅大廈毗連地方或住宅大廈之內；
    (b) 根據特別條款第(25)(a)條（或按特別條款第(26)條而有所變更）提供的每個上落客貨車位區須闊3.5米及長7.0米及最少有3.6米淨空高度。

18. 批地文件特別條款第(26)條規定：
    (a) 儘管特別條款第(24)(a)(i)條有任何規定，承授人可增加或減少按上述特別條款提供的有關車位數目，幅度不多於5%，惟如此增加或減少的車位總數不得超過50。
    (b) 除特別條款第(26)(a)條的規定外，承授人可增加或減少根據特別條款第(24)(a)(i)條提供的有關車位數目（不計算按特別條款第(26)(a)條計算的車位），幅度不多於5%。

19. 批地文件特別條款第(30)條規定，承授人須向署長提交一份顯示將會按照批地文件特別條款第(24)條（或按批地文件特別條款第(26)條而有所變更）及第(25)條在該地段提供的所有車位、上落客貨車位的佈局並已獲署長批准的圖則，或經一名認可人士（定義見《建築物條例》、據此訂立的任何規例及任何修訂法例）核證的圖則副本。在提交前不得進行任何影響該地段或其任何部分或其上已建或擬建的建築物或其任何部分的交易（但根據批地文件特別條款第(19)(c)條訂立的租賃協議或租約或該租賃協議或租約的協議，以及根據批地文件特別條款第(19)(d)條訂立的建築按揭或其他署長批准的交易除外）。在該份已獲批准的圖則上顯示的該等車位及上落客貨車位除用作其分別在批地文件特別條款第(24)及(25)條所列之用途外，不得作任何其他用途。承授人須按照該份已獲批准的圖則保養該等車位、上落客貨車位及其他地方，包括但不限於升降機、上貨區、機動區及通道區域，且未經署長事先書面同意，不得對佈局作出改動。

made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "**the Parking Space for the Disabled Persons**") as the Building Authority may require and approve provided that a minimum of one space so reserved and designated out of the spaces provided under sub-clause (a)(iii) of Special Condition No.(24) and that the Grantee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of Special Condition No.(24) to become the Parking Spaces for the Disabled Persons.

15. Special Condition No.(24)(c)(i) of the Land Grant stipulates that 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 ("**the Motor Cycle Parking Spaces**") at a rate of 10% of the Residential Parking Spaces provided under sub-clause (a)(i) of Special Condition No.(24). If the number of spaces to be provided under sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number.

16. Special Condition No.(24)(d) of the Land Grant stipulates that:-
    (i) Except for the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No.(26) of the Land Grant) and (a)(iii) of Special Condition No.(24) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
    (ii) The dimensions of each of the Parking Spaces for 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.(26) 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.

17. Special Condition No.(25) of the Land Grant stipulates, *inter alia*, 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; and
    (b) Each of the spaces provided under sub-clauses (a) of Special Condition No.(25) (as may be varied under Special Condition No.(26) of the Land Grant) shall measure 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres.

18. Special Condition No.(26) of the Land Grant stipulates that:
    (a) Notwithstanding Special Condition No.(24)(a)(i) of the Land Grant, the Grantee may increase or reduce the respective numbers of spaces required to be provided under the said Special Condition 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 Special Condition No.(26), the Grantee may increase or reduce the respective number of spaces required to be provided under Special Condition No.(24)(a)(i) of the Land Grant (without taking into account of the spaces calculated in sub-clause (a) of Special Condition No.(26) by not more than 5 percent.

19. Special Condition No.(30) of the Land Grant stipulates that a plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with Special Conditions Nos.(24) (as may be varied under Special Condition No.(26) of the Land Grant) and (25) of the Land Grant, or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No.(19)(c) of the Land Grant and a building mortgage under Special Condition No.(19)(d) of the Land Grant or such other transactions as the Director may approve) affecting the Lot or any part thereof or any building or part of any building erected or to be erected on the Lot shall be entered into prior to such deposit. The parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos.(24) and (25) of the Land Grant. The Grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director.

20. 批地文件特別條款第(33)條規定：

(a) 如果該地段或任何政府土地現時或以往曾經為或因應該地段或其任何部分的構建、平整或發展而進行任何土地削除、移除或後移或填土，或任何類型的斜坡整理工程，或承授人按批地文件的條款需進行的任何其他工程，或為了任何其他目的，不論有否經署長事先書面同意，承授人須自費進行及建造該等斜坡整理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或現時或當時或其後任何時候成為必要的其他工程，以便保護及支撐該地段及任何毗連或毗鄰政府土地或租用土地內的土地，避免及防止以後發生任何泥土傾瀉、山泥傾瀉或土地下陷。承授人須在批地文件約定的批租期內自費保養該土地、斜坡整理工程、擋土牆或其他支撐物、保護物、排水或輔助或其他工程，使其保持修繕妥當，狀況良好，以達至署長滿意程度。

(b) 特別條款第(33)(a)條的任何規定不得影響政府在批地文件的條款下的權利，尤其是批地文件特別條款第(32)條下的權利。

(c) 倘若承授人進行任何構建、平整、發展或其他工程或基於任何其他原因而在任何時候引致或引起任何泥土傾瀉、山泥傾瀉或土地下陷，不論是發生在或來自該地段或任何毗連或毗鄰的政府或租用土地的土地，承授人均須自費將其恢復原狀及修復以達至署長滿意程度，並且須就因此或由此而將會或可能承受、蒙受或產生的一切費用、收費、損害賠償、要求及申索，向政府、其代理及承辦商作出彌償。

(d) 除批地文件中規定在違反批地文件任何條款時享有的任何其他權利或補償外，署長有權發出書面通知要求承授人進行、建造及保養上述的土地、斜坡整理工程、擋土牆或其他支撐物、保護物及排水或輔助工程或其他工程，或將任何泥土傾瀉、山泥傾瀉或土地下陷恢復原狀及修復。如果承授人在通知指明的期限內忽略或沒有遵從該通知以達至署長滿意程度，署長可立即執行和進行任何必要的工程，而承授人須應要求向政府償付有關的費用，連同任何行政或專業費用及收費。

21. 批地文件特別條款第(34)條規定，如果在發展或重建該地段或其任何部分時已安裝預應力地錨，承授人須在預應力地錨的整個服務期限內自費定期保養和監察預應力地錨，以達至署長滿意程度，並在署長不時運用絕對酌情權要求時向署長提交所有該等監察工程的報告及資料。如果承授人忽略或未能進行要求的監察工程，署長可立即執行和進行該等監察工程，而承授人須應要求向政府償付有關費用。

22. 批地文件特別條款第(37)條規定：

(a) 在署長認為必要時，承授人須自費建造及保養排水渠及渠道（不論在該地段邊界內或政府土地上），以便攔截及引導流入該地段的所有暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠，以達至署長滿意程度。承授人須單獨負責及就有關暴雨或雨水造成的任何損失或滋擾而引起的一切訴訟、申索及要求向政府及其人員作出彌償。

(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（當已鋪設及啟用）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。承授人須應要求向政府支付上述連接工程的費用。該等連接工程亦可以由承授人自費進行，以達至署長滿意程度。在此情況下，上述連接工程的任何一段若在政府土地內建造，必須由承授人自費保養，且承授人須應要求移交給政府，其後由政府自費負責保養。承授人須應要求向政府支付有關上述連接工程的技術審查費用。若承授人未能保養上述興建在政府土地內的連接工程的任何部分，署長可進行其認為必要有關保養工程，而承授人須應要求向政府支付有關工程的費用。

F. 對買方造成負擔的租用條件

1. 批地文件一般條款第(4)條規定倘任承授人須彌償及保持彌償政府因仕何違反批地文件條款或任何對毗連或毗鄰土地或該地段造成的損害或對土壤和地下水壤的污染，而署長認為有關損害或對土壤和地下水壤的污染乃因承授人在該地段的任何使用或任何發展或重建該地段或其任何部分或於該地段的進行的任何活動或任何工程（不論該使用、發展、重建、活動或工程是否符合或違反批地文件之條款），而引致的一切訴訟、法律程序、責任、要求、費用、開支、損失（不論財政或其他損失）及申索（不論形式及產生原因）。

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

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

(b) Nothing in sub-clause (a) of Special Condition No.(33) shall prejudice the Government's rights under the Conditions of the Land Grant, in particular Special Condition No.(32) of the Land Grant.

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

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

21. Special Condition No.(34) of the Land Grant stipulates that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the 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.

22. Special Condition No.(37) of the Land Grant 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 and to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the 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 costs of such works.

2. 有關「綠色區域」及「綠色區域構築物」的特別條款第(4)(a)、(4)(b)、(4)(c)、(5)、(6)及(7)條，如上文D部所規定。

3. 有關「非建築用地」的特別條款第(11)條，如上文C部所規定。

4. 批地文件特別條款第(14)條規定未經署長事先書面同意，不得移走或干涉在該地段或毗鄰地段生長的樹木。署長在給予同意時可以對移植、補償環境美化或補種施加其認為合適的條件。

5. 批地文件特別條款第(28)條規定：

   (a) 即使已遵守及符合該等條款以達至署長滿意程度，也不得將住宅車位及電單車車位：

      (i) 轉讓，除非：

         (I) 連同該地段的獨家使用及管有該地段已建或擬建的一座或多座建築物的一個或多個住宅單位的權利之不分割份數；或

         (II) 予已經是該地段的不分割份數（連同獨家使用及管有該地段已建或擬建的一座或多座建築物的一個或多個住宅單位的權利）的業主；或

      (ii) 分租（除非分租予該地段上已建或擬建的建築物的住宅單位的住客），

      但在任何情況下，不得轉讓或分租合共多於三個住宅車位及住宅電單車車位予該地段已建或擬建的一座或多座建築物任何一個住宅單位的業主或住客。

   (b) 即使特別條款第(28)(a)條任何規定，承授人可以在取得署長事先書面同意下，將所有住宅車位和電單車車位整體轉讓，但只可轉讓給承授人全資擁有的附屬公司。

   (c) 特別條款第(28)(a)條的規定不適用於轉讓、分租、按揭或抵押整個該地段。

   (d) 特別條款第(28)(a)條及第(28)(b)條的規定不適用於傷殘人士車位。

6. 批地文件特別條款第(31)條之規定包括除附錄於批地文件的圖則一所顯示及標示的X點和Y點（通過Z點）或經署長書面批准的其他各點之間，承授人無權以使車輛於其他地方出入、來回及通過該地段。

7. 批地文件特別條款第(32)條規定除非得到署長預先書面同意，承授人不能削除、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進行任何建築、填土或任何類型的斜坡整理工程。署長在發出同意時，可全權酌情決定施加他認為合適的條件及條款，包括以他決定的地價授予額外的政府土地作為該地段的延伸。

8. 批地文件特別條款第(35)條規定：

   (a) 倘若來自該地段或受該地段任何發展影響的其他地方的泥土、廢棄泥石、瓦礫、建築廢料或建築材料（「廢物」）被侵蝕、沖刷或傾倒到公共巷或道路或排入道路暗渠、前灘或海床、污水渠、雨水渠、明渠或其他政府物業（「政府物業」），承授人須自費清理該等廢物並且對政府物業所造成的任何損害進行修復。承授人須對上述侵蝕、沖刷或傾倒而造成對私人物業的任何損害或滋擾而引起的一切訴訟、申索及要求對政府作出彌償。

   (b) 即使特別條款第(35)(a)條有所規定，署長可以（但無義務）應承授人的要求在政府物業清理廢物並就對政府物業所造成的任何損害進行修復，而承授人須應要求向政府支付有關的費用。

F. The lease conditions that are onerous to a purchaser.

1. General Condition No.4 of the Land Grant stipulates that, the Grantee thereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of the Conditions of the Land Grant or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the Lot where such damage or soil and groundwater contamination has, in the opinion of the Director, arisen out of any use of the Lot or any development or redevelopment of the Lot or part thereof or out of any activities carried out on the Lot or out of any other works carried out thereon by the Grantee whether or not such use, development or redevelopment, activities or works are in compliance with the Conditions of the Land Grant or in breach thereof.

2. Special Conditions Nos.(4)(a), (4)(b), (4)(c), (5), (6) and (7) in relation to the “Green Area” and “Structures” as stipulated in the above Section D.

3. Special Conditions No.(11) in relation to “Non-building Area” as stipulated in the above Section C.

4. Special Condition No.(14) of the Land Grant stipulates that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

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

   (a) Notwithstanding that the Land Grant 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;

         (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 Special Condition No.(28), 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 Special Condition No.(28) shall not apply to an assignment, underletting, mortgage or charge of the Lot as a whole.

   (d) Sub-clauses (a) and (b) of Special Condition No.(28) shall not apply to the Parking Spaces for the Disabled Persons.

6. Special Condition No.(31) of the Land Grant stipulates, inter alia, 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.

7. Special Condition No.(32) of the Land Grant 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.

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

9. 批地文件特別條款第(36)條規定承授人須於所有時候，特別是在進行建築、保養、翻新或維修工程（「工程」）時，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，避免對該地段或其任何部分或綠色區域或該地段或其任何部分及綠色區域之上、上面、之下或毗連的任何政府或其他現有的排水渠、水道或河道、總水管、道路、行人路、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置（「服務設施」）造成任何損害、干擾或阻礙。承授人在進行任何工程之前須進行或促使他人進行適當及必要的搜索和查詢，以確定服務設施的現時位置及水平，並向署長提交處理任何可能被工程影響的服務設施的書面建議，供其全面批准且必須在取得署長對工程及上述書面建議作出的書面批准後，才能進行該等工程。承授人須符合並自費履行署長在給予上述批准時對服務設施制定的任何要求，包括承擔進行任何必要的改道、重鋪或恢復原狀的費用。承授人須自費在一切方面維修、修復及復原任何因工程對該地段或其任何部分或綠色區域或該地段或其任何部分及綠色區域兩者或任何服務設施以任何方式引起的任何損害、干擾或阻礙（除非署長另作選擇，否則明渠、污水渠、暴雨水渠或總水管須由署長進行修復，而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任何部分或綠色區域或該地段或其任何部分及綠色區域兩者或任何服務設施進行該等必要的改道、重鋪、維修、修復或恢復原狀工程，以達至署長滿意程度，署長可進行其認為必要的改道、重鋪、維修、修復或恢復原狀工程，而承授人須應要求向政府支付該等工程的費用。

10. 批地文件特別條款第(38)條規定凡該等條款有下述規定：
    (a) 凡規定政府或其獲正式授權的人員須或可以在該地段或其任何部分或該地段之外，進行任何類型的工程（不論是代表承授人或因為承授人未能進行該等工程或其他原因），費用由承授人承擔，或承授人須應要求向政府或其獲正式授權的人員支付或償還上述工程的費用，上述費用包括政府或其獲正式授權的人員可釐定的監工費及其他費；或
    (b) 凡規定必須取得政府或其獲授權的人員的預先批准或同意，他們可以對該等批准或同意施加他們認為合適的條款及條件，或運用絕對酌情權拒絕發出批准或同意。

註

1. 本節中提述「承授人」一詞指批地文件中的承授人和如文意允許或要求包括其遺囑執行人、遺產管理人及受讓人及（如為法團）其繼承人及受讓人。
2. 附於批地文件的圖則一於「公共設施及公眾休憩用地的資料」一節內載錄。
3. 欲悉詳情請參考「批地文件」。「批地文件」全文已備於售樓處，歡迎在營業時間免費索取閱覽，並可在支付必要的影印費用後獲取「批地文件」影印副本。

(a) In the event of earth, spoil, debris, construction waste or building materials (“**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 the road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (“**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 Special Condition No.(35), 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.

9. Special Condition No.(36) of the Land Grant 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 (“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 or the Green Area or both the Lot or any part thereof and the Green Area (“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 and 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 part thereof or the Green Area or both the Lot or any part thereof and the Green Area 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 the Green Area or both the Lot or any part thereof and the Green Area 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.

10. Special Condition No.(38) of the Land Grant stipulates that wherever in the Land Grant 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 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.

Note

1. The expression “the 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.
2. The PLAN I annexed to the Land Grant is reproduced under the “Information on Public Facilities and Public Open Spaces” section.
3. 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..

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

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

1. 2018年10月22日的換地條件第20328號（「批地文件」）特別條款第(4)條提及的「綠色區域」及「綠色區域構築物」。
2. 公眾有權按照批地文件使用上述A1段提及之該等設施及該等土地的部份。

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

1. 批地文件特別條款第(4)條提及的「綠色區域」及「綠色區域構築物」（直至「綠色區域」的管有權按批地文件特別條款第(5)條交還給政府為止）。
2. 上述B1段提及的該等設施按規定須由發展項目中的住宅物業的業主出資管理、營運或維持。
3. 發展項目中的住宅物業的業主按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持上述B1段提及的該等設施的部分開支。

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

不適用。

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

不適用。

E. 顯示上述A部分及B部分所述的設施、休憩用地及土地中的該等部分的位置的圖則

請參閱在本節最後部分的圖則。

F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

請參閱批地文件的摘要C部及D部。

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

不適用。按批地文件特別條款第(5)條規定，綠色區域須於政府要求時交還給政府，而在任何情況下，綠色區域須於署長發信表示批地文件的條件已在其滿意下獲得遵守的日期當作已交還給政府。

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

1. The “Green Area” and “Structures” as referred to in Special Condition No. (4) of the Agreement and Conditions of Exchange (Conditions of Exchange No.20328) dated the 22nd day of October 2018 (“**the Land Grant**”).
2. The general public has the right to use the facilities and those parts of the land mentioned in paragraph A1 above in accordance with the Land Grant.

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

1. The Green Area and the Structures both as referred to in Special Condition No.(4) of the Land Grant (until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No.(5) of the Land Grant).
2. The facilities mentioned in paragraph B1 are required to be managed, operated or maintained at the expense of the owners of the residential properties in the development.
3. The owners of the residential properties in the development are required to meet a proportion of the expense of managing, operating or maintaining the facilities mentioned in paragraph B1 through the management expenses apportioned to the residential properties concerned.

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

Not applicable.

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

Not applicable.

E. Plans that show the location of those facilities and open spaces, and those parts of the land, mentioned in Sections A and B above

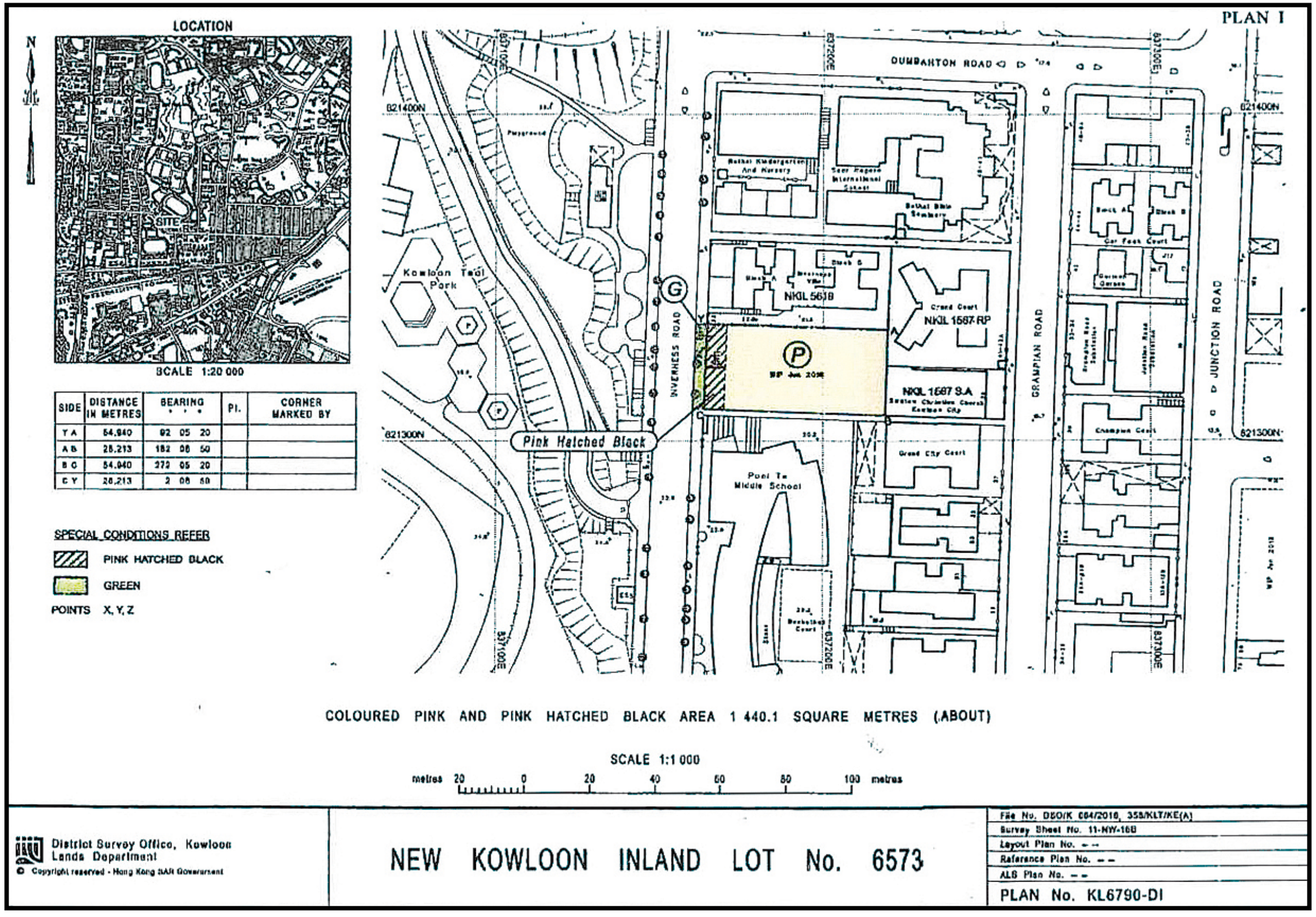
Please refer to the plan annexed at the end of this section.

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

Please refer to Section C and Section D under the Summary of Land Grant.

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

Not applicable. Pursuant to the Special Condition No.(5) of the Land Grant, the Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that the Conditions of the Land Grant have been complied with to his satisfaction.


PLAN I
LOCATION
N
SITE
SCALE 1:20 000
SIDE | DISTANCE IN METRES | BEARING ° ' " | PI. | CORNER MARKED BY
Y A | 54.940 | 92 05 20
A B | 28.213 | 182 08 50
B C | 54.940 | 272 05 20
C Y | 28.213 | 2 08 50
SPECIAL CONDITIONS REFER
PINK HATCHED BLACK
GREEN
POINTS X, Y, Z
Kowloon Tsai Park
DUMBARTON ROAD
INVERNESS ROAD
GRAMPIAN ROAD
JUNCTION ROAD
NKIL 5618
NKIL 1587 RP
NKIL 1587 S.A
Grand Court
Pooi To Middle School
Pink Hatched Black
621400N
621300N
637200E
637300E
COLOURED PINK AND PINK HATCHED BLACK AREA 1 440.1 SQUARE METRES (ABOUT)
SCALE 1:1 000
metres 20 0 20 40 60 80 100 metres
District Survey Office, Kowloon
Lands Department
© Copyright reserved - Hong Kong SAR Government
NEW KOWLOON INLAND LOT No. 6573
File No. DSO/K 064/2016, 355/KLT/KE(A)
Survey Sheet No. 11-NW-16B
Layout Plan No. - -
Reference Plan No. - -
ALS Plan No. - -
PLAN No. KL6790-DI

對買方的警告
WARNING TO PURCHASERS

1. 謹此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在此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。

4. 如屬上述3(b)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而須支付的費用。

1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

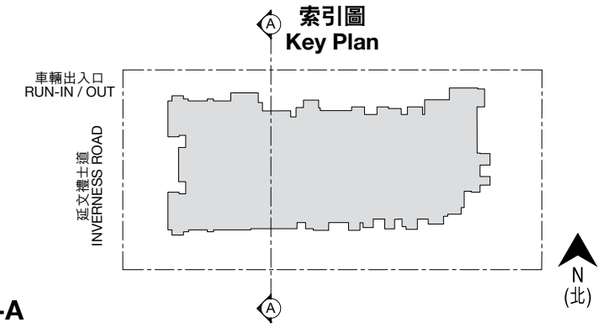
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

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.

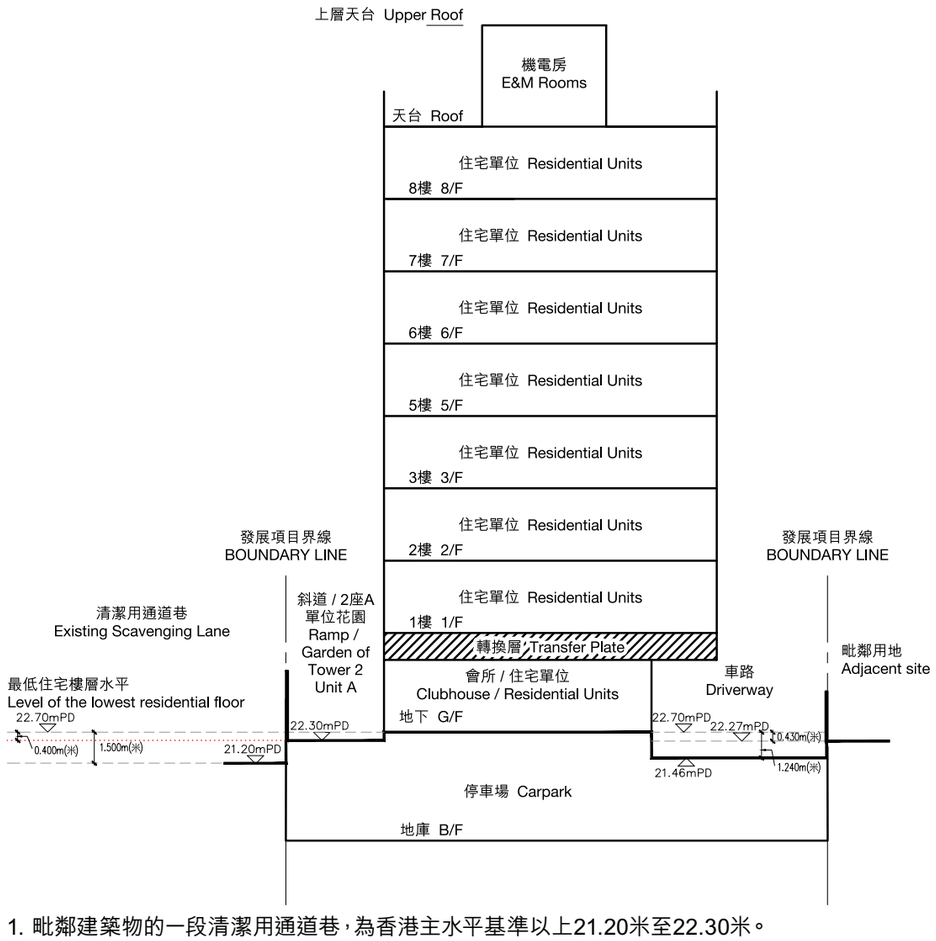
4. In case of paragraph 3(b), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

發展項目中的建築物的橫截面圖
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

索引圖
Key Plan

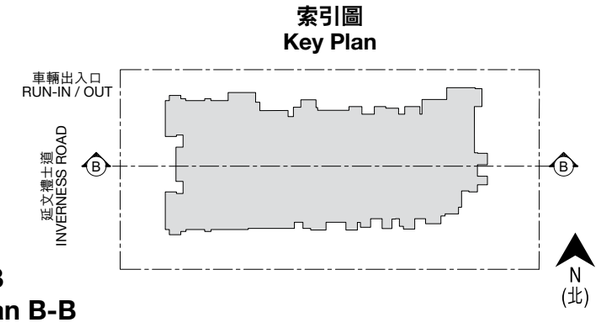


橫截面圖A-A
Cross-Section Plan A-A

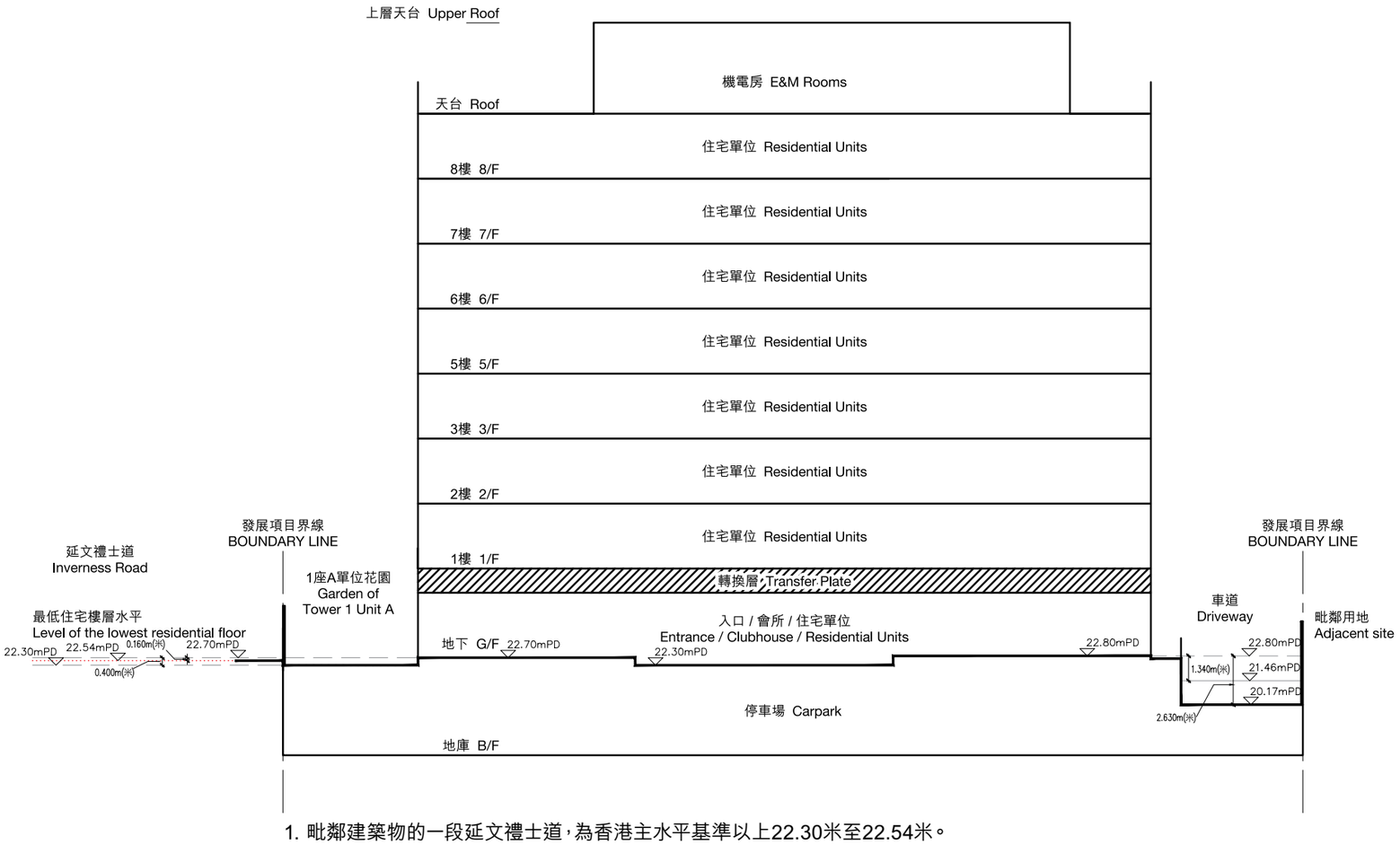


1. 毗鄰建築物的一段清潔用通道巷，為香港主水平基準以上21.20米至22.30米。
   The part of existing scavenging lane adjacent to the building is 21.20 metres to 22.30 metres above the Hong Kong Principal Datum.
2. 毗鄰建築物的一段車道，為香港主水平基準以上21.46米至22.27米。
   The part of Driveway adjacent to the building is 21.46 metres to 22.27 metres above the Hong Kong Principal Datum.
3. --- 虛線為最低住宅樓層水平。
   --- Dotted line denotes level of the lowest residential floor.
4. ▽代表香港主水平基準以上高度（米）。
   ▽Denotes height in metres above the Hong Kong Principal Datum.

索引圖
Key Plan

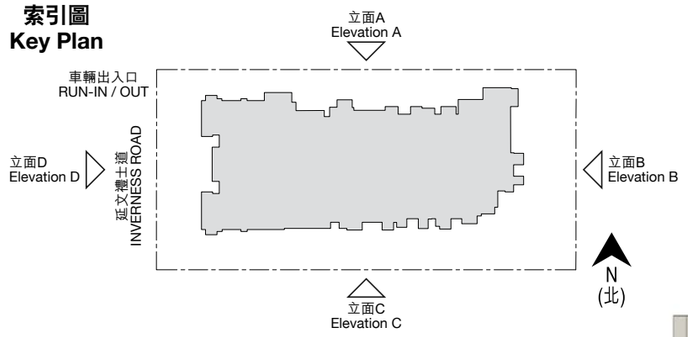


橫截面圖B-B
Cross-Section Plan B-B



1. 毗鄰建築物的一段延文禮士道，為香港主水平基準以上22.30米至22.54米。
   The part of Inverness Road adjacent to the building is 22.30 metres to 22.54 metres above the Hong Kong Principal Datum.
2. 毗鄰建築物的一段車道，為香港主水平基準以上20.17米至21.46米。
   The part of Driveway adjacent to the building is 20.17 metres to 21.46 metres above the Hong Kong Principal Datum.
3. --- 虛線為最低住宅樓層水平。
   --- Dotted line denotes level of the lowest residential floor.
4. ▽代表香港主水平基準以上高度（米）。
   ▽Denotes height in metres above the Hong Kong Principal Datum.

索引圖
Key Plan



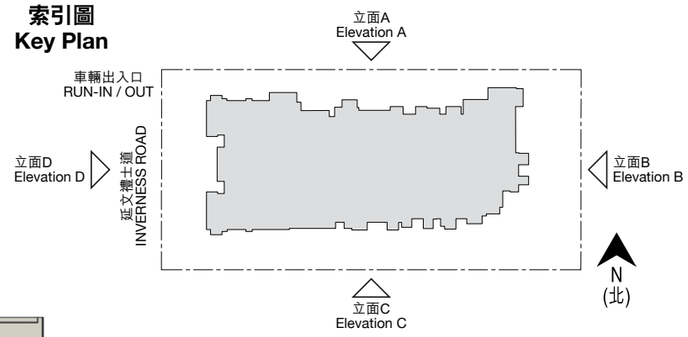
立面圖A
Elevation Plan A

立面圖B
Elevation Plan B

發展項目的認可人士證明本立面圖所顯示的立面：
1. 以2020年5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。

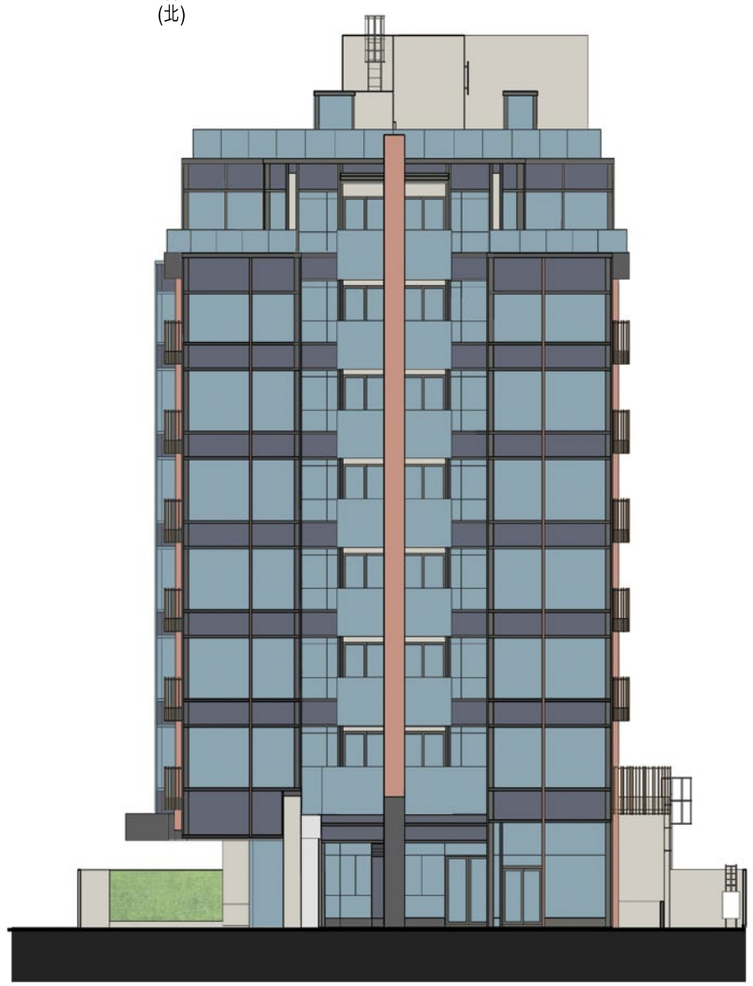
The Authorized Person for the Development certified that the elevations shown on this elevation plan:
1. are prepared on the basis of the approved building plans for the Development as of 12 May 2020; and
2. are in general accordance with the outward appearance of the Development.

索引圖
Key Plan



立面圖C
Elevation Plan C

立面圖D
Elevation Plan D



發展項目的認可人士證明本立面圖所顯示的立面：
1. 以2020年5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。

The Authorized Person for the Development certified that the elevations shown on this elevation plan:
1. are prepared on the basis of the approved building plans for the Development as of 12 May 2020; and
2. are in general accordance with the outward appearance of the Development.

	有蓋範圍 Covered Area		無蓋範圍 Uncovered Area		總面積 Total Area	
公用設施的類別 Category of Common Facilities	面積（平方米） Area (sq.m.)	面積（平方呎） Area (sq.ft.)	面積（平方米） Area (sq.m.)	面積（平方呎） Area (sq.ft.)	面積（平方米） Area (sq.m.)	面積（平方呎） Area (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)	160.412	1727	不適用 N/A	不適用 N/A	160.412	1727
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 residental floor, or a building in the Development (whether known as a communal sky garden or otherwise)	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
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 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A

備註：以平方呎列出的面積以1平方米 = 10.764平方呎換算，並以四捨五入至整數。 平方呎與平方米之數字可能有些微差異。
Note: Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer, which may be slightly different from that shown in square metre.

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

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網站的網址為www.ozp.tpb.gov.hk

2. 關於指明住宅物業的每一已簽立的公契存放在指明住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

1. Copies of Outline Zoning Plans relating to the Development are available at www.ozp.tpb.gov.hk

2. A copy of the 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.

3. The inspection is free of charge.

1. 外部裝修物料		
細項	**描述**	
a. 外牆	裝修物料的類型	住宅大樓外牆鋪砌瓷磚飾面、幕牆、鋁金屬飾面、鋁金屬飾片、金屬格柵裝飾及髹外牆漆。
b. 窗	框的用料	採用氟碳噴塗鋁質窗框。
	玻璃的用料	客廳、飯廳、睡房、廚房及儲物室採用透灰玻璃。 浴室採用不透明灰玻璃。（如適用）
c. 窗台	窗台的用料	不適用
	窗台板的裝修物料	不適用
d. 花槽	裝修物料的類型	瓷磚
e. 陽台或露台	露台裝修物料的類型	露台配設玻璃圍欄並裝設金屬扶手 牆身：瓷磚 地台：瓷磚及人造木平台 天花：外牆漆
	露台是否有蓋	露台設有蓋
	陽台	沒有陽台提供
f. 乾衣設施	類型	不適用
	用料	不適用

2. 室內裝修物料				
細項	**描述**	**牆壁**	**地板**	**天花板**
a. 大堂	地下住宅大堂裝修物料的類型	天然石， 木皮裝飾面板	天然石	石膏板假天花及髹上乳膠漆
	住宅樓層升降機大堂裝修物料的類型	天然石， 防火膠板裝飾面板		石膏板假天花， 牆紙飾面及 髹上乳膠漆
b. 內牆及天花板		**牆壁**		**天花板**
	客廳裝修物料的類型	適用於1座7樓A單位： 木皮裝飾面板、天然石、金屬、夾層玻璃、人造皮、牆紙及乳膠漆 適用於1座7樓D單位： 木皮裝飾面板、金屬、天然石及乳膠漆 適用於其餘所有單位：乳膠漆		乳膠漆及部份天花裝石膏板假天花髹上乳膠漆
	飯廳裝修物料的類型	適用於1座7樓A單位： 木皮裝飾面板、天然石、金屬、夾層玻璃、人造皮、牆紙及乳膠漆 適用於1座7樓D單位： 木皮裝飾面板、牆紙及乳膠漆 適用於其餘所有單位：乳膠漆		

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

1. Exterior Finishes		
Item	**Description**	
a. External wall	Type of finishes	External wall of tower finished with porcelain tiles, curtain wall, aluminium cladding, aluminium fins, metal grill and external paint.
b. Window	Material of frame	Aluminium frame is finished with fluorocarbon coating.
	Material of glass	Grey tinted glass for windows in living room, dining room, bedroom, kitchen and store. Obscured grey tinted glass for windows in bathroom. (If Applicable)
c. Bay window	Material of bay window	Not Applicable
	Finishes of Window sill	Not Applicable
d. Planter	Type of finishes	Porcelain tiles
e. Verandah or Balcony	Type of finishes of balcony	All balconies are fitted with glass balustrade and metal rail. Wall : Tiles Floor : Tiles and artificial wood deck Ceiling : External paint
	Whether the balcony is covered	Balconies are covered
	Verandah	No Verandah is provided
f. Drying facilities for clothing	Type	Not Applicable
	Material	Not Applicable

2. Interior Finishes				
Item	**Description**	**Wall**	**Floor**	**Ceiling**
a. Lobby	G/F Residential entrance lobby finishes	Natural stone and wood veneer panels	Natural stone	Gypsum board false ceiling and with emulsion paint
	Residential floor lift lobby finishes	Natural stone and Fireproof plastic laminate panels		Gypsum board false ceiling, wallpaper and with emulsion paint
b. Internal wall and ceiling		**Wall**		**Ceiling**
	Living room finishes	Applicable to Unit A on 7/F of Tower 1: Wood Veneer Panels, Natural Stone, Metal, Laminated Glass, Artificial Leather, Wallpaper and Emulsion Paint Applicable to Unit D on 7/F of Tower 1: Wood Veneer Panels, Metal, Natural Stone, and Emulsion Paint Applicable to all other units: Emulsion Paint		Emulsion paint and part of the ceiling with gypsum board false ceiling and with emulsion paint
	Dining room finishes	Applicable to Unit A on 7/F of Tower 1: Wood Veneer Panels, Natural Stone, Metal, Laminated Glass, Artificial Leather, Wallpaper and Emulsion Paint Applicable to Unit D on 7/F of Tower 1: Wood Veneer Panels, Wallpaper, and Emulsion Paint Applicable to all other units: Emulsion Paint		
	Bedroom finishes	Applicable to Unit A on 7/F of Tower 1: Master Bedroom - Wood Veneer Panels, Natural Stone, Laminated Glass, Mirror, Metal, Artificial Leather, Feature Fabric and Emulsion Paint / Bedroom 1 and 2 - Wood Veneer Panels, Wallpaper, Metal, Artificial Leather and Emulsion Paint		

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

	睡房裝修物料的類型	適用於1座7樓A單位： 主人房 — 木皮裝飾面板、天然石、夾層玻璃、鏡、金屬、人造皮、特製布料及乳膠漆 睡房1與睡房2 — 木皮裝飾面板、牆紙、金屬、人造皮及乳膠漆 適用於1座7樓D單位： 木皮裝飾面板、牆紙、人造皮及乳膠漆 適用於其餘所有單位：乳膠漆	乳膠漆及部份天花裝石膏板假天花髹上乳膠漆
c. 內部地板		**地板**	**牆腳線**
	客廳的用料	適用於2座所有單位（地下及8樓單位除外）：瓷磚 適用於1座7樓A單位客廳：天然石 適用於其餘所有單位：橡木複合地板	適用於1座7樓A單位：金屬腳線 適用於其餘所有單位：橡木層壓腳線
	飯廳的用料		
	睡房的用料	橡木複合地板	

d. 浴室		**牆壁**	**地板**	**天花板**
	裝修物料的類型	適用於1座所有單位（7樓A室除外）： （主人浴室）：天然石 （主人浴室除外）：瓷磚 適用於1座7樓A室： （主人浴室）：瓷磚及天然石 （浴室1與2）：瓷磚及金屬 適用於2座所有單位（地下及8樓主人浴室除外）：瓷磚 適用於2座地下及8樓單位： （主人浴室）：天然石	適用於1座所有單位（7樓A室除外）： （主人浴室）：天然石 （主人浴室除外）：瓷磚及天然石 適用於1座7樓A室：天然石 適用於2座所有單位： （主人浴室）：天然石及瓷磚 （主人浴室除外）：瓷磚	石膏板假天花及髹上乳膠漆
	牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		

e. 廚房/開放式廚房		**牆壁**	**地板**	**天花板**	**灶台**
	裝修物料的類型	適用於1座7樓A單位：瓷磚 適用於2座所有單位(地下及8樓單位除外)：瓷磚 適用於其餘所有單位：天然石	適用於1座7樓A單位：瓷磚 適用於2座所有單位(地下及8樓單位除外)：瓷磚 適用於其餘所有單位：天然石	石膏板假天花及髹上乳膠漆	人造石
	牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

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

	Bedroom finishes	Applicable to Unit D on 7/F of Tower 1: Wood Veneer Panels, Wallpaper, Artificial Leather and Emulsion Paint Applicable to all other units: Emulsion Paint	Emulsion paint and part of the ceiling with gypsum board false ceiling and with emulsion paint
c. Internal floor		**Floor**	**Skirting**
	Material of living room	Applicable to Tower 2 All Units (Except Units on G/F and 8/F): Tile Applicable to Unit A on 7/F of Tower 1: Natural Stone Applicable to all other units: Oak engineering timber floorings	Applicable to Unit A on 7/F of Tower 1: Metal Skirting Applicable to all other units: Oak laminated skirting
	Material of dining room		
	Material of bedroom	Oak engineering timber floorings	

d. Bathroom		**Wall**	**Floor**	**Ceiling**
	Types of finishes	Applicable to Tower 1 All Units (Except Unit A on 7/F of Tower 1): (Master Bathroom): Natural Stone (Except for Master Bathroom): Tile Applicable to Unit A on 7/F of Tower 1: (Master Bathroom): Tile and Natural Stone (Bathrooms 1&2): Tiles and Metal Applicable to Tower 2 All Units (Except for Master Bathroom of Units on G/F and 8/F of Tower 2): Tile Applicable to G/F and 8/F of Tower 2 (Master Bathroom): Natural Stone	Applicable to Tower 1 All Units (Except Unit A on 7/F of Tower 1) (Master Bathroom): Natural Stone (Except for Master Bathroom): Tile and Natural Stone Applicable to Unit A on 7/F of Tower 1: Natural Stone Applicable to Tower 2 All Units: (Master Bathroom): Natural Stone and Tile (Except for Master Bathroom): Tile	Gypsum board false ceiling and with emulsion paint
	Whether the wall finishes run up to ceiling	Up to the bottom of false ceiling		

e. Kitchen/ Open Kitchen		**Wall**	**Floor**	**Ceiling**	**Cooking bench**
	Types of finishes	Applicable to Unit A on 7/F of Tower 1: Tile Applicable to Tower 2 All Units (Except Units on G/F and 8/F): Tile Applicable to all other units: Natural stone	Applicable to Unit A on 7/F of Tower 1: Tile Applicable to Tower 2 All Units (Except Units on G/F and 8/F): Tile Applicable to all other units: Natural stone	Gypsum board false ceiling and with emulsion paint	Reconstituted Stone
	Whether the wall finishes run up to ceiling	Up to the bottom of false ceiling			

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

3. 室內裝置				
細項	**位置**	**用料**	**裝修物料**	**配件**
a. 門	單位入口	防火實心木掩門	木皮飾面	電子門鎖，防盜眼，門鼓及門擋
	露台（如有）	鋁框門	玻璃	門鎖
	工作平台（如有）	鋁框門	玻璃	門鎖
	平台（如有）	鋁框門	玻璃	門鎖
	睡房	中空木掩門	木皮飾面	門鎖及門擋
	浴室	中空木掩門	適用於1座7樓D單位：金屬及夾層玻璃 適用於其餘所有單位：木皮飾面	門鎖及門擋
	廚房（如有）	防火實心木掩門	木皮飾面	門鎖及門擋
	梯屋（如有）	鋁框掩門	玻璃	門鎖
	花園（如有）	鋁框趟門（只適於1座及2座地下A單位）	玻璃	門鎖
		鋁框掩門（只適於1座地下A單位）	玻璃	門鎖
	儲物室（如有）	中空木門（如適用）	木皮飾面 （不適用於1座地下A單位 — 鄰近前廳儲物室1及1座1-3樓，5-8樓B單位 — 儲物室2 ）	門鎖 （不適用於1座地下A單位 — 所有儲物室1，1座1-3樓，5-8樓B單位 — 儲物室2，1座7樓A單位 — 儲物室1及1座8樓A單位 — 儲物室3）
			膠板飾面 （適用於1座地下A單位 — 鄰近前廳儲物室1及1座1-3樓，5-8樓B單位 — 儲物室2 ）	
	洗手間（如有）	鋁框摺門	玻璃	門鎖（只適用於1座7樓A單位）
b. 浴室		**裝置及設備**	**類型**	**用料**
	裝置及設備的類型及用料	櫃	櫃台面	適用於1座所有單位，2座地下及8樓單位：天然石 適用於2座所有單位（地下及8樓單位除外）：人造石
			櫃	適用於1座7樓A與D單位：金屬及防火膠板飾面 適用於其餘所有單位：木皮飾面

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

3. Interior Fittings				
Item	**Location**	**Material**	**Finishes**	**Accessories**
a. Doors	Main entrance	Solid core fire rated timber door	Timber veneer	Electrical lock set, eye viewer, door closer and door stopper
	Balcony (If any)	Aluminium frame door	Glass	Lock set
	Utility platform (If any)	Aluminium frame door	Glass	Lock set
	Flat roof (If any)	Aluminium frame door	Glass	Lock set
	Bedroom	Hollow core timber door	Timber veneer	Lock set, door stopper
	Bathroom	Hollow core timber door	Applicable to Unit D on 7/F of Tower 1: Metal and Laminated Glass Applicable to all other units: Timber veneer	Lock set, door stopper
	Kitchen (If any)	Solid core fire rated timber door	Timber veneer	Lock set, door stopper
	Stairhood (If any)	Aluminium frame door	Glass	Lock set
	Garden (If any)	Aluminum frame sliding door (Only Applicable to Unit A on G/F of Tower 1 & 2)	Glass	Lock set
		Aluminum frame door (Only Applicable to Unit A on G/F of Tower 1)	Glass	Lock set
	Store Room (If any)	Hollow core door (If Applicable)	Timber veneer (Not Applicable to Store Room 1 near Vestibule of Unit A on G/F of Tower 1 and Store Room 2 of Unit B on 1-3/F, 5-8/F of Tower 1)	Lock set (Not Applicable to All Store Room 1 of Unit A on G/F of Tower 1; Store Room 2 of Unit B on 1-3/F, 5-8/F of Tower 1; and Store Room 1 of Unit A on 7/F of Tower 1 and Store Room 3 of Unit A on 8/F of Tower 1)
			Plastic Laminate (Applicable to Store Room 1 near Vestibule of Unit A on G/F of Tower 1 and Store Room 2 of Unit B on 1-3/F, 5-8/F of Tower 1)	
	Lavatory (If any)	Aluminum frame folding door	Glass	Lock set (Only Applicable to Unit A on 7/F of Tower 1)
b. Bathroom		**Fittings & Equipments**	**Type**	**Material**
	Type and material of fittings and equipment	Cabinet	Counter Top	Tower 1 All Units, Units on G/F and 8/F of Tower 2 - Natural stone
				Tower 2 All Units (Except Units on G/F and 8/F) - Reconstituted Stone
			Cabinet	Applicable to Unit A and D on 7/F of Tower 1: Metal and Fireproof Plastic Laminate Applicable to all other units: wood veneer

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

b. 浴室	裝置及設備的類型及用料	潔具	洗面盆水龍頭	鍍鉻
			座廁	搪瓷
			洗面盆	適用於1座7樓D單位主人浴室 — 天然石浴室1 — 搪瓷 適用於其餘所有單位：搪瓷
			淋浴間（如有）	強化清玻璃
			廁紙架	鍍鉻
			毛巾架	適用於1座7樓A與D單位：金屬 適用於其餘所有單位：鍍鉻
		浴室設備	設備之品牌及型號，請參閱「設備説明表」。	
	供水系統的類型及用料		冷熱水喉	冷水喉採用銅喉，熱水喉採用隔熱絕緣銅喉
	沐浴設施	花灑	淋浴套裝	適用於1座7樓A單位：金屬 適用於其餘所有單位：鍍鉻
		浴缸（如有）	浴缸套裝	
	浴缸大小（如有）		長1500毫米、寬700毫米、高390毫米	搪瓷鋼
c. 廚房/開放式廚房		**用料**		
	洗滌盆	不銹鋼		
	供水系統	冷水喉採用銅喉，熱水喉採用隔熱絕緣銅喉		
		用料	**裝修物料**	
	廚櫃	木製廚櫃	適用於1座7樓A單位：傢俬木櫃身及木皮飾面連金屬手抽 適用於其餘所有單位：傢俬木櫃身，防火膠板飾面	適用於1座7樓A單位：傢俬木櫃身、木皮飾面、金屬及鋼化玻璃連金屬手抽 適用於其餘所有單位：傢俬木櫃門，高亮光面焗漆及木皮飾面連鋁合金手抽
	所有其他裝置及設備的類型	其他裝置的類型	請參閱「機電裝置數量説明表」	
		消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
		其他設備的類型	設備之品牌及型號，請參閱「設備説明表」。	

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

b. Bathroom	Type and material of fittings and equipment	Bathroom fittings	Wash Basin Mixer	Chrome plate
			Water Closet	Vitreous china
			Wash Basin	Applicable to Unit D on 7/F of Tower 1: Master Bathroom - Natural Stone Bathroom 1 - Vitreous china Applicable to all other units: Vitreous china
			Shower Compartment (if any)	Clear tempered glass
			Paper Holder	Chrome plate
			Towel Bar	Applicable to Unit A and D on 7/F of Tower 1: Metal Applicable to all other units: Chrome plate
		Bathroom appliances	For the brand name and model number of appliances, please refer to the “Appliances Schedule”	
	Type and material of water supply system		Hot & Cold water supply	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply
	Type and material of bathing facilities	Shower	Shower set	Applicable to Unit A on 7/F of Tower 1: Metal Applicable to all other units: Chrome plate
		Bath tub (if any)	Bath tub set	
	Size of Bath Tub, if applicable		Length 1500mm, Width 700mm, Height 390mm	Enameled steel
c. Kitchen/ Open Kitchen		**Material**		
	Sink unit	Stainless Steel		
	Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
		Material	**Finishes**	
	Kitchen cabinet	Wooden kitchen cabinet	Applicable to Unit A on 7/F of Tower 1: Wooden cabinet body and Wood Veneer Finish with metal handles Applicable to all other units: Wooden cabinet body, fireproof plastic panel finish	Applicable to Unit A on 7/F of Tower 1: Wooden cabinet body, Wood Veneer, Metal and Tempered Glass with metall handles Applicable to all other units: Wooden cabinet door, high gloss lacquer and timber veneered panels with aluminum handles
	Type of other Fittings & Equipment	Other fittings	Please refer to the “Schedule of Mechanical & Electrical Provisions”	
		Fire service installations and equitment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen	
		Other equipment	For the brand name and model number of appliances, please refer to the “Appliances Schedule”	

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

		裝置	類型	用料
d. 睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃及床	衣櫃	適用於1座7樓A單位: 主人房 — 金屬、夾層玻璃及木皮飾面衣櫃 睡房1 — 人造皮及木皮飾面衣櫃 睡房2 — 木皮飾面、布料及金屬 適用於1座7樓D單位: 主人房 — 木皮飾面、焗漆、人造皮、夾層玻璃及金屬 睡房1 — 焗漆、金屬、清鏡及木皮飾面
			床	適用於1座7樓D單位: 睡房1 — 床架大小: 長2000毫米,寬900毫米 木皮飾面
e. 電話	接駁點的位置及數目	請參閱「機電裝置數量説明表」		
f. 天線	接駁點的位置及數目	請參閱「機電裝置數量説明表」		
g. 電力裝置		裝置	類型	
	供電附件 (包括安全裝置)	供電附件	提供所有電掣及電插座之面板	
		安全裝置	三相電力並裝妥微型斷路器或漏電斷路器	
	導管是隱藏或外露	部份隱藏及部分外露[1]		
	電插座及空調機 接駁點的位置及數目	請參閱「機電裝置數量説明表」		
h. 氣體供應	類型	煤氣		
	系統	除2座1-3樓及5-7樓B,C,D,E單位外, 其他單均提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐, 並裝有獨立煤氣錶		
	位置	請參閱「機電裝置數量説明表」		
i. 洗衣機 接駁點	位置	請參閱「機電裝置數量説明表」		
	設計	備有設計為直徑15毫米之洗衣機來水位及設計為直徑40毫米之洗衣機排水位		
j. 供水	水管的用料	冷水喉採用銅喉,熱水喉採用隔熱絕緣銅喉		
	水管是隱藏或外露	冷熱水管是部分隱藏及部分外露[2]		
	有否熱水供應	開放式廚房,廚房及浴室供應熱水		

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

備註1: 除部份隱藏於混凝土內之導管外,其他部份的導管均為外露。外露的導管可能會被假天花、假陣、貯物櫃、覆面、非混凝土間隔牆、指定之槽位或其他物料遮蓋或隱藏。

備註2: 除部份隱藏於混凝土內之水管外,其他部份的水管均為外露。外露的水管可能會被假天花、假陣、貯物櫃、覆面、非混凝土間隔牆、指定之槽位或其他物料遮蓋或隱藏。

		Fittings	Type	Material
d. Bedroom	Built-in Wardrobe & Other fittings	Built-in Wardrobe and bed	Wardrobe	Applicable to Unit A on 7/F of Tower 1: Master Bedroom - Metal, Laminated Glass and Wood Veneer Bedroom 1 - Artificial Leather and Wood Veneer Bedroom 2 - Wood Veneer, Fabric and Metal Applicable to Unit D on 7/F of Tower 1: Master Bedroom - Wood Veneer, Spray Paint, Artificial Leather, Laminated Glass and Metal Bedroom 1 - Spray Paint, Metal, Mirror and Wood Veneer
			Bed	Applicable to Unit D on 7/F of Tower 1: Bedroom 1 - Bed Frame: Length 2000mm, Width 900mm Wood Veneer
e. Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions"		
f. Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions"		
g. Electrical installations		Fittings	Type	
	Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
		Safety devices	Three Phase Electricity Supply with Miniature Circuit Breaker Overload Protection Device or Residual-Current Protection Device	
	Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1]		
	Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions"		
h. Gas supply	Type	Town Gas		
	System	Gas supply pipe is provided and connected to gas hob and gas water heater in all units except Unit B,C,D,E of 1-3/F & 5-7/F of Tower 2. Separate gas meter is provided		
	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions"		
i. Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions"		
	Design	Water point of a design of 15mm in diameter and drain point of a design of 40mm in diameter for washing machine are provided		

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

Note 1. Other than those parts of the condults concealed within the concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, cladding, non-concrete partition walls, designated pipe ducts or other materials.

4. 雜項				
細項	**描述**			
a. 升降機	品牌名稱及產品型號	品牌名稱	日立	
		產品型號	OUG-900-C090	
	升降機的數目及到達的樓層	升降機的數目	4	
		到達的樓層	地庫、地下、1樓至3樓、5樓至8樓	
b. 信箱	用料	金屬		
c. 垃圾收集	垃圾收集的方法	由清潔工人收集		
	垃圾房的位置	每層住宅樓層的公用地方設有垃圾房。中央垃圾及物料回收室設於地下。		
d. 水錶、電錶及氣體錶		**水錶**	**電錶**	**氣體錶**
	位置	水錶櫃	電掣房/總掣房	廚房(不包括第2座1-3樓及5-7樓B,C,D,E單位)
	就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

5. 保安設施		
細項	**描述**	
保安系統及設備	入口通道控制	項目地下入口、住宅入口大堂及地庫電梯大堂入口裝有智能卡出入系統
	閉路電視	停車場、項目地下入口、住宅入口大堂、所有升降機內及部份公用地方均裝有閉路電視，直接接駁地下住宅大堂管理員櫃檯
嵌入式裝備的細節	地下住宅入口大堂的視像對講機連接到每個住宅單位的視像對講機。 地下入口的視像對講機連接到住宅大堂管理員櫃枱。	
嵌入式裝備的位置	請參閱「機電裝置數量説明表」	

6. 設備	
細項	**描述**
品牌名稱及型號	請參閱「設備説明表」

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

j. Water supply	Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
	Whether water pipes are concealed or exposed	Both hot and cold water pipes are partly concealed and partly exposed[2]		
	Whether hot water is available	Hot water supply system is provided to open kitchen, kitchen and bathroom		

4. Miscellaneous				
Item	**Description**			
a. Lifts	Brand name and model number	Brand Name	Hitachi	
		Model Number	OUG-900-C090	
	Number and floors served by them	Number of lifts	4	
		Floors served by the lifts	B/F,G/F, 1/F~3/F, 5/F~8/F	
b. Letter Box	Material	Metal		
c. Refuse collection	Means of refuse collection	Collected by cleaners		
	Location of refuse room	Refuse room is provided in the common area of each residential floor and refuse storage and material recovery chamber is located on G/F		
d. Water meter, electricity meter and gas meter		**Water meter**	**Electricity meter**	**Gas meter**
	Location	Water meter cabinet	Electricity Room / Switch Room	Kitchen (Not applicable to Unit B,C,D,E of 1-3/F & 5-7/F of Tower 2)
	Whether they are separate or communal meters for residential properties	Separate	Separate	Separate

5. Security Facilities		
Item	**Description**	
Security system & equipment	Access control	Smart Card System is provided at Main Entrance of the Development, Tower Entrance and Basement Lift Lobby.
	CCTV	CCTV are installed at Carpark, Main Entrance of the Development, Main Lobby, Lift and part of the Common Areas. CCTV System connected to G/F watchman counter.
Details of built-in provisions	Visitor Panel at G/F Residential entrance lobby is provided, which connected to the Video door phone in each residential unit. Visitor Panel at Main Entrance is provided, which connected to the watchman counter.	
Location of built-in provisions	Please refer to the “Schedule of Mechanical & Electrical Provisions”	

6. Appliances	
Item	**Description**
Brand Name and Model Number	Please refer to the “Appliances Schedule”

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

Note 2. Other than those parts of the water pipes concealed within the concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, cladding, non-concrete partition walls, designated pipe ducts or other materials.

設備說明表 APPLIANCES SCHEDULE

1座 Tower 1

位置 Location	設備 Appliances	品牌 Brand	產品型號 Model No.	樓層及單位 Floor & Unit												
				地下 G/F	1樓 1/F				7樓 7/F	2樓至3樓及5樓至7樓 （7樓A與D室除外） 2/F-3/F & 5/F-7/F (Except Units A and D on 7/F)				7樓 7/F	8樓 8/F	
				A	A	B	C	D	A	A	B	C	D	D	A	B
廚房 Kitchen	單頭氣體煮食爐 Gas hob (with one burner)	Miele	CS1018	1	-										1	
		V-ZUG	GAS311GKBZ	-	1										-	
	雙頭氣體煮食爐 Gas hob (with two burners)	Miele	CS1013-1	1	-										1	
		V-ZUG	GAS321GKBZ	-	1										-	
	電磁爐 Induction hob	Miele	CS1212-1	1	-										1	
	抽油煙機 Cooker hood	Miele	DA429-6C	1	-										1	
		V-ZUG	DFPQSL6c	-	1										-	
	酒櫃 Wine Cooler	Miele	KWT6321 UG	1	-											
	雪櫃 Refrigerator	V-ZUG	KPRTi	-	1										-	
		Miele	KFNS37232 ID	1	-										1	
	烤焗微波爐 Microwave Oven	V-ZUG	MWCXSL60g	-	1										-	
	微波蒸焗爐 Combi-steam Microwave oven	Miele	DGM 6401	1	-										1	
	蒸焗爐 Combi-steam oven	V-ZUG	CSTXSL60g	-	1										-	
	焗爐 Oven	Miele	H6260B	1	-										1	
	洗碗碟機 Dishwasher	Miele	G5670 SCVI	1	-				1	-						
	手動提高電插 Pop Up Socket	Evoline	PC3SSUSB	-					1	-						
	濾水系統 Water Filter	3M	DWS2500T	-					1	-						
	暖櫃 Warming Drawer	Miele	ESW 6214	1	-										1	
	煤氣熱水爐 Gas Water Heater	TGC	TNJW221TFQL	1												
		TGC	TNJW161TFGL	1			-		1			-			1	
客飯廳 Living/Dining Room	視像對講機 Video Doorphone	INEX	IN-P9-S2	1												
	電動推杆 Motorized Putter	Biszet	1Z00-Z080357-00	-										4	-	
主人房 Master Bedroom	化妝品雪櫃 Cosmetic Cooler	Derock	B7	-					1	-						
	LED梳妝鏡 LED Mirror	Bolen	B07Q5SCXCS	-					1	-						
浴室/主人浴室 Bathroom/Master Bathroom	智能座廁 Smart Toilet	TOTO	Neorest DH TCF9575HK	-					3	-				2	-	
	浴室換氣暖風機 Thermo Ventilator	德國寶 German Pool	HTB-916	3			2		3	3		2			3	

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

備註：1. 上表 “-” 代表不提供。
2. 上表之數字代表提供的裝備數量。

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

Notes: 1. The symbol “-”as shown in the above table denotes “Not Provided”.
2. The numbers as shown in the above table denotes “the number of appliances provided”.

設備說明表 APPLIANCES SCHEDULE

1座 Tower 1

位置 Location	設備 Appliances	品牌 Brand	產品型號 Model No.	樓層及單位 Floor & Unit												
				地下 G/F	1樓 1/F				7樓 7/F	2樓至3樓及5樓至7樓（7樓A與D室除外） 2/F-3/F & 5/F-7/F (Except Units A and D on 7/F)				7樓 7/F	8樓 8/F	
				A	A	B	C	D	A	A	B	C	D	D	A	B
儲物室1 Store Room 1	洗衣乾衣機 Washing & Drying Machine	Miele	WTH120 WPM	-												1
		V-ZUG	WAKANCS	-		1			-	1					-	
儲物室2 Store Room 2	洗衣乾衣機 Washing & Drying Machine	Miele	WTH120 WPM	-					-						1	-
		V-ZUG	WAKANCS	-	1	-			1	1	-				-	
	乾衣機 Drying Machine	Miele	TDA 140C	1	-				-						-	
	洗衣機 Washing Machine	Miele	WDA 101	1	-				-						-	
客飯廳 Living/Dining Room	室內冷氣機 A/C Indoor Unit	珍寶 General	ASHA24GACH	2	-											
			ASHA18GACH	-	2		-			2		-				
			ASWG24LFCB	-			1			-		1			2	
			ARXB18LALH	-					2	-				-		
			ARXB09LALH	-										2	-	
主人房 Master Bedroom			ASHA18GACH	1			-			1		-				
			ASHA09GACH	-			1			-		1			-	
			ASWG24LFCB	-											1	-
			ASHA12GACH	-												2
			ARXB18LALH	-					1	-						
			ARXB09LALH	-										1	-	
睡房1 Bedroom 1			ASHA09GACH	1			-			1		-			1	
			ASHA07GACH	-			1		-	-		1		-	-	
			ARXB09LALH	-					1	-				1	-	
睡房2 Bedroom 2			ASHA07GACH	1		-	1		-	1	-	1			1	-
			ASHA09GACH	-		1	-				1	-			-	1
			ARXB09LALH	-					1	-					-	
睡房3 Bedroom 3			ASHA09GACH	1	-					-					-	
			ASHA07GACH	-	1					1					-	
			ASHA12GACH	-						-					1	
儲物室1 Store Room 1			ASHA07GACH	-		1			-		1				-	1
儲物室2 Store Room 2			ASHA07GACH	1		-			1	1	-				1	-
廚房 Kitchen			ASHA09LALH	-					1	-						
梯屋 Stairhood			ASWG09LMCB												1	
室外冷氣機 A/C Outdoor Unit			AJHA45LALH	2	-											
			AJH040LCLAH	-	2		1		2			1				2
			AOWG09LMCB	-											1	
			AOWG24LFCB	-			1			-		1			3	2

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

備註：1. 上表 “-” 代表不提供。
2. 上表之數字代表提供的裝備數量。
3. 上表 “/” 代表單位沒有此房間。

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

Notes: 1. The symbol “-”as shown in the above table denotes “Not Provided”.
2. The numbers as shown in the above table denotes “the number of appliances provided”.
3. The symbol “/” as shown in the above table denotes “the room is not available in the unit.

設備說明表 APPLIANCES SCHEDULE

2座 Tower 2

位置 Location	設備 Appliances	品牌 Brand	產品型號 Model No.	樓層及單位 Floor & Unit												
				地下 G/F	1樓 1/F					2-3樓及5-7樓 2-3/F & 5-7/F					8樓 8/F	
				A	A	B	C	D	E	A	B	C	D	E	A	B
廚房/開放式廚房 Kitchen/Open Kitchen	氣體煮食爐 Gas hob (with one burner)	Miele	CS1018	1	-										1	
		Gorenje	GCW311K-HK	-	1	-				1	-					
	雙頭氣體煮食爐 Gas hob (with two burners)	Miele	CS1013-1	1	-										1	
		Gorenje	GC321K-HK	-	1	-				1	-					
	電磁爐 Induction hob	Miele	CS1212-1	1	-										1	
		Gorenje	IT332CSC	-		1				-	1				-	
	抽油煙機 Cooker hood	Miele	DA429-6C	1	-										1	
		Gorenje	BHP623E13X	-	1										-	
	酒櫃 Wine Cooler	Miele	KWT6321 UG	1	-											
	雪櫃 Refrigerator	Gorenje	NRKI4181CW	-	1	-				1	-				-	
		Cristal	BS240MW	-			1			-		1			-	
		Miele	KFNS37232 ID	-											1	
		Miele	KFN14943 SD	1	-										-	
	微波蒸焗爐 Combi-steam Microwave oven	Miele	DGM 6401	1	-										1	
	焗爐 Oven	Miele	H6260B	1	-										1	
	微波焗爐 Microwave Oven	Gorenje	BCM547S12X	-	1										-	
	洗碗碟機 Dishwasher	Miele	G5670 SCVI	1	-											
	暖櫃 Warming Drawer	Miele	ESW 6214	1	-										1	
	洗衣乾衣機 Washing & Drying Machine	Gorenje	WDI73121HK	-	1										-	
	電熱水爐 Electric Water Heater	斯寶亞創 Stiebel Eltron	DHM6	-		1				-	1				-	
		斯寶亞創 Stiebel Eltron	HDB-E 24 Si	-		1				-	1				-	
	煤氣熱水爐 Gas Water Heater	TGC	TNJW221TFQL	1		-				1	-				1	
		TGC	TNJW161TFGL	1	-										1	-
客飯廳 Living/Dining Room	雪櫃 Refrigerator	Cristal	BS240MW	-		1	-				1	-				
	視像對講機 Video Doorphone	INEX	IN-P9-S2	1												

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

備註：1. 上表 “-” 代表不提供。
2. 上表之數字代表提供的裝備數量。

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

Notes: 1. The symbol “-”as shown in the above table denotes “Not Provided”.
2. The numbers as shown in the above table denotes “the number of appliances provided”.

設備說明表 APPLIANCES SCHEDULE

2座 Tower 2

位置 Location	設備 Appliances	品牌 Brand	產品型號 Model No.	樓層及單位 Floor & Unit												
				地下 G/F	1樓 1/F					2-3樓及5-7樓 2-3/F & 5-7/F					8樓 8/F	
				A	A	B	C	D	E	A	B	C	D	E	A	B
浴室/主人浴室 Bathroom/Master Bathroom	浴室換氣暖風機 Thermo Ventilator	德國寶 German Pool	HTB-916	3	2	1				2	1	1			3	2
儲物室1 Store Room 1	乾衣機 Drying Machine	Miele	TDA 140C	1											-	
	洗衣機 Washing Machine	Miele	WDA 101	1											-	
	洗衣乾衣機 Washing & Drying Machine	Miele	WTH120 WPM	-											1	
客飯廳 Living/Dining Room	室內冷氣機 A/C Indoor Unit	珍寶 General	ASHA24GACH	2	-											
			ASWG24LFCB	-	1	-				1	-					
			ASHA18GACH	-		1	-				1	-			2	
			ASHA14GACH	-			1	-				1	-			
			ASWG12LMCB	-				1		-			1		-	
主人房 Master Bedroom			ASHA14GACH	1	-					-					-	
			ASHA09GACH	-		1				-	1				1	
			ASHA07GACH	-	1	-				1	-				-	
睡房1 Bedroom 1			ASHA09GACH	1	-											
			ASHA07GACH	-	1		-			1		-			1	
			ASWG09LMCB	-			1			-			1		-	
睡房2 Bedroom 2			ASHA07GACH	-	1					1					-	
			ASHA09GACH	1	-					-					-	1
			ASHA12GACH	-						-					1	-
儲物室1 Store Room 1			ASHA07GACH	1											1	
梯屋 Stairhood			ASWG09LMCB												1	
室外冷氣機 A/C Outdoor Unit			AJHA45LALH	2	-											
			AJH040LCLAH	-		1		-			1		-		2	
			AOWG09LMCB	-				1		-			1			
			AOWG12LMCB	-				1		-			1		-	
			AOWG24LFCB	-	1	-				1	-					

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

備註：1. 上表 “-” 代表不提供。
2. 上表之數字代表提供的裝備數量。
3. 上表 “/” 代表單位沒有此房間。

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

Notes: 1. The symbol “-”as shown in the above table denotes “Not Provided”.
2. The numbers as shown in the above table denotes “the number of appliances provided”.
3. The symbol “/” as shown in the above table denotes “the room is not available in the unit.

機電裝置數量說明書 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS

位置 Location	機電裝置 Mechanical & Electrical Provisions	1座 Tower 1													2座 Tower 2												
		地下 G/F	1樓 1/F				7樓 7/F	2樓至3樓及5樓至7樓 （7樓A與D室除外） 2/F-3/F & 5/F-7/F (Except Units A and D on 7/F)				7樓 7/F	8樓及天台 8/F & R/F		地下 G/F	1樓 1/F					2樓至3樓及5樓至7樓 2/F-3/F & 5/F-7/F					8樓及天台 8/F & R/F	
		A	A	B	C	D	A	A	B	C	D	D	A	B	A	A	B	C	D	E	A	B	C	D	E	A	B
客飯廳，前廳（如有） Living / Dining Room, Vestibule (If applicable)	13安培單位電插座 13A Single Socket Outlet	-	-	-	-	-	1	-	-	-	-	4	-	-	1	-	1	-	1	-	-	1	-	1	-	-	-
	13安培雙位電插座 13A Twin Socket Outlet	4	4	5	4	4	3	4	5	4	4	2	4	4	5	3	3	3	4	3	3	3	3	4	3	4	4
	USB雙位電插座 Twin USB Outlet	-	-	-	-	-	2	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A菲士蘇連掣及指示燈 13A Switched Fused Connection Unit with Flex Outlet	2*	2*	2*	2*	2*	4*	2*	2*	2*	2*	7*	2*	2*	2*	2*	2*	2*	2*	2*	2*	2*	2*	2*	2*	2*	2*
	門鐘 Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	三相配電箱 MCB Distribution Board	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	-	1	1	1	1	-	-
	電視/電台天線插座 TV/FM Outlet	3	2	2	2	2	1	2	2	2	2	1	2	2	3	2	2	1	1	1	2	2	1	1	1	2	2
	電話插座 Telephone Outlet	3	2	2	2	2	1	2	2	2	2	1	2	2	3	2	2	1	1	1	2	2	1	1	1	2	2
	HDMI插座 HDMI Outlet	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	室內冷氣機接線掣 Switch for AC Indoor Unit	2	2	2	1	1	2	2	2	1	1	2	2	2	3	1	1	1	1	1	1	1	1	1	1	2	2
	視像對講機 Video Doorphone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
主人房 Master Bedroom	13安培單位電插座 13A Single Socket Outlet	-	-	-	-	1	9	-	-	-	1	2	-	1	1	-	1				-	1				-	1
	13安培雙位電插座 13A Twin Socket Outlet	3	5	5	5	3	1	5	5	5	3	3	5	6	3	4	3				4	3				3	3
	USB雙位電插座 Twin USB Outlet	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-				-	-				-	-
	13A菲士蘇連掣及指示燈 13A Switched Fused Connection Unit with Flex Outlet	-	-	-	-	-	7*	-	-	-	-	-	-	-	-	-	-				-	-				-	-
	電視/電台天線插座 TV/FM Outlet	2	2	2	2	1	1	2	2	2	1	1	2	1	1	1	1				1	1				1	1
	電話插座 Telephone Outlet	2	2	2	2	1	1	2	2	2	1	1	2	1	1	1	1				1	1				1	1
	HDMI插座 HDMI Outlet	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-				-	-				-	-
	室內冷氣機接線掣 Switch for AC Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1				1	1				1	1
睡房1 Bedroom 1	13安培單位電插座 13A Single Socket Outlet	1	1	1	1	1	3	1	1	1	1	-	-	1	1	-	1	-	1	1	-	1	-	1	1	-	-
	13安培雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	1	2	2	2	2	-	3	3	3	3	2	2	2	2	3	2	2	2	2	2	2
	13A菲士蘇連掣及指示燈 13A Switched Fused Connection Unit with Flex Outlet	-	-	-	-	-	3*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

備註：1. 上表之數字代表提供的裝備數量。
2. 上表 “-” 代表不提供。
3. 上表 “/” 代表單位沒有此房間。
4. 上表 “*” 代表已用作連接電燈或設備。

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

Notes: 1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the unit”.
4. The symbol “*” as shown in the able table donates the provision has been used for connecting lightings or other devices in the residential unit.

機電裝置數量說明書 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS

位置 Location	機電裝置 Mechanical & Electrical Provisions	1座 Tower 1													2座 Tower 2												
		地下 G/F	1樓 1/F				7樓 7/F	2樓至3樓及5樓至7樓（7樓A與D室除外） 2/F-3/F & 5/F-7/F (Except Units A and D on 7/F)				7樓 7/F	8樓及天台 8/F & R/F		地下 G/F	1樓 1/F					2樓至3樓及5樓至7樓 2/F-3/F & 5/F-7/F					8樓及天台 8/F & R/F	
		A	A	B	C	D	A	A	B	C	D	D	A	B	A	A	B	C	D	E	A	B	C	D	E	A	B
睡房1 Bedroom 1	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	HDMI插座 HDMI Outlet	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	室內冷氣機接線掣 Switch for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
睡房2 Bedroom 2	13安培單位電插座 13A Single Socket Outlet	1	1	1	1	1	3	1	1	1	1		-	1	1	1					1					1	-
	13安培雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	1	2	2	2	2		3	3	3	2					2					3	3
	13A菲士蘇連掣及指示燈 13A Switched Fused Connection Unit with Flex Outlet	-	-	-	-	-	5*	-	-	-	-		-	-	-	-					-					-	-
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1		1	1	1	1					1					1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1		1	1	1	1					1					1	1
	HDMI插座 HDMI Outlet	-	-	-	-	-	1	-	-	-	-		-	-	-	-					-					-	-
	室內冷氣機接線掣 Switch for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1		1	1	1	1					1					1	1
睡房3 Bedroom 3	13安培單位電插座 13A Single Socket Outlet	1	1	-				1	-				-	1													
	13安培雙位電插座 13A Twin Socket Outlet	2	2	2				2	2				3	3													
	電視/電台天線插座 TV/FM Outlet	1	1	1				1	1				1	1													
	電話插座 Telephone Outlet	1	1	1				1	1				1	1													
	室內冷氣機接線掣 Switch for A/C Indoor Unit	1	1	1				1	1				1	1													
主人浴室 Master Bathroom	13安培單位電插座 13A Single Socket Outlet	2	2	2	1	1	2	2	2	1	1	4	1	2	2	1					1					1	1
	13 安培單位防水電插座 13A Single Waterproof Socket Outlet	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-					-					-	-
	30安培單位三極開關 30A TPN ISOLATOR / SWITCH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					-					-	-
	30安培單位三極開關 30A TPN ISOLATOR / SWITCH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					-					-	-
	電鬚刨插座 Shaver Socket	1	1	1	1	1	-	1	1	1	1	-	1	1	1	1					1					1	1
	13A菲士蘇連掣及指示燈 13A Switched Fused Connection Unit with Flex Outlet	2*	1*	1*	1*	1*	4*	1*	1*	1*	1*	1*	2*	2*	2*	1*					1*					2*	2*

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

備註：1. 上表之數字代表提供的裝備數量。
2. 上表 “-” 代表不提供。
3. 上表 “/” 代表單位沒有此房間。
4. 上表 “*” 代表已用作連接電燈或設備。

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

Notes: 1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the unit”.
4. The symbol “*” as shown in the able table donates the provision has been used for connecting lightings or other devices in the residential unit.

機電裝置數量說明書 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS

位置 Location	機電裝置 Mechanical & Electrical Provisions	1座 Tower 1													2座 Tower 2												
		地下 G/F	1樓 1/F				7樓 7/F	2樓至3樓及5樓至7樓（7樓A與D室除外） 2/F-3/F & 5/F-7/F (Except Units A and D on 7/F)				7樓 7/F	8樓及天台 8/F & R/F		地下 G/F	1樓 1/F					2樓至3樓及5樓至7樓 2/F-3/F & 5/F-7/F					8樓及天台 8/F & R/F	
		A	A	B	C	D	A	A	B	C	D	D	A	B	A	A	B	C	D	E	A	B	C	D	E	A	B
浴室1 Bathroom 1	13安培單位電插座 13A Single Socket Outlet	1	1	1	1	1	2	1	1	1	1	4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培單位防水電插座 13A Single Waterproof Socket Outlet	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	63安培單位三極開關 63A TPN ISOLATOR / SWITCH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1*	1*	1*	1*	-	1*	1*	1*	1*	-	-
	電鬚刨插座 Shaver Socket	1	1	1	1	1	-	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A菲士蘇連掣及指示燈 13A Switched Fused Connection Unit with Flex Outlet	2*	1*	1*	1*	1*	1*	1*	1*	1*	1*	1*	2*	2*	2*	1*	1*	1*	1*	1*	1*	1*	1*	1*	1*	2*	2*
浴室2 Bathroom 2	13安培單位電插座 13A Single Socket Outlet	1	1	1			2	1	1				1	1	1											1	
	13 安培單位防水電插座 13A Single Waterproof Socket Outlet	-	-	-			1	-	-				-	-	-											-	
	電鬚刨插座 Shaver Socket	1	1	1			-	1	1				-	1	1											1	
	13A菲士蘇連掣及指示燈 13A Switched Fused Connection Unit with Flex Outlet	2*	1*	1*			1*	1*	1*				-	2*	2*											2*	
廚房 / 開放式廚房 Kitchen / Open Kitchen	13安培雙位電插座 13A Twin Socket Outlet	2	1	1	1	1	3	1	1	1	1	1	1	1	3	1	1	1	1	1	1	1	1	1	1	1	1
	13安培單位電插座 13A Single Socket Outlet	8*	5*	5*	5*	5*	7*	5*	5*	5*	5*	5*	5*	5*	5*	4*	2*	3*	3*	3*	4*	2*	2*	3*	3*	5*	5*
	35安培單位單極開關 35A SPN ISOLATOR / SWITCH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1*	1*	1*	1*	-	1*	1*	1*	1*	-	-
	三相配電箱 MCB Distribution Board	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-
	20A菲士接線座 20A Connection Unit	3*	1*	1*	1*	1*	1*	1*	1*	1*	1*	1*	3*	3*	3*	1*	2*	2*	2*	2*	1*	2*	2*	2*	2*	3*	3*
	13A菲士蘇連掣及指示燈 13A Switched Fused Connection Unit with Flex Outlet	3*	3*	3*	2*	2*	3*	3*	3*	2*	2*	2*	3*	3*	3*	2*	-	-	-	-	2*	-	1*	-	-	3*	2*
	煙霧感應器 Smoke Detector	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	-	1	1	1	1	-	-
	花灑頭（裝於假天花內） Sprinkler Head (inside false ceiling)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	-	1	1	1	1	-	-
	隱藏式花灑頭 Concealed Type Sprinkler Head	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	-	1	1	1	1	-	-
	煤氣接駁點 Gas Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	1	-	-	-	-	1	1
	洗衣機接駁點 Washing Machine Connection Point	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-	-

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

備註：1. 上表之數字代表提供的裝備數量。
2. 上表 “-” 代表不提供。
3. 上表 “/” 代表單位沒有此房間。
4. 上表 “*” 代表已用作連接電燈或設備。

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

Notes: 1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the unit”.
4. The symbol “*” as shown in the able table donates the provision has been used for connecting lightings or other devices in the residential unit.

機電裝置數量說明書 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS

位置 Location	機電裝置 Mechanical & Electrical Provisions	1座 Tower 1													2座 Tower 2												
		地下 G/F	1樓 1/F				7樓 7/F	2樓至3樓及5樓至7樓（7樓A與D室除外） 2/F-3/F & 5/F-7/F (Except Units A and D on 7/F)				7樓 7/F	8樓及天台 8/F & R/F		地下 G/F	1樓 1/F					2樓至3樓及5樓至7樓 2/F-3/F & 5/F-7/F					8樓及天台 8/F & R/F	
		A	A	B	C	D	A	A	B	C	D	D	A	B	A	A	B	C	D	E	A	B	C	D	E	A	B
儲物室1 Store Room 1	13安培單位電插座 13A Single Socket Outlet	1	-	1*	1*	1*	1	-	1*	1*	1*	1*	-	1*	-											1*	1*
	13安培雙位電插座 13A Twin Socket Outlet	-	1	1	1	1	-	1	1	1	1	1	-	1	1											1	1
	13 安培雙位電插座* 13A Twin Socket Outlet*	-	-	-	-	-	-	-	-	-	-	-	-	-	1											-	-
	三相配電箱 MCB Distribution Board	-	-	1	1	1	-	-	1	1	1	1	-	1	1											1	1
	洗衣機接駁點 Washing Machine Connection Point	-	-	1	1	1	-	-	1	1	1	1	-	1	1											1	1
	室內冷氣機接線掣 Switch for A/C Indoor Unit	-	-	1	1	1	-	-	1	1	1	1	-	1	1											1	1
	13A菲士蘇連掣及指示燈 13A Switched Fused Connection Unit with Flex Outlet	-	-	-	-	-	-	-	-	1	1	1	-	-	-											-	-
儲物室2 Store Room 2	13安培單位電插座 13A Single Socket Outlet	-	1*	-			1*	1*	-				1*	-													
	13安培雙位電插座 13A Twin Socket Outlet	1	1	-			1	1	-				1	-													
	13 安培雙位電插座* 13A Twin Socket Outlet*	1	-	-			-	-	-				-	-													
	三相配電箱 MCB Distribution Board	1	1	-			1	1	-				1	-													
	洗衣機接駁點 Washing Machine Connection Point	1	1	-			1	1	-				1	-													
	室內冷氣機接線掣 Switch for A/C Indoor Unit	1	1	-			1	1	-				1	-													
	13A菲士蘇連掣及指示燈 13A Switched Fused Connection Unit with Flex Outlet	-	-	-			1	-	-				-	-													
洗手間 Lavatory	13A菲士蘇連掣及指示燈 13A Switched Fused Connection Unit with Flex Outlet	1*	1*	1*	1*	1*	1*	1*	1*	1*	1*	1*	1*	1*	1*											1*	1*
平台 Flat Roof	筒燈 Ceiling Mounted LED Light		1	1	2													2	2								
露台 Balcony	筒燈 Ceiling Mounted LED Light					1	1	1	1	1	1	1	1	1		1	1			1	1	1	1	1	1	1	1
工作平台 Utility Platform	筒燈 Ceiling Mounted LED Light		1				1	1	1	1	1	1	1	1			1			1		1	1	1	1	1	1
天台 Roof	牆身燈（低位） Wall Mounted LED Light (Low Level)												4	2												2	-
	牆身燈（高位） Wall Mounted LED Light (High Level)												4	3												2	6
	13安培雙位防水電插座 13A Twin Waterproof Socket Outlet												1	1												1	1
	20安培三相防水刀掣/開關 20A TPN Waterproof Isolator/Switch												3	5												1	2
梯屋 Stairhood	室內冷氣機接線掣 Switch for A/C Indoor Unit												1	1												1	1

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

備註：1. 上表之數字代表提供的裝備數量。
2. 上表 “-” 代表不提供。
3. 上表 “/” 代表單位沒有此房間。
4. 上表 “*” 代表已用作連接電燈或設備。

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

Notes: 1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the unit”.
4. The symbol “*” as shown in the able table donates the provision has been used for connecting lightings or other devices in the residential unit.

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.

地稅
GOVERNMENT RENT

賣方（擁有人）有法律責任繳付有關住宅物業的地稅，直至並包括該住宅物業的買賣成交日期為止。

The vendor (the owner) is liable for the Government rent payable in respect of the residential property up to and including the date of completion of the sale and purchase of that residential property.

買方的雜項付款
MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

2. 在交付時，買方不須向擁有人支付清理廢料的費用。

備註：在交付時，買方須根據公契向管理人（而非擁有人）支付清理廢料的費用。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (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.

Remark: On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the deed of mutual covenant.

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

根據買賣合約的規定，凡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，則賣方在接獲買方於買賣成交日期後的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, 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.

斜坡維修
MAINTENANCE OF SLOPES

不適用。

Not applicable.

修訂
MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

No application to the Government for a modification of the Land Grant for this Development has been made.

有關資料
RELEVANT INFORMATION

1. **吊船系統**
   發展項目之吊船及有關系統會在住宅物業的窗外及構成住宅物業一部分的花園、平台或天台之上空操作或在該花園的護牆或欄杆、平台或天台運作，並停留在所述之處或其上空以檢查、清潔、保養、維護、翻新和更換任何發展項目的外部。

2. **綠化區域**
   部分發展項目綠化區域（“花槽”）(構成發展項目公用地方與設施（見公契定義）的一部分）設於鄰近第1座1樓C單位（以爬梯從地下公用地方到達）及第2座1樓A單位（不可到達）。有關花槽的位置，請參考『發展項目的住宅物業的1樓面平面圖』。

3. **分體式空調（室外機）**
   所有室外機（不論是服務其本身的住宅單位或其他住宅單位）放置在毗連/毗鄰住宅單位空調機平台及/或空調機架或住宅單位平台或花園。放置室外機可能對發展項目的有關住宅單位的享用造成影響。準買家請注意上述空調機及設備對個別住宅物業可能造成的影響（如有）。

4. **部分發展項目單位沒有氣體燃料供應**
   部分發展項目單位並沒有安裝供應煤氣至住宅物業的氣體喉。該些發展項目中的住宅物業內不能明火煮食。

5. **消防安全規定**
   為符合《消防安全管理計劃》，住宅物業的業主須負責自費保養及每年檢查其住宅物業內的消防裝置（包括安裝在開放式廚房（如有）正上方的天花板上以及住宅物業其他部分的消防花灑頭和《消防安全管理計劃》中提到的任何消防設施）。住宅物業內部及/或住宅物業樓層大堂提供的所有消防安全裝置須保持良好狀態，業主不得移除、干擾或改動任何消防安全裝置。

6. **安裝在住宅平台的雨水管**
   部份雨水管（構成發展項目公用地方與設施（見公契定義）的一部分）已安裝在發展項目第1座1樓C室及第2座1樓C室及D室的平台部份人造木平台下面。

1. **OPERATION OF GONDOLA**
   The gondola and related system will be operating in the airspace outside windows and above the garden, flat roof or roof forming part of a residential property or parapet walls or balustrades of the garden, flat roof, roof and to remain temporarily over or on the said airspace(s) to inspect, cleanse, maintain, repair and replace any exterior part of the Development.

2. **GREENERY AREA**
   Part of the Greenery Areas (“Planter”), which forms part of the Common Areas and Facilities (as defined in the DMC), is located adjacent to Unit C on 1/F of Tower 1 of the Development (accessible by cat ladder from the Common Areas on G/F) and Unit A on 1/F of Tower 2 of the Development (inaccessible). For the location of the Planter, please refer to the 1st Floor Plan of Residential Properties in the Development.

3. **SPLIT TYPE AIR-CONDITIONER OUTDOOR UNIT**
   All air-conditioning outdoor units (either serving its own residential unit or other residential unit(s)) are placed on the air-conditioner platform(s) and/or air-conditioner rack(s) adjacent to/adjoining some residential units or on the flat roof(s) or garden of some residential units. The placing of air-conditioning outdoor units may affect the enjoyment of the relevant residential units. Prospective purchasers please note the possible impact (if any) of such air-conditioning units and equipment on individual residential properties.

4. **NO GAS SUPPLY TO CERTAIN UNITS**
   Certain residential properties in the Development will not be installed with gas pipes for the supply of town gas. Flame cooking is not allowed in those residential properties in the Development.

5. **FIRE SAFETY PROVISIONS**
   For compliance with Fire Safety Management Plan, owners of residential properties shall be responsible at his own costs and expenses for maintenance and annual inspection of the fire safety provisions (including sprinkler heads installed at the ceiling immediately above the open kitchens and other parts of the residential properties (if any) and any fire services installations mentioned in the Fire Safety Management Plan) provided inside the residential units. All the fire safety provisions provided inside the residential units and/or at the lobby outside the residential properties shall be kept in good order and condition and shall not be removed, obstructed or tampered.

6. **RAINWATER PIPES INSTALLED AT FLAT ROOF OF RESIDENTIAL UNITS**
   Certain Rainwater pipes being part of the Common Areas and Facilities (as defined in the DMC) have been installed beneath the artificial wood deck on portion of the flat roof of Unit C on 1/F of Tower 1 of the Development and Unit C and Unit D on 1/F of Tower 2 of the Development.

發展項目的指定互聯網網站的網址
THE ADDRESS OF WEBSITE DESIGNATED FOR THE DEVELOPMENT

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址為：www.ayton.com.hk

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance is: www.ayton.com.hk

獲寬免總樓面面積的設施分項

於印製售樓説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。如印製售樓説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 Gross Floor Area Concessions Obtained for All Features

Latest information on breakdown of Gloss Floor Area 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 the final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the Development.

		面積 (平方米) Area (m^2)
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) Regulation 23(3)(b)		
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	不適用 N/A
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 (訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	35.238
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.	不適用 N/A
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 N/A

		面積 (平方米) Area (m^2)
根據聯合作業備考第1及2號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
3	露台 Balcony	60.391
4	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 N/A
5	公用空中花園 Communal sky garden	不適用 N/A
6	隔聲鰭 Acoustic fin	不適用 N/A
7	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 N/A
8	非結構預製外牆 Non-structural prefabricated external wall	56.302
9	工作平台 Utility platform	39.750
10	隔音屏障 Noise barrier	不適用 N/A

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規定的要求而制定的。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.

		面積（平方米） Area (m^2)
適意設施 Amenity Features		
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	不適用 N/A
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	160.412
13	有蓋園景區及遊樂場地 Covered landscape and play area	不適用 N/A
14	橫向屏障/有蓋人行道及花棚 Horizontal screen/covered walkway and trellis	不適用 N/A
15	擴大升降機槽 Larger lift shaft	52.801
16	煙囪管道 Chimney shaft	不適用 N/A
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 N/A
18	強制性設施或必要機房所需的管槽、氣槽及垂直立管 Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	不適用 N/A
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 N/A
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 N/A
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 N/A
22	遮陽篷及反光罩 Sunshade and reflector	不適用 N/A
23	伸出式花槽及小型伸出物， 例如空調機箱、空調機平台、窗檻及伸出的窗台 Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	不適用 N/A
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， 及維修通道 Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	不適用 N/A

		面積（平方米） Area (m^2)
其他項目 Other Exempted Items		
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 N/A
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 N/A
27	公共交通總站 Public transport terminus	不適用 N/A
28	共用構築物及公用樓梯 Party structure and common staircase	不適用 N/A
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	不適用 N/A
30	公眾通道 Public Passage	不適用 N/A
31	有蓋的後移部分 Covered set back area	不適用 N/A
額外總樓面面積 Bonus GFA		
32	額外總樓面面積 Bonus GFA	不適用 N/A
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)		
33	採用「組裝合成」建築法的樓宇 Buildings adopting Modular Integrated Construction	不適用 N/A

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規定的要求而制定的。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.

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

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

最終評級
不予評級

HKGBC 香港綠色建築議會

申請編號: FAU0018/23

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

FINAL RATING
UNCLASSIFIED

HKGBC 香港綠色建築議會

Application no.: FAU0018/23

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份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 brochures:

第 I 部份 **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	高效能低U值遮陽系數玻璃窗於南面 High energy-performance glazing in South Side with low U-value and SC
	高效能燈光系統 High energy-performance Lighting Systems
	高效能系數冷氣單位 High Coefficient of Performance (COP) AC Units

第 II 部份：擬興建樓宇 / 部分樓宇預計每年能源消耗量(註腳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 (m^2)		基線樓宇每年能源消耗量(註腳2) 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/m^2/annum	煤氣/ 石油氣 用量單位/ 平方米/ 年 Town Gas/LPG unit/m^2/annum	電力 千瓦小時/ 平方米/ 年 Electricity kWh/m^2/annum	煤氣/ 石油氣 用量單位/ 平方米/ 年 Town Gas/LPG unit/m^2/annum
有使用中央屋宇裝備裝置的部份(註腳3) Areas served by Central building services installation (Note 3)	住用發展項目 Domestic Development	895.77	160.12	不適用 N/A	130.87	不適用 N/A
	非住用發展項目 Non-domestic	1,621.81	66.89	不適用 N/A	54.69	不適用 N/A

第 III 部份：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 installation(s) is/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** **N/A**
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 to 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.

售樓說明書印製日期
DATE OF PRINTING OF SALES BROCHURE

本售樓說明書印製日期：2020年5月5日

Date of printing of this Sales Brochure: 5th May 2020

日後可能出現改變
POSSIBLE FUTURE CHANGE

發展項目及其周邊地區日後可能出現改變。

There may be future changes to the Development and the surrounding areas.

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
2020年6月8日 8 June 2020	57	更新裝置、裝修物料及設備的室內裝置 Interior Fittings of Fittings, Finishes and Appliances are updated
2020年7月27日 27 July 2020	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	21-24	更新發展項目的住宅物業的樓面平面圖 Floor Plans of Residential Properties in the Development are updated
	23A	新增發展項目的住宅物業的7樓樓面平面圖 7th Floor Plan of Residential Properties in the Development is added
	51-52	更新立面圖 Elevation Plans are updated
	55-60	更新裝置、裝修物料及設備的室內裝修物料及室內裝置 Interior Finishes and Interior Fittings of Fittings, Finishes and Appliances are updated
	61-62	更新設備說明表 Appliances schedule is updated
	65-68	更新機電裝置數量說明書 Schedule of Mechanical & Electrical Provisions is updated
2020年10月7日 7 October 2020	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	23A	新增發展項目的住宅物業的7樓樓面平面圖 7th Floor Plan of Residential Properties in the Development is added
	58	更新裝置、裝修物料及設備的室內裝修物料及室內裝置 Interior Finishes and Interior Fittings of Fittings, Finishes and Appliances are updated
	61-64	更新設備說明表 Appliances schedule is updated
	65-68	更新機電裝置數量說明書 Schedule of Mechanical & Electrical Provisions is updated
2020年10月29日 29 October 2020	8	更新發展項目的資料 Information on the Development is updated
	9	更新賣方及有參與發展項目的其他人的資料 Information on Vendor and Others involved in The Development is updated
	20	更新發展項目的布局圖 Layout Plan of the Development is updated
2021年1月7日 7 January 2021	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	15	更新發展項目的鳥瞰照片 Aerial Photographs of the Development are updated
2021年4月7日 7 April 2021	15A	新增發展項目的鳥瞰照片 Aerial Photographs of the Development is added
	19	更新關乎發展項目的分區計劃大綱圖 Outline Zoning Plan Relating to The Development are updated
	22	更新發展項目的住宅物業的1樓樓面平面圖 1st Floor Plan of Residential Properties in the Development are updated
2021年7月7日 7 July 2021	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	15	更新發展項目的鳥瞰照片 Aerial Photographs of the Development are updated
	15A	刪除發展項目的鳥瞰照片 Aerial Photographs of the Development is deleted
	19	更新關乎發展項目的分區計劃大綱圖 Outline Zoning Plan Relating to The Development are updated
2021年10月7日 7 October 2021	2-7	更新一手住宅物業買家須知 Notes to Purchasers of First-Hand Residential Properties is updated
2022年1月7日 7 January 2022	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	15	更新發展項目的鳥瞰照片 Aerial Photographs of the Development are updated
2022年4月7日 7 April 2022	19	更新關乎發展項目的分區計劃大綱圖 Outline Zoning Plan Relating to The Development are updated

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7月7日 7 July 2022	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	17	更新關乎發展項目的分區計劃大綱圖 Outline Zoning Plan ETC. Relating to The Development are updated
2022年10月7日 7 October 2022	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
2023年1月6日 6 January 2023	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	19	更新關乎發展項目的分區計劃大綱圖 Outline Zoning Plan ETC. Relating to The Development is updated
	19A	新增關乎發展項目的分區計劃大綱圖 Outline Zoning Plan ETC. Relating to The Development is added
2023年4月6日 6 April 2023	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	15	更新發展項目的鳥瞰照片 Aerial Photographs of the Development are updated
2023年7月6日 6 July 2023	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	15	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated
	17	更新關乎發展項目的分區計劃大綱圖 Outline Zoning Plan ETC. Relating to The Development is updated
2023年10月6日 6 October 2023	4, 7	更新一手住宅物業買家須知 Notes to Purchasers of First-hand Residential Properties are updated
	9	更新賣方及有參與發展項目的其他人的資料 Information on Vendor and Others involved in The Development is updated
	13	更新物業管理的資料 Information on property management is updated
	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	15	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated
	16, 18-19A	更新關乎發展項目的分區計劃大綱圖 Outline Zoning Plan ETC. Relating to The Development are updated
	33, 37	更新公契的摘要 Summary of Deed of Mutual Covenant are updated
	54	更新閱覽圖則及公契 Inspection of Plans and Deed of Mutual Convenant is updated
	55-64	更新裝置、裝修物料及設備 Fittings, Finishes and Appliances are updated
	69	更新買方的雜項付款 Miscellaneous Payments By Purchaser is updated
	72-75	更新申請建築物總樓面面積寬免的資料 Information in Application for Concession on Gross Floor Area of Building are updated
	76	刪除地政總署署長作為給予預售樓花同意書的條件而規定列於售樓説明書的資料 Information required by The Director of Lands to be set out in the sales brochure as a condition for giving the Pre-sale Consent is deleted
2024年1月5日 5 January 2024	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
2024年4月5日 5 April 2024	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
2024年7月5日 5 July 2024	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	15	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated

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10月4日 4 October 2024	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
2025年1月3日 3 January 2025	9	更新賣方及有參與發展項目的其他人的資料 Information on Vendor and Others involved in The Development is updated
	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	15	更新發展項目的鳥瞰照片 Aerial Photographs of the Development are updated
	15A	新增發展項目的鳥瞰照片 Aerial Photograph of the Development is added
2025年4月3日 3 April 2025	14	更新發展項目的所在位置圖 Location Plan of the Development is updated
	72-73	更新申請建築物總樓面面積寬免的資料 Information in Application for Concession on Gross Floor Area of Building are updated