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SALES BROCHURE
售樓說明書

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

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) 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.

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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.

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

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

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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.

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

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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，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 -

(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

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

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 網址　：www.consumer.org.hk 電話　：2929 2222 電郵　：cc@consumer.org.hk 傳真　：2856 3611
地產代理監管局 網址　：www.eaa.org.hk 電話　：2111 2777 電郵　：enquiry@eaa.org.hk 傳真　：2598 9596
香港地產建設商會 電話　：2826 0111 傳真　：2845 2521

一手住宅物業銷售監管局
2023年3月

2 INFORMATION ON THE PHASE
期數的資料

Name of the Phase of the Development
One Toscana 2 (Phase 19-2A of Discovery Bay City ("Development") on portion of Area N1 North of the Development)

發展項目的期數的名稱
滿 • 意 2期(位於愉景灣 (「發展項目」) N1 North 區域一部份的發展項目第19-2A期)

Name of the street at which the Phase is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Phase
1 Toscana Drive

期數所位於的街道的名稱及由差餉物業估價署署長為識別期數的目的而編配的門牌號數
意濤徑1號

Total number of storeys of each multi-unit building
Tower 1A, Tower 2A and Tower 2B: 15 storeys each (excluding roof)
Tower 1B: 14 storeys (excluding roof)

每幢多單位建築物的樓層的總數
第1A座、第2A座及第2B座：每座均有15層(不包括天台)
第1B座：14層(不包括天台)

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase
Tower 1A, Tower 2A and Tower 2B: G/F, 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 13/F, 15/F, 16/F, and Roof

Tower 1B: G/F, 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 13/F and 15/F

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
第1A座、第2A座及第2B座：地下、1樓、2樓、3樓、5樓、6樓、7樓、8樓、9樓、10樓、11樓、12樓、13樓、15樓、16樓及天台

第1B座：地下、1樓、2樓、3樓、5樓、6樓、7樓、8樓、9樓、10樓、11樓、12樓、13樓及15樓

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
Tower 1A, Tower 1B, Tower 2A and Tower 2B: 4/F, 14/F

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
第1A座、第1B座、第2A座及第2B座：4樓、14樓

Refuge floors of each multi-unit building
Tower 1A, Tower 1B, Tower 2A and Tower 2B: No refuge floor

每幢多單位建築物內的庇護層
第1A座、第1B座、第2A座及第2B座：不設庇護層

This Phase is a completed phase pending compliance
1. The estimated material date for the Phase, as provided by the Authorized Person for the Phase is 31 July 2027.
2. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
3. For the purpose of the Agreement for Sale and Purchase, where under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).
4. "Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase.

本期數屬尚待符合條件的已落成期數
1. 由本期數的認可人士提供的本期數的預計關鍵日期為2027年7月31日。
2. 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
3. 為買賣合約的目的，根據批地文件，進行該項買賣，需獲地政總署署長同意，在不局限任何其他可用以證明本期數落成的其他方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為本期數已落成或當作已落成（視屬何情況而定）的確證。
4. 「關鍵日期」指批地文件的條件就期數而獲符合的日期。

3 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE
賣方及有參與期數的其他人的資料

Vendor
Hong Kong Resort Company Limited (as "Owner")
HKR International Limited (as "Person so engaged")

Holding companies of the Vendor
Holding company of the Owner (Hong Kong Resort Company Limited)
Brentall Investments Limited
HK Resort International Limited
HKR International Limited

Holding company of the person so engaged (HKR International Limited)
Not applicable

Authorized Person for the Phase
Chan Wan Ming

The firm or corporation of which the Authorized person for the Phase is a proprietor, director or employee in his professional capacity
P&T Architects Limited

Building contractor for the Phase
Unistress Building Construction Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase
Deacons

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase
Bank of China (Hong Kong) Limited
Industrial and Commercial Bank of China (Asia) Limited
Oversea-Chinese Banking Corporation Limited
China Everbright Bank Co., Ltd., Hong Kong Branch
Bank of Communications (Hong Kong) Limited
The Bank of East Asia, Limited
Shanghai Pudong Development Bank Co., Ltd., Hong Kong Branch
China Minsheng Banking Corp., Ltd., Hong Kong Branch

Other person who has made a loan for the construction of the Phase
Brentall Investments Limited
Baylink Investments Limited

Note:
- "Owner" means the legal or beneficial owner of the Phase.
- "Person so engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

賣方
香港興業有限公司 (作為"擁有人")
香港興業國際集團有限公司 (作為"如此聘用的人")

賣方的控股公司
擁有人的控權公司 (香港興業有限公司)
Brentall Investments Limited
HK Resort International Limited
香港興業國際集團有限公司

如此聘用的人(香港興業國際集團有限公司)的控權公司
不適用

該期數的認可人士
陳韻明

該期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
巴馬丹拿建築師有限公司

期數的承建商
聯力建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所
的近律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構
中國銀行(香港)有限公司
中國工商銀行(亞洲)有限公司
Oversea-Chinese Banking Corporation Limited
中國光大銀行股份有限公司香港分行
交通銀行(香港)有限公司
東亞銀行有限公司
上海浦東發展銀行香港分行
中國民生銀行股份有限公司香港分行

已為期數的建造提供貸款的任何其他人
Brentall Investments Limited
Baylink Investments Limited

備註：
- "擁有人"指期數的法律上的擁有人或實益擁有人。
- "如此聘用的人"指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人。

4 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE
有參與期數的各方的關係

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

4 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE
有參與期數的各方的關係

(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份	No 否
(l)	The Vendor or a building contractor for the Phase is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor 賣方或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書	No 否
(m)	The Vendor or a building contractor for the Phase is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor 賣方或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員	Not Applicable 不適用
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, 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 Phase holds at least 10% of the issued shares in that Vendor, holding company or contractor 賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份	No 否
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, 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 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份	No 否
(p)	The Vendor or a building contractor for the Phase 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 賣方或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書	No 否
(q)	The Vendor or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor 賣方或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員	Not Applicable 不適用
(r)	The Vendor or a building contractor for the Phase is a corporation, and the corporation of which an Authorized Person for the phase 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 賣方或該期數的承建商屬法團，而該期數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	No 否
(s)	The Vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團	No 否

Note:
A reference to the Vendor here is a reference to either Hong Kong Resort Company Limited (as “Owner”) or HKR International Limited (as “Person so engaged”).

備註：
在此提述賣方即提述香港興業有限公司（作為「擁有人」）或香港興業國際集團有限公司（作為「如此聘用的人」）。

5 INFORMATION ON DESIGN OF THE PHASE
期數的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數將會有構成圍封牆的一部份的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of each block: Not applicable
每座大廈的非結構的預製外牆的厚度範圍：不適用

There will be curtain walls forming part of the enclosing walls of the Phase.
期數將會有構成圍封牆的一部份的幕牆。

The range of thickness of the curtain walls of each block: 200mm
每座大廈的幕牆的厚度範圍：200毫米

Schedule of Total Area of the Curtain Walls of Each Residential Property
每個住宅物業的幕牆總面積表

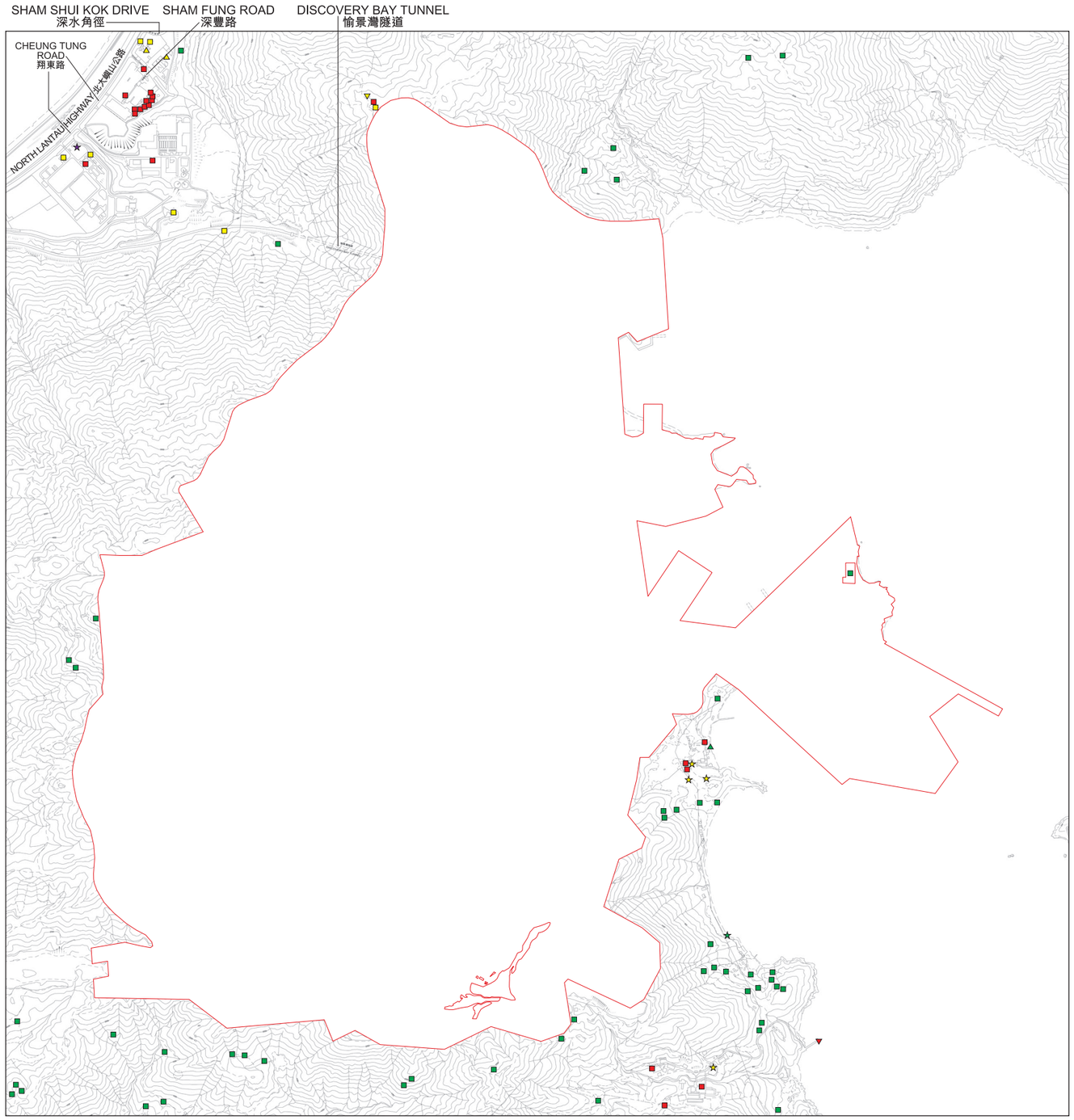
Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
Tower 1A 第1A座	G/F 地下	A	2.720
	1/F 1樓	A	2.720
	2/F 2樓	A	2.720
	3/F, 5/F-13/F & 15/F 3樓，5樓至13樓及15樓	A	2.720
	16/F 16樓	A	8.306
Tower 1B 第1B座	1/F 1樓	A	1.417
	2/F 2樓	A	1.417
		B	2.872
	3/F, 5/F-13/F & 15/F 3樓，5樓至13樓及15樓	A	1.417
		B	2.872
		C	0.593
Tower 2A 第2A座	G/F 地下	A	0.951
		B	0.958
	1/F 1樓	A	0.951
		B	0.958
	2/F-3/F, 5/F-13/F & 15/F 2樓至3樓， 5樓至13樓及15樓	A	0.951
		B	0.958
		C	0.616
		D	0.466
	16/F 16樓	A	3.332
Tower 2B 第2B座	G/F 地下	B	0.859
		C	0.966
	1/F 1樓	A	1.966
		B	0.859
		C	0.966
	2/F-3/F, 5/F-13/F & 15/F 2樓至3樓， 5樓至13樓及15樓	A	1.966
		B	0.859
		C	0.966
		D	0.616
		E	0.651
	16/F 16樓	A	3.800

6 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Discovery Bay Services Management Limited is appointed as the manager of the Phase under the Principal Deed of Mutual Covenant governing Discovery Bay City, and the latest draft Sub-Deed of Mutual Covenant governing Portion of Area N1 North of Discovery Bay City (of which the Phase forms part) and draft Sub-Sub-Deed of Mutual Covenant governing the Phase as at the date on which this sales brochure is printed.

根據規管愉景灣的主公契，及規管愉景灣N1 North區部份（期數為其之一部份）的分公契及規管期數的副分公契在此售樓説明書的印製日期的最新擬稿，愉景灣服務管理有限公司獲委任為期數之管理人。

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



Location of the Development
發展項目的位置

Scale: 0 250M/米
比例：

The Map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and intellectual property rights are owned by the Government of the HKSAR.
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

N

The Location Plan is prepared by the Vendor with reference to the Digital Topographic Map Nos. T10-NW-C, T10-NW-D & T10-SW-A dated 26 March 2026 and T10-SW-B dated 9 April 2026, from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此所在位置圖是由賣方擬備並參考地政總署測繪處於2026年3月26日出版之數碼地形圖，圖幅編號T10-SW-C、T10-NW-D及T10-SW-A及2026年4月9日出版之數碼地形圖，圖幅編號T10-SW-B，有需要處經修正處理。

Notation
圖例

- Bus Depot
  巴士車廠
- Sewage Treatment Works and Facilities
  污水處理廠及設施
- Power Plant (including Electricity Sub-stations)
  發電廠（包括電力分站）
- Refuse Collection Point
  垃圾收集站
- Public Utility Installation
  公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong)
  宗教場所（包括教堂、廟宇及祠堂）
- Helicopter Landing Pad
  直升機升降坪
- Public Convenience
  公廁
- Cemetery
  墳場
- Public Transport Terminal (including Rail Station)
  公共交通總站（包括鐵路車站）

Notes:

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

備註：

1. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因，此位置圖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。

8 AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



Location of the Phase
期數的位置

N

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E252808C, date of flight 9 February 2025.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E252808C，飛行日期：2025年2月9日。

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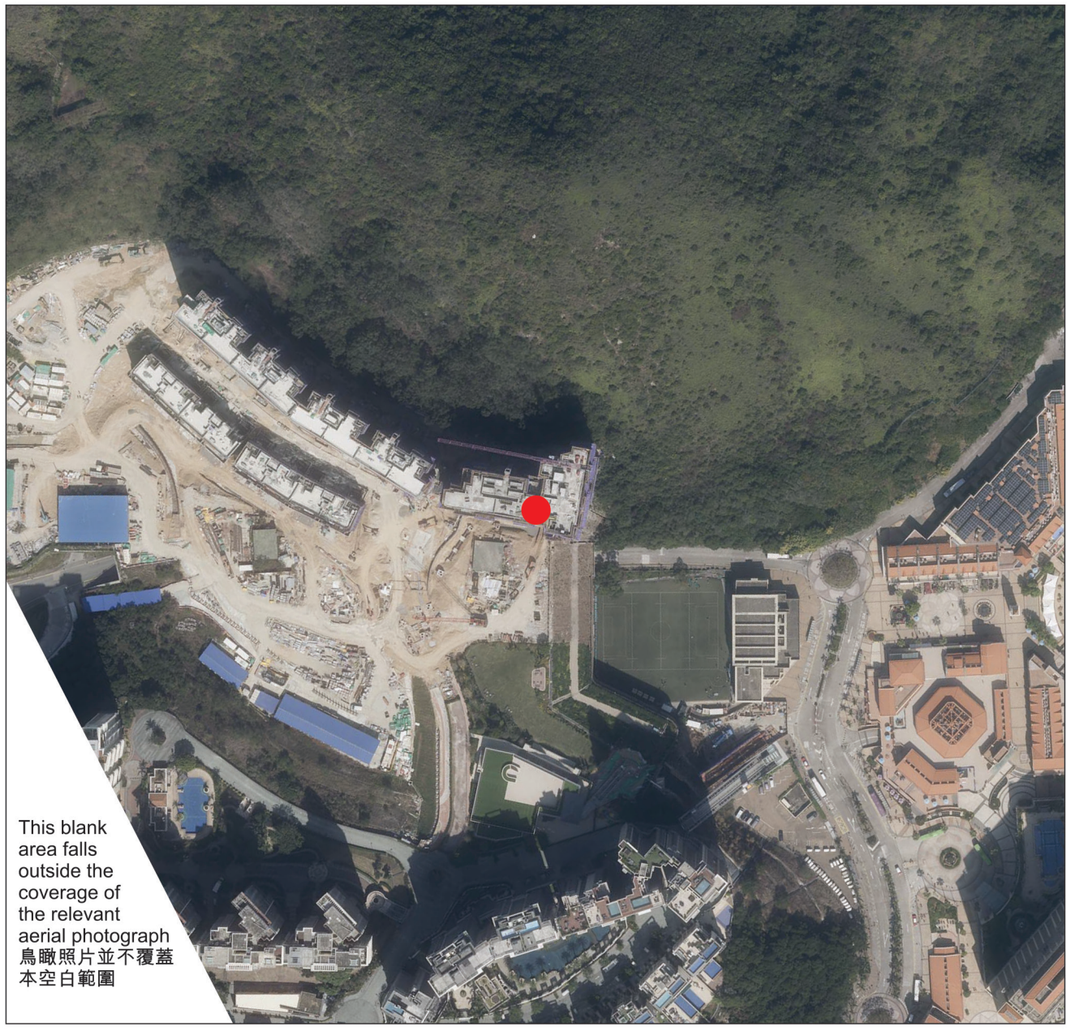
Notes:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Phase is irregular.

備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的不規則引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

8 AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



N

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E251884C, date of flight 9 February 2025.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E251884C，飛行日期：2025年2月9日。

Location of the Phase
期數的位置

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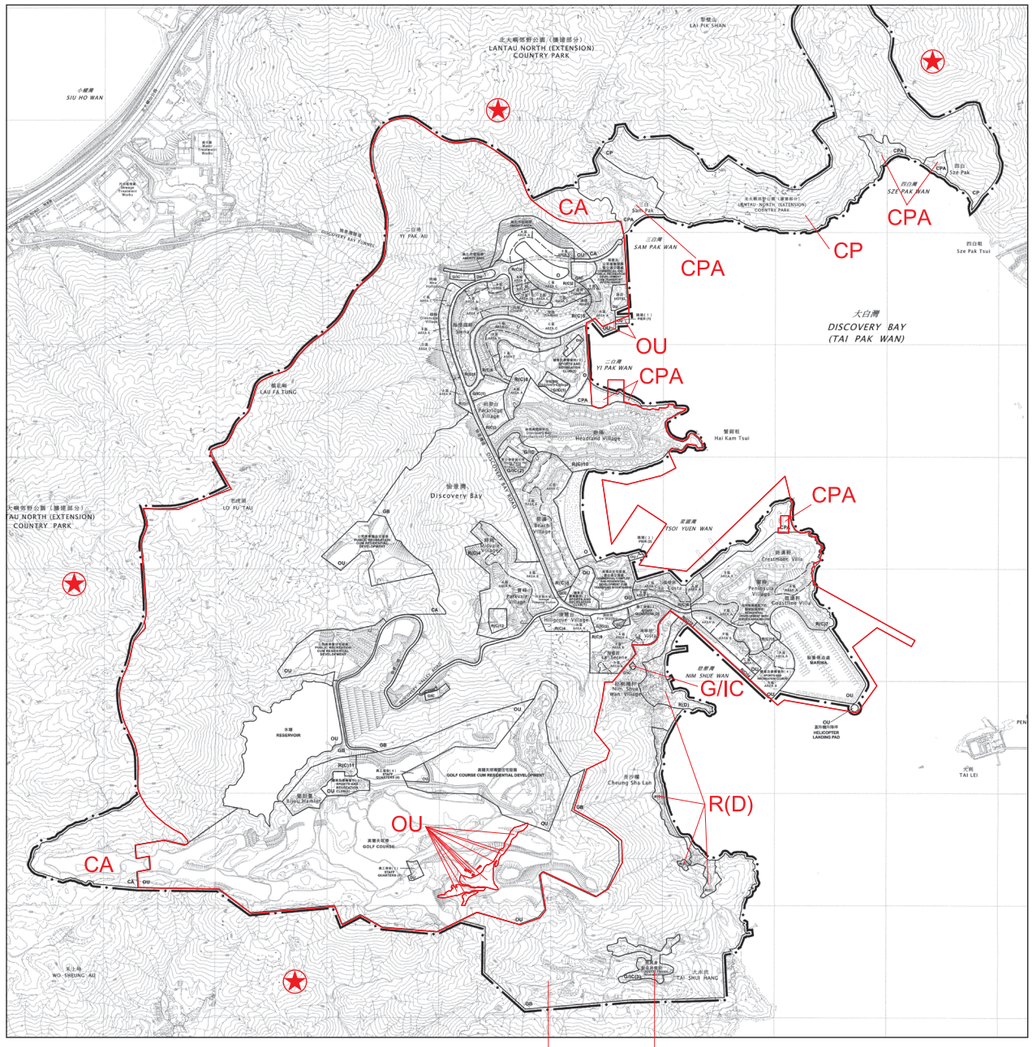
Notes:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Phase is irregular.

備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的不規則引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Location of the Development
發展項目的位置

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.
此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。

Adopted from part of the Approved Discovery Bay Outline Zoning Plan No. S/I-DB/6, gazetted on 24 January 2025, with adjustments where necessary as shown in red.
摘錄自2025年1月24日刊憲之愉景灣分區計劃大綱核准圖，圖則編號為S/I-DB/6，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES		地帶
RESIDENTIAL (GROUP D)	R(D)	住宅(丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區
COUNTRY PARK	CP	郊野公園

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口

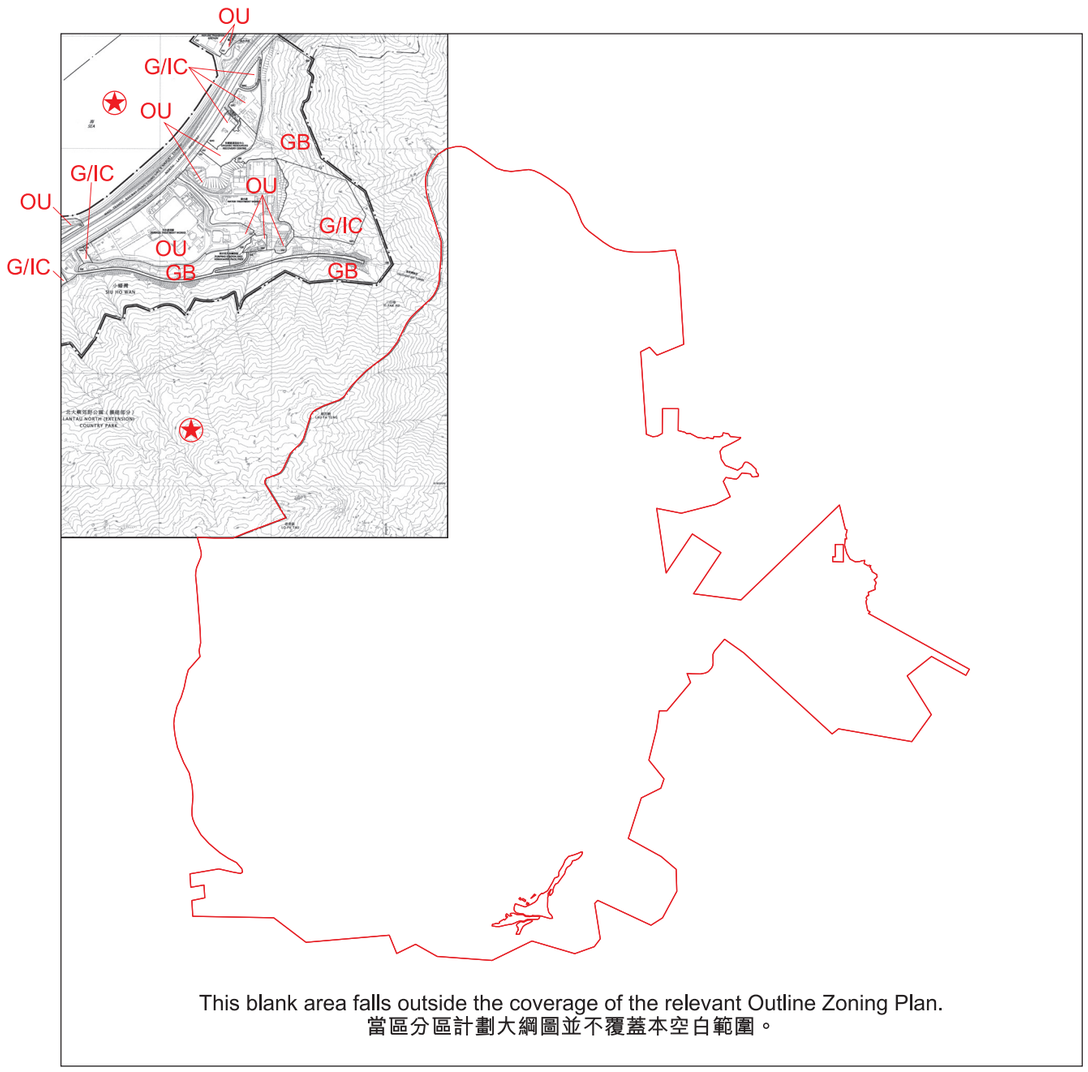
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

The area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

Notes:
1. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. Please refer to the Outline Zoning Plan, the Notes and Explanatory Statement thereto for details of those Amendment Items (if any).

備註：
1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖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。
4. 修訂項目(如有)之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

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



Location of the Development
發展項目的位置

Scale: 0 500M/米
比例：

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.
此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。

Adopted from part of the Approved Siu Ho Wan Outline Zoning Plan No. S/I-SHW/2, gazetted on 22 February 2019, with adjustments where necessary as shown in red.
摘錄自2019年2月22日刊憲之小蠔灣分區計劃大綱核准圖，圖則編號為S/I-SHW/2，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES		地帶
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口

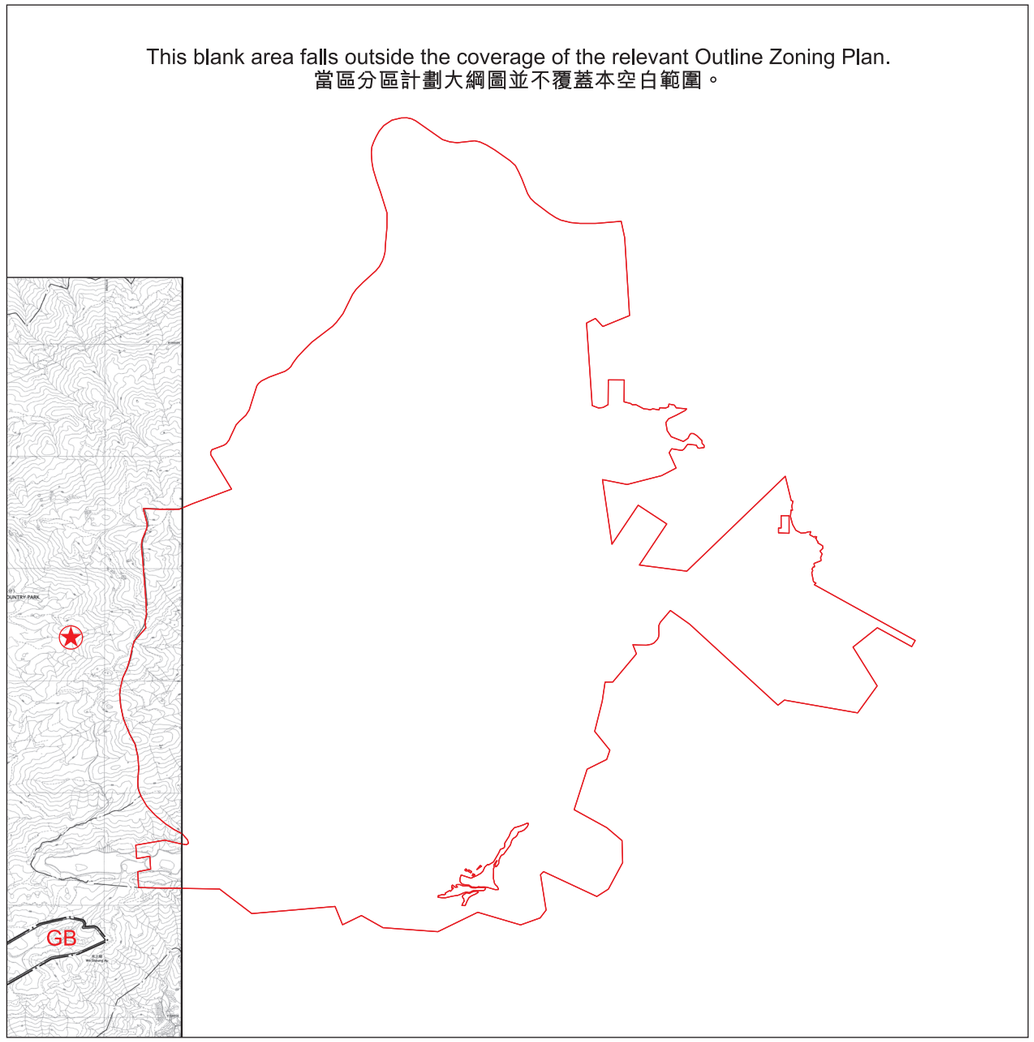
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK / MARINE PARK		郊野公園 / 海岸公園界線

The area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

Notes:
1. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. Please refer to the Outline Zoning Plan, the Notes and Explanatory Statement thereto for details of those Amendment Items (if any).

備註：
1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖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。
4. 修訂項目(如有)之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

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



N

Location of the Development
發展項目的位置

Scale: 0 500M/米
比例：

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此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。

Adopted from part of the Draft Tai Ho Outline Zoning Plan No. S/I-TH/1, gazetted on 24 March 2017, with adjustments where necessary as shown in red.
摘錄自2017年3月24日刊憲之大蠔分區計劃大綱草圖，圖則編號為S/I-TH/1，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES		**地帶**
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		**交通**
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		**其他**
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK / MARINE PARK		郊野公園 / 海岸公園界線

The area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

Notes:

1. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. Please refer to the Outline Zoning Plan, the Notes and Explanatory Statement thereto for details of those Amendment Items (if any).

備註：

1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖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。
4. 修訂項目（如有）之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

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



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.
此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。

Adopted from part of the Draft Peng Chau Outline Zoning Plan No. S/I-PC/14, gazetted on 27 March 2026, with adjustments where necessary as shown in red.
摘錄自2026年3月27日刊憲之坪洲分區計劃大綱草圖，圖則編號為S/I-PC/14，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES		地帶
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

Notes:
1. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. Please refer to the Outline Zoning Plan, the Notes and Explanatory Statement thereto for details of those Amendment Items (if any).

備註：
1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖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。
4. 修訂項目(如有)之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

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

L1

THIS BLANK AREA FALLS OUTSIDE THE COVERAGE OF DISCOVERY BAY LAYOUT PLAN.
愉景灣布局圖並不覆蓋本空白範圍.

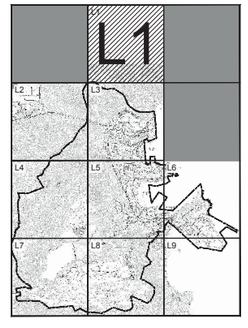
LEGEND 圖例

— – — Boundary line of the Development 發展項目的邊界

N

Scale: 0 100 200 300 400 500M/米
比例：

Key Plan
索引圖



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

L2



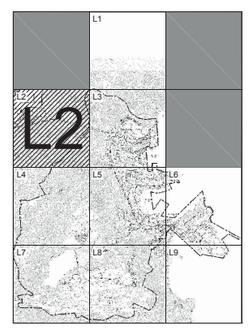
LEGEND 圖例

— – — Boundary line of the Development 發展項目的邊界

N

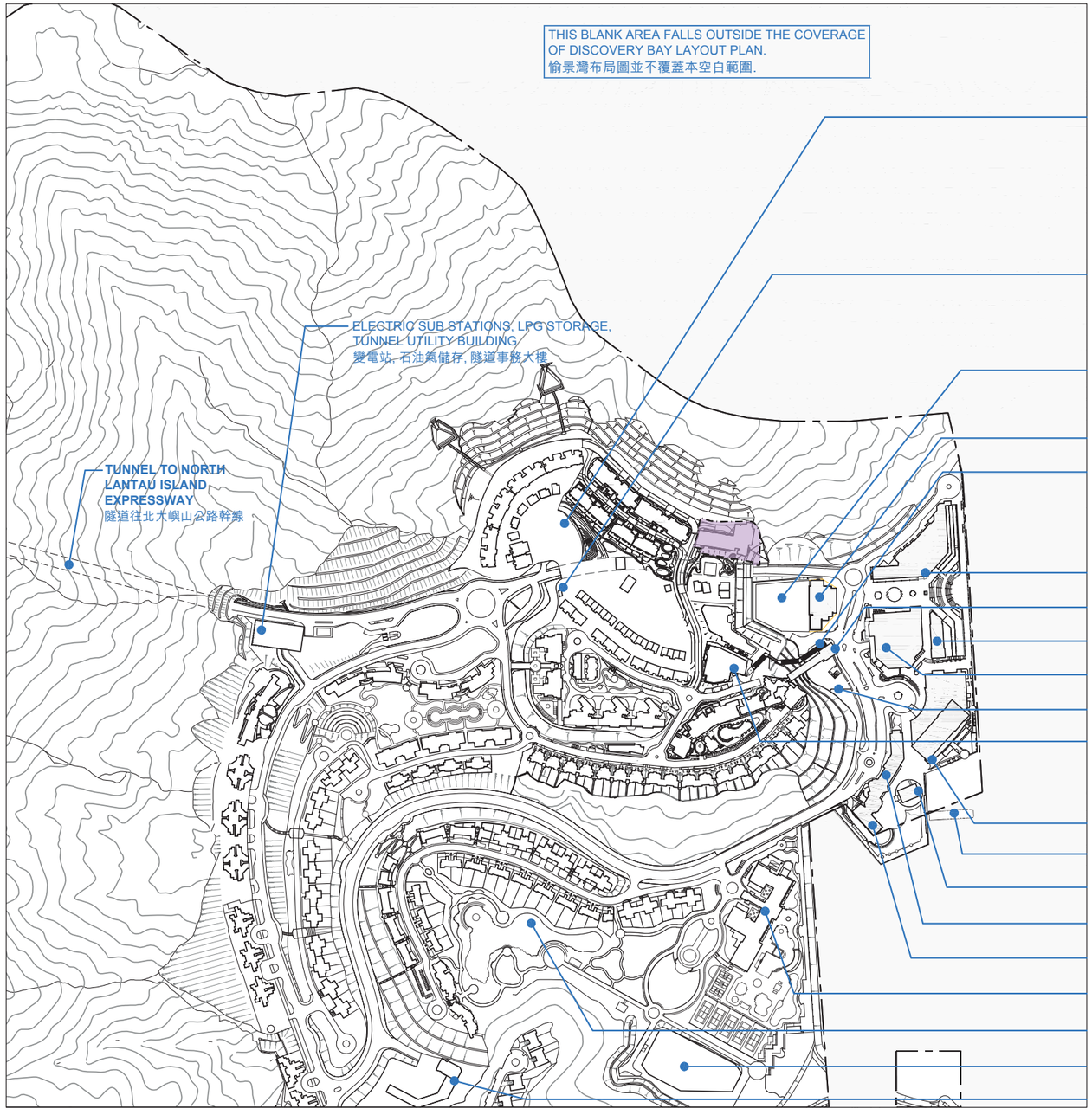
Scale: 0 100 200 300 400 500M/米
比例：

Key Plan
索引圖



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

L3



FUTURE RESIDENTIAL DEVELOPMENTS AND OPEN SPACE
(THE ESTIMATED DATE OF COMPLETION OF THE BUILDINGS OR FACILITIES AS PROVIDED BY THE AUTHORIZED PERSON FOR THE FUTURE RESIDENTIAL DEVELOPMENTS AND OPEN SPACE ARE LISTED BELOW, THESE DATES ARE SUBJECT TO REVISION FROM TIME TO TIME:
PHASE 20: 31 OCT 2029
PHASE 21: 30 SEP 2031
PHASE 22-1: 31 DEC 2033
PHASE 22-2: 30 SEP 2035
OPEN SPACE: 30 JUN 2026 / 31 OCT 2029 / 30 SEP 2031 / 31 DEC 2033 / 30 SEP 2035)
未來住宅發展項目及休憩用地
(下列日期為未來住宅發展項目及休憩用地的認可人士提供的建築物或設施的預計落成日期, 該等日期受制於不時之修訂:
第20期: 2029年10月31日
第21期: 2031年9月30日
第22-1期: 2033年12月31日
第22-2期: 2035年9月30日
休憩用地: 2026年06月30日 / 2029年10月31日 / 2031年9月30日 / 2033年12月31日 / 2035年9月30日)

FUTURE SHUTTLE LIFT
(THE ESTIMATED DATE OF COMPLETION OF THE BUILDINGS OR FACILITIES AS PROVIDED BY THE AUTHORIZED PERSON FOR THE FUTURE SHUTTLE LIFT
THIS DATE IS SUBJECT TO REVISION FROM TIME TO TIME: 31 DEC 2033)
未來穿梭升降機
(穿梭升降機的認可人士提供的建築物或設施的預計落成日期, 該等日期受制於不時之修訂: 2033年12月31日)

FUTURE RECREATION DEVELOPMENT
(NO AUTHORIZED PERSON HAS BEEN APPOINTED FOR THIS RECREATION DEVELOPMENT)
未來康樂發展項目
(本康樂發展項目尚未委任認可人士)

COMMUNITY CENTRE
社區中心

ESCALATOR
扶手電梯

PUBLIC RECREATION CENTRE AND OFFICE BLOCK
公共康樂中心及辦公大樓

INCLINED LIFT
升降機

OFFICE BLOCK
辦公大樓

SHOPPING CENTRE / KINDERGARTEN / PRIMARY SCHOOL / SECONDARY SCHOOL
商場 / 幼稚園 / 小學 / 中學

FUTURE TRANSPORT INTERCHANGE (UNDER PLANNING)
未來交通交匯處 (計劃中)

TEMPORARY SALES HALL
(THIS TEMPORARY SALES HALL WILL BE REDEVELOPED AS PART OF THE PHASE 22-2 RESIDENTIAL DEVELOPMENT)
臨時展銷廳
(此臨時展銷廳將重新發展為第22-2期住宅的一部分)

HOTEL
酒店

DISCOVERY BAY NORTH FERRY LANDING POINT
愉景北渡輪上落點

PAVILION
海濱禮堂

SHOPPING CENTRE
商場

KINDERGARTEN / PRIMARY SCHOOL
幼稚園 / 小學

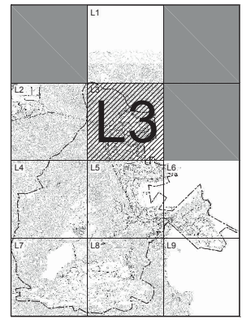
RESIDENTS' CLUB
康樂會所

CENTRAL PARK
中央公園

PRIVATE PRIMARY CUM SECONDARY SCHOOL
私立中小學

FUTURE SCHOOL DEVELOPMENT
(NO AUTHORIZED PERSON HAS BEEN APPOINTED FOR THIS SCHOOL DEVELOPMENT)
未來學校發展項目
(本學校發展項目尚未委任認可人士)

Key Plan
索引圖



LEGEND 圖例

— - — Boundary line of the Development 發展項目的邊界

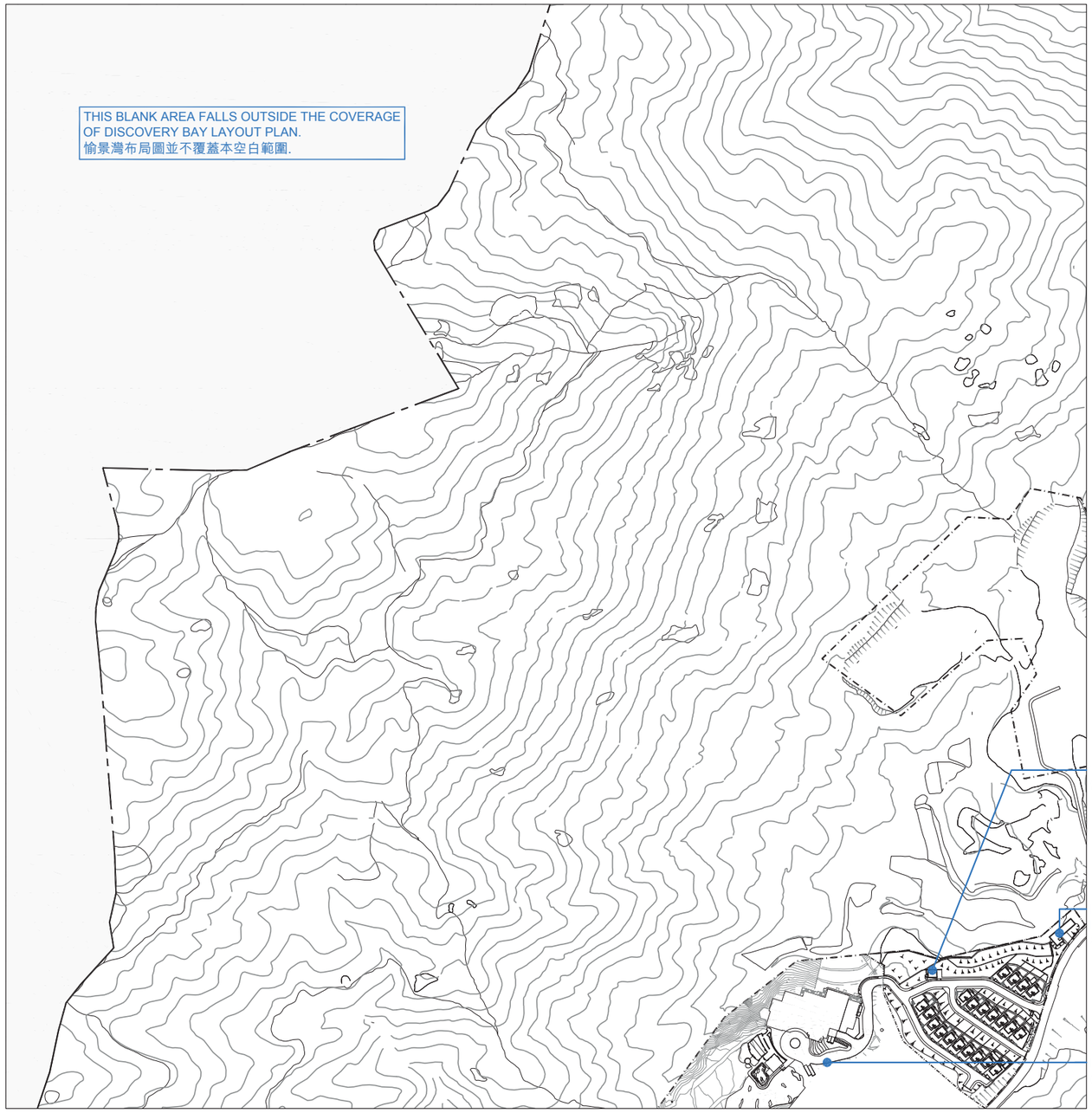
Location of the Phase 期數的位置

N

Scale: 0 100 200 300 400 500M/米
比例：

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

L4



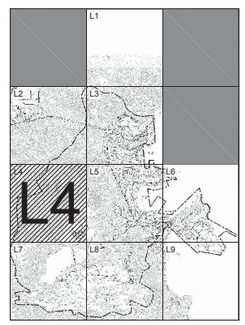
LEGEND 圖例

— - — Boundary line of the Development 發展項目的邊界

N

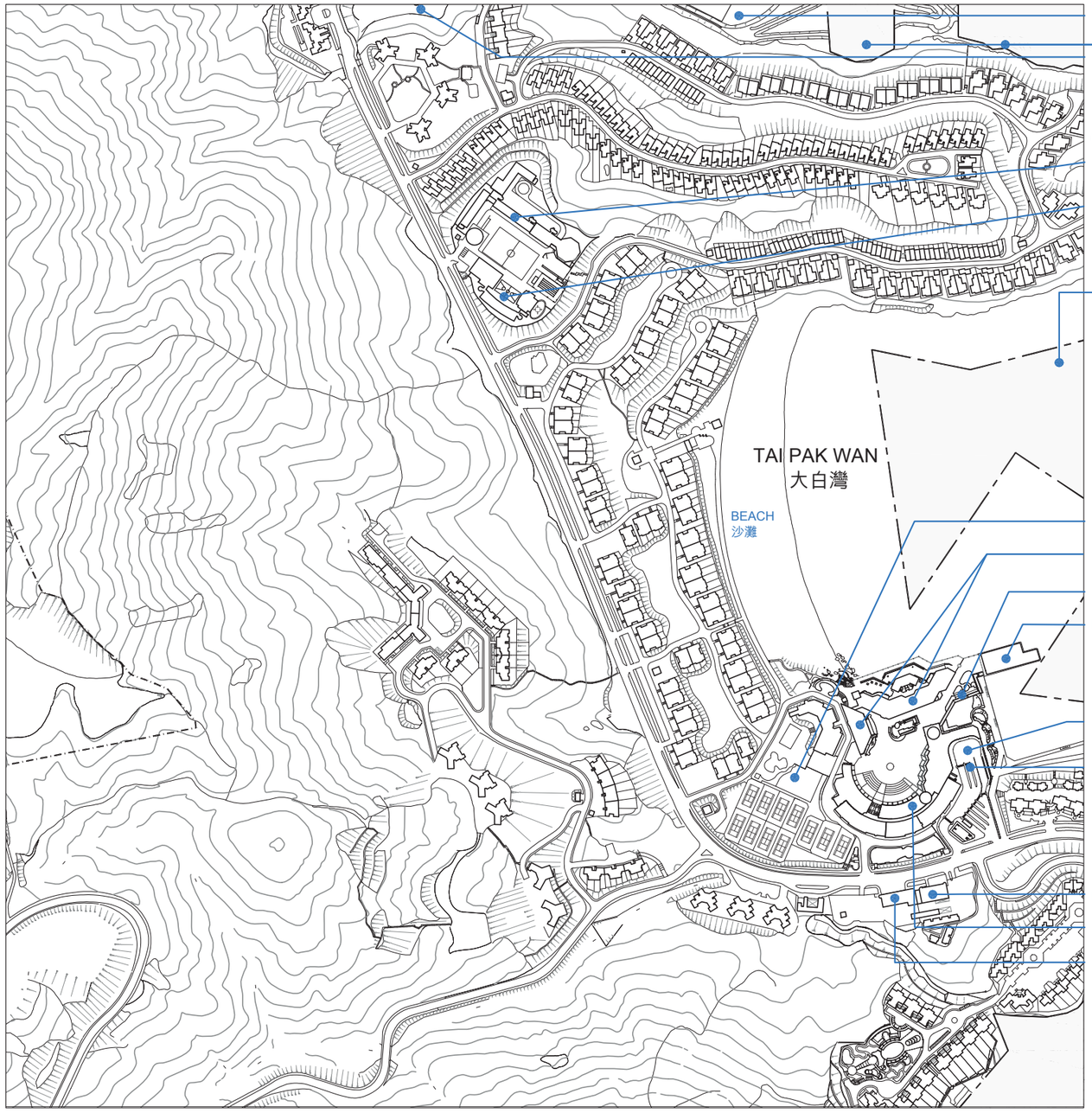
Scale: 0 100 200 300 400 500M/米
比例：

Key Plan
索引圖



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

L5



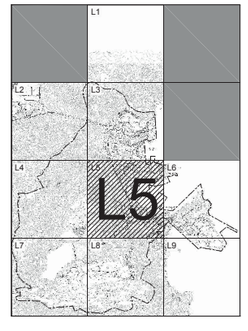
LEGEND 圖例

— – — Boundary line of the Development 發展項目的邊界

N

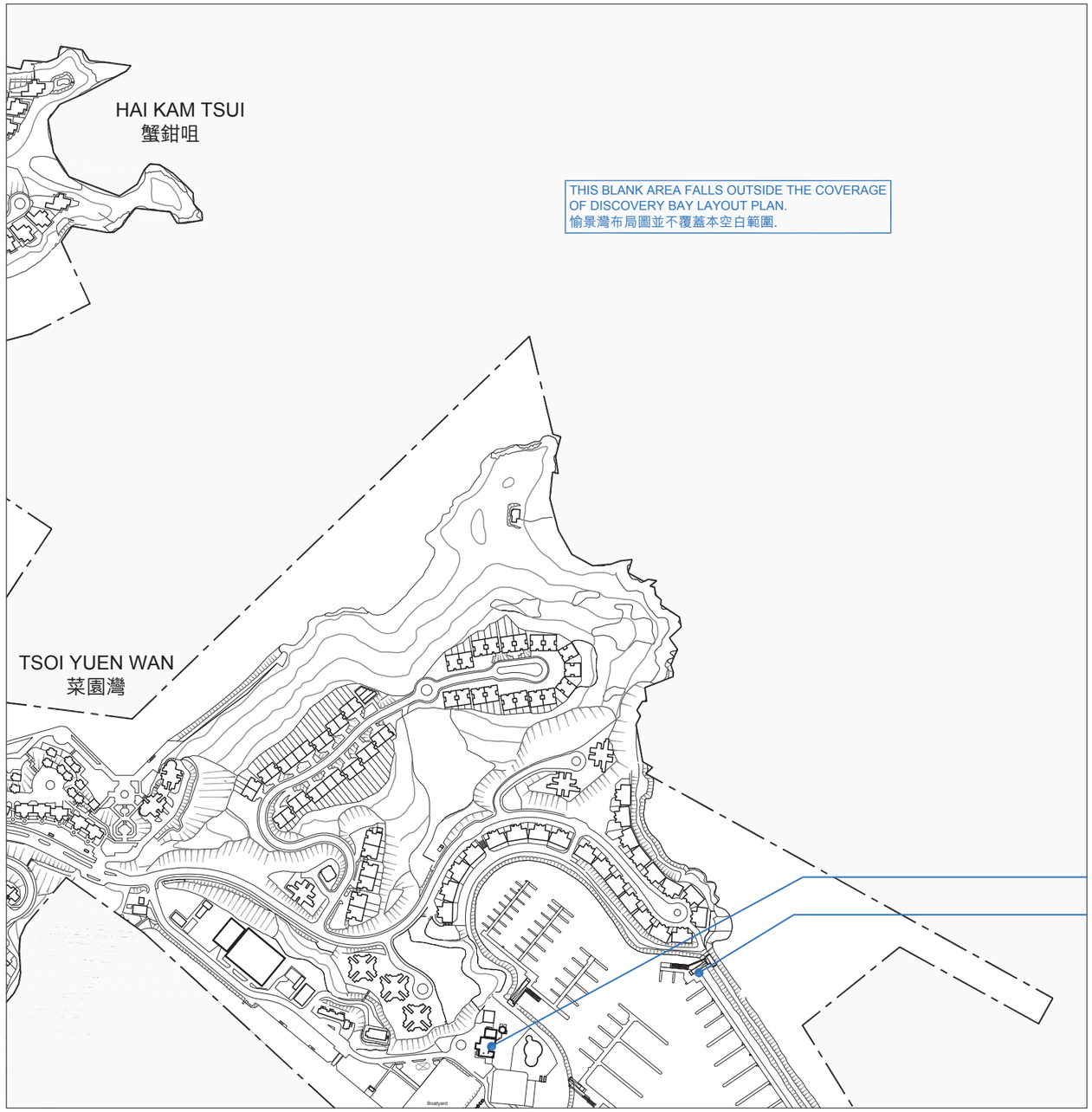
Scale: 0 100 200 300 400 500M/米
比例：

Key Plan
索引圖



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

L6



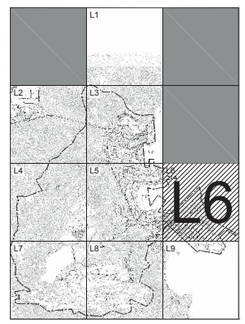
LEGEND 圖例

— – — Boundary line of the Development 發展項目的邊界

N

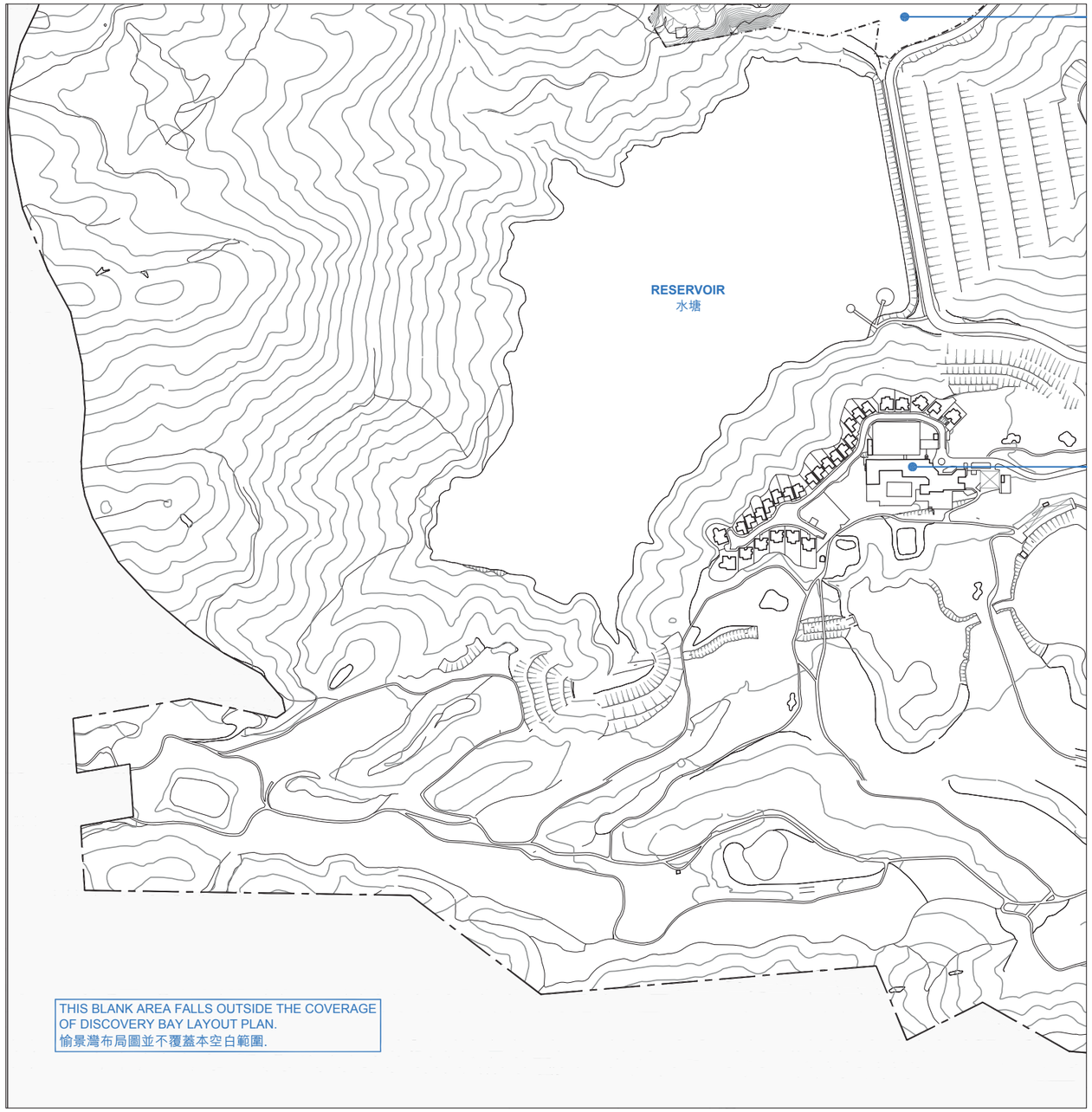
Scale: 0 100 200 300 400 500M/米
比例：

Key Plan
索引圖



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

L7



FUTURE PUBLIC RECREATION DEVELOPMENT
(THE ESTIMATED DATE OF COMPLETION OF THE BUILDING OR FACILITIES AS PROVIDED BY THE AUTHORIZED PERSON FOR THIS PUBLIC RECREATION DEVELOPMENT: 16 Feb 2027, SUBJECT TO REVISIONS FROM TIME TO TIME.)
未來公共康樂發展項目
(本公共康樂發展項目的認可人士提供的建築物或設施的預計落成日期: 2027年2月16日, 該日期受制於不時之修訂.)

GOLF CLUB
高爾夫球會

LEGEND 圖例

— - — Boundary line of the Development 發展項目的邊界

N

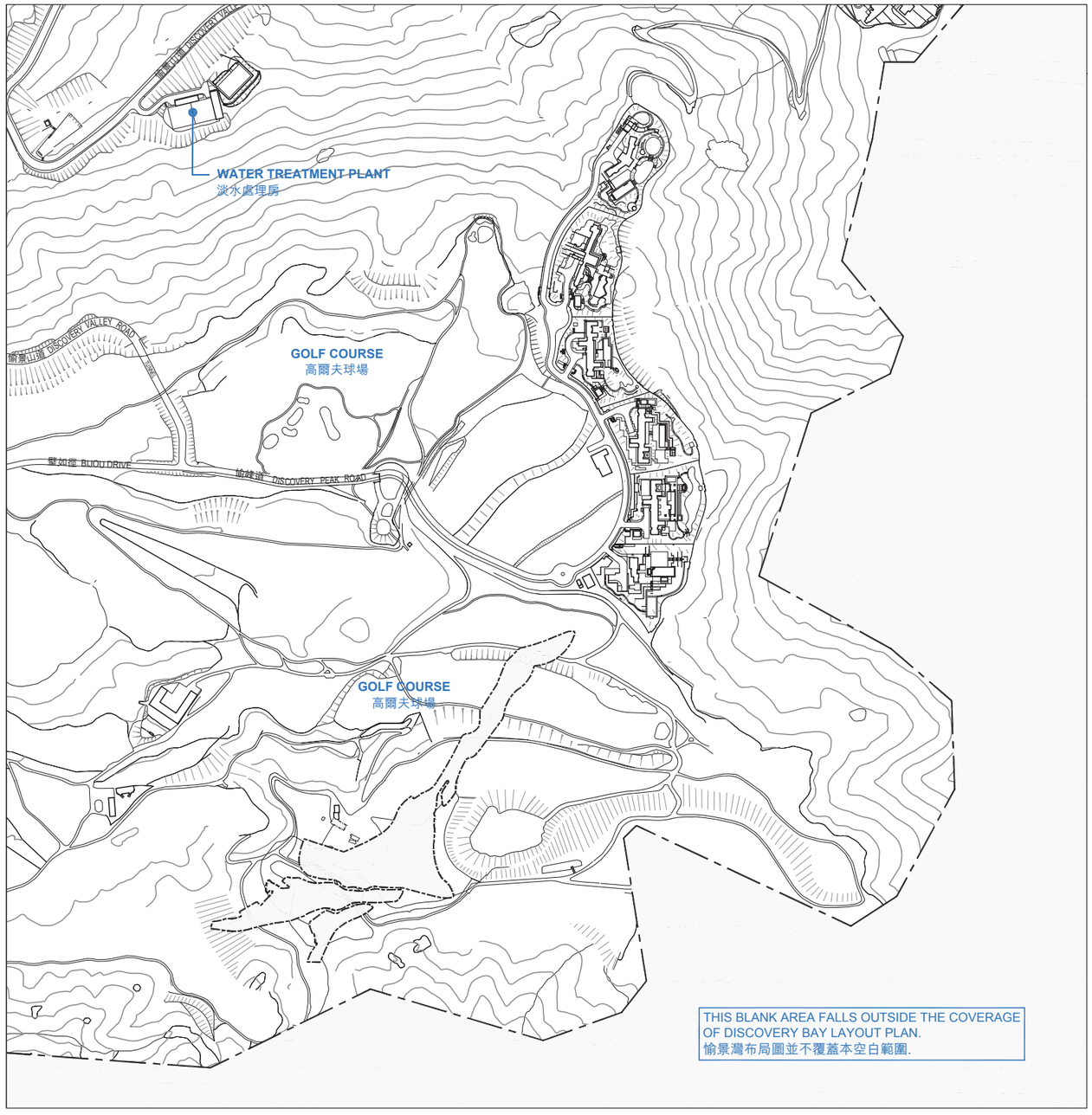
Scale: 0 100 200 300 400 500M/米
比例：

Key Plan
索引圖



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

L8



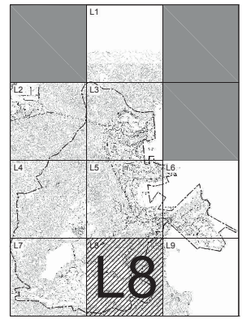
LEGEND 圖例

— – — Boundary line of the Development 發展項目的邊界

N

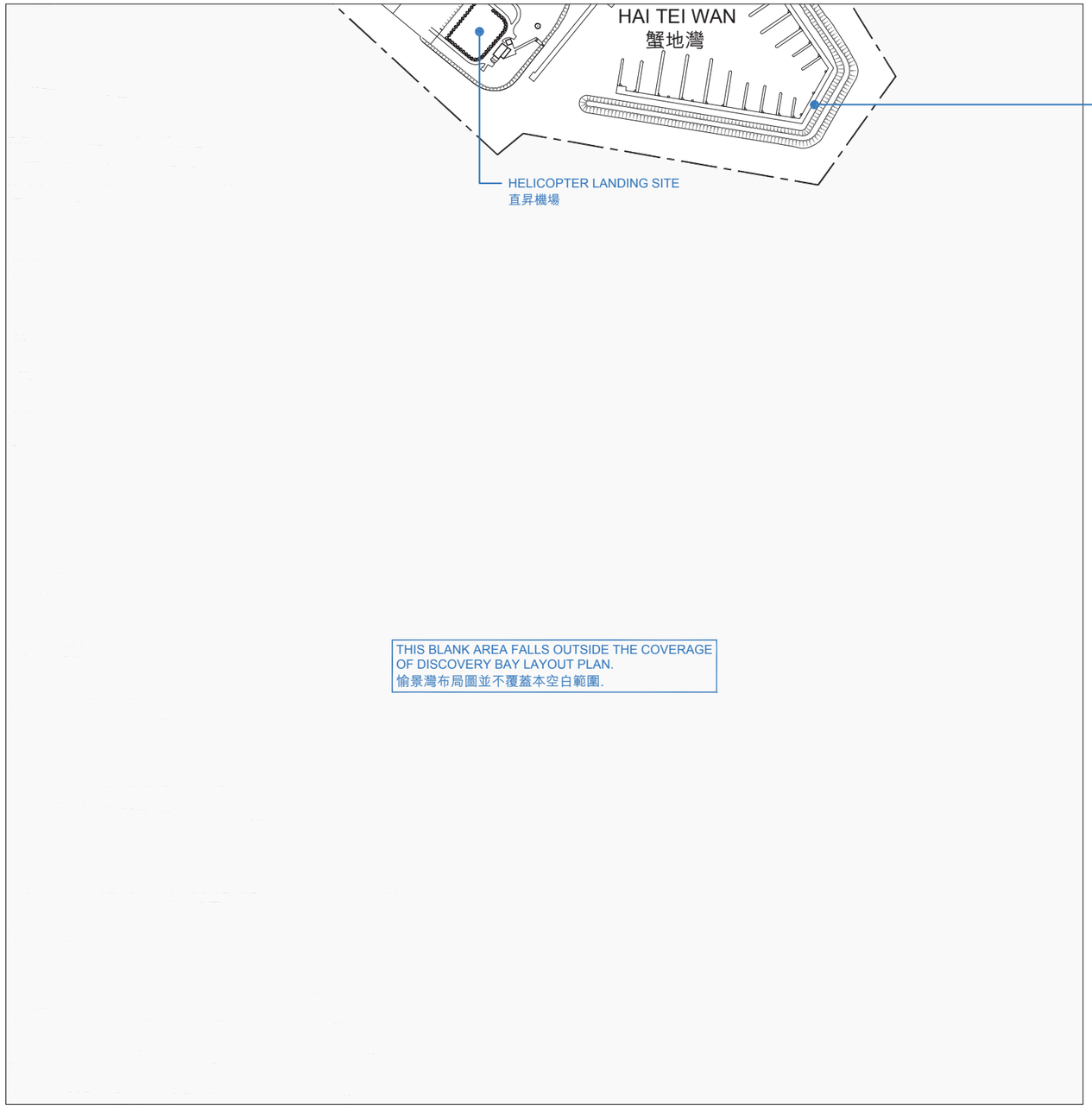
Scale: 0 100 200 300 400 500M/米
比例：

Key Plan
索引圖



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

L9



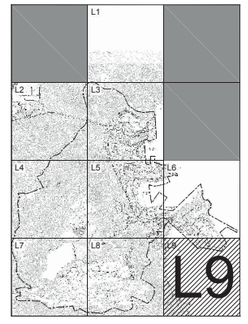
LEGEND 圖例

— – — Boundary line of the Development 發展項目的邊界

N

Scale: 0 100 200 300 400 500M/米
比例：

Key Plan
索引圖



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Legend of Terms and Abbreviations used on Floor Plans:
樓面平面圖中所使用名詞及簡稱之圖例：

AC	=	AIR CONDITIONER	=	空調機
AC PLANT ROOM	=	AIR CONDITIONER PLANT ROOM	=	空調機房
AC PLATFORM	=	AIR CONDITIONER PLATFORM	=	空調機平台
A.D.	=	AIR DUCT	=	排氣管道
A.D. FOR GENERATOR RM.	=	AIR DUCT FOR GENERATOR ROOM	=	緊急發電機機房排氣管道
ALUM. CLADDING	=	ALUMINUM CLADDING	=	鋁質覆蓋層
A.F.	=	ARCHITECTURAL FEATURE	=	建築裝飾
BAL.	=	BALCONY	=	露台
BAL. / U.P. LINE ABOVE	=	BALCONY / UTILITY PLATFORM LINE ABOVE	=	上層露台/工作平台界線
BATH1	=	BATHROOM 1	=	浴室 1
BATH2	=	BATHROOM 2	=	浴室 2
BR1	=	BEDROOM 1	=	睡房 1
BR2	=	BEDROOM 2	=	睡房 2
BR3	=	BEDROOM 3	=	睡房 3
BUILDING LINE ABOVE	=	BUILDING LINE ABOVE	=	建築物界線置上
COMMON FLAT ROOF	=	COMMON FLAT ROOF	=	公共平台
COVERED WALKWAY	=	COVERED WALKWAY	=	有蓋行人道
COVER OF BAL./U.P.	=	COVER OF BALCONY / UTILITY PLATFORM	=	露台/工 作平台遮蓋
DIN.	=	DINNING ROOM	=	飯廳
DN	=	DOWN	=	落
ELV	=	EXTRA-LOW VOLTAGE DUCT	=	特低電壓管道
EMR	=	ELECTRICAL METER ROOM	=	電錶房
ENTRANCE LOBBY	=	ENTRANCE LOBBY	=	入口大堂
FIREMAN'S LIFT LOBBY	=	FIREMAN'S LIFT LOBBY	=	消防升降機大堂
FLAT ROOF	=	FLAT ROOF	=	平台
FLUSHING WATER PUMP ROOM	=	FLUSHING WATER PUMP ROOM	=	沖廁水泵房
FSPD	=	FIRE SERVICE PIPE DUCT	=	消防管道槽
F.S. PUMP ROOM	=	FIRE SERVICE PUMP ROOM	=	消防水泵房
F.S. TANK ROOM	=	FIRE SERVICE TANK ROOM	=	消防水缸房
HR	=	HOSE REEL	=	消防喉轆
KIT.	=	KITCHEN	=	廚房
LAV.	=	LAVATORY	=	洗手間
LAV. 1	=	LAVATORY 1	=	洗手間 1
LAV. 2	=	LAVATORY 2	=	洗手間 2
LIFT	=	LIFT	=	升降機
LIFT OVERRUN	=	LIFT OVERRUN	=	升降機槽
LIFT LOBBY	=	LIFT LOBBY	=	升降機大堂
LIV.	=	LIVING ROOM	=	客廳
LPG METER	=	LIQUEFIED PETROLEUM GAS METER	=	石油氣錶櫃
L.W.	=	LIGHT WELL	=	光井
MAIL ROOM	=	MAIL ROOM	=	郵件室
MAINTENANCE ACCESS	=	MAINTENANCE ACCESS	=	維修使用
M.BATH	=	MASTER BATHROOM	=	主人浴室
MBR	=	MASTER BEDROOM	=	主人睡房
OPEN KIT.	=	OPEN KITCHEN	=	開放式廚房
P.D.	=	PIPE DUCT	=	管道槽
POTABLE WATER PUMP ROOM	=	POTABLE WATER PUMP ROOM	=	食用水泵房

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

Legend of Terms and Abbreviations used on Floor Plans:
樓面平面圖中所使用名詞及簡稱之圖例：

POTABLE & FLUSHING WATER PUMP ROOM	=	POTABLE & FLUSHING WATER PUMP ROOM	=	食用及沖廁水泵房
PRIVATE LIFT LOBBY	=	PRIVATE LIFT LOBBY	=	私人升降機大堂
PRIVATE LIFT PLATFORM	=	PRIVATE LIFT PLATFORM	=	私人升降台
R.C. PLINTH FOR DAVIT ARM SYSTEM	=	REINFORCED CONCRETE PLINTH FOR DAVIT ARM SYSTEM	=	供吊船系統混凝土基座
ROOF	=	ROOF	=	天台
RS & MRR	=	REFUSE STORAGE AND MATERIAL RECOVERY ROOM	=	垃圾及物料回收房
SPR. TANK ROOM	=	SPRINKLER TANK ROOM	=	花灑水缸房
STORE	=	STORE	=	儲物室
STUDY	=	STUDY	=	書房
SUNSHADE	=	SUNSHADE	=	遮陽
SUNSHADE LINE ABOVE	=	SUNSHADE LINE ABOVE	=	遮陽界線置上
TBE ROOM	=	TELECOMMUNICATIONS AND BROADCASTING EQUIPMENT ROOM	=	電訊及廣播設備機房
TOP OF LIFT OVERRUN	=	TOP OF LIFT OVERRUN	=	升降機槽頂
TOP OF STAIRHOOD	=	TOP OF STAIRHOOD	=	樓梯屋頂
TRS	=	TEMPORARY REFUGE SPACE	=	臨時庇護處
UP	=	UP	=	上
U.P.	=	UTILITY PLATFORM	=	工作平台
UTIL.	=	UTILITY ROOM	=	工作間
WALK IN CLOSET	=	WALK IN CLOSET	=	衣帽間
WMC	=	WATER METER CABINET	=	水錶櫃

Notes:

1. There may be architectural features and/or exposed pipes on external walls and/or windows of some of the floors. For details, please refer to the latest approved building plans.
2. Common drainage pipes enclosed in cladding are located adjacent to balcony and/or utility platform of some residential units. For residential units with flat roof and/or roof, common drainage pipes will run through the flat roof and/or roof.
3. The outdoor units of the split-type and VRF type air conditioners are installed on, where applicable: AC platforms, AC plant rooms, flat roofs and/or roofs. These air conditioners may generate heat and/or sound.
4. There are ceiling bulkheads in living/dining rooms, bedrooms, utility rooms, walk-in closets, corridors, open kitchens and/or kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services. There are sunken slabs for mechanical & electrical services of the residential property(ies) above at some residential properties.
5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
6. Some louvers that are installed at false ceilings may not be indicated on the floor plans.
7. Balcony and utility platform are non-enclosed area.
8. Symbols of fittings and fitments such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.
9. During the necessary maintenance of the external walls of Tower 1A, Tower 1B, Tower 2A and Tower 2B of the Phase by the Manager of the Phase, the davit arm will be operating in the airspace outside the windows and curtain walls of residential properties and above flat roofs and roofs in such towers.
10. Outdoor units of air-conditioners and sinks for some residential units on 1/F fall within common areas for maintenance at flat roofs of 1/F, where common pipework are embedded therein. The Manager of the Phase may enter the said common areas for the purpose of maintenance of those pipework when necessary.
11. The outdoor units of the VRF type air-conditioners serving the G/F lobby are installed at the common flat roof outside the flat roof of some 1/F residential units. These air-conditioners may generate heat and/or sound.

備註：

1. 部份樓層外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 部份住宅單位的露台及/或工作平台側之外牆裝飾板內設有公用喉管。公用喉管亦安裝於部份連天台及/或屋頂住宅單位之天台及/或屋頂內。
3. 分體式及變流量多聯式空調機室外機設於，如適用：空調機平台，空調機房，平台及/或天台。該等空調機可能發出熱力及/或聲音。
4. 部份住宅單位客/飯廳、睡房、工作間、衣帽間、走廊、開放式廚房及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。部分住宅物業設有下沉式樓板，供上層住宅物業的機電設備使用。
5. 住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
6. 部份百葉窗安裝於假天花之上且沒有於平面圖顯示。
7. 露台及工作平台為不可封閉的地方。
8. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。
9. 在期數的管理人安排第1A座、第1B座、第2A座及第2B座的外牆之必要維修進行期間，吊臂架將在該等大廈的住宅物業之窗戶外及幕牆外及平台及天台上之空間運作。
10. 部分1樓單位的空調機室外機或洗滌盆位於1樓平台作維修使用之公共地方，而該公共地方藏有嵌入式喉管。期數的管理人在需要時可進入前述公共地方以進行相關喉管之維修工作。
11. 部分1樓單位平台外的公共平台放置地下住宅入口大堂的變流量多聯式空調機室外機。該等空調機可能發出熱力及/或聲音。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

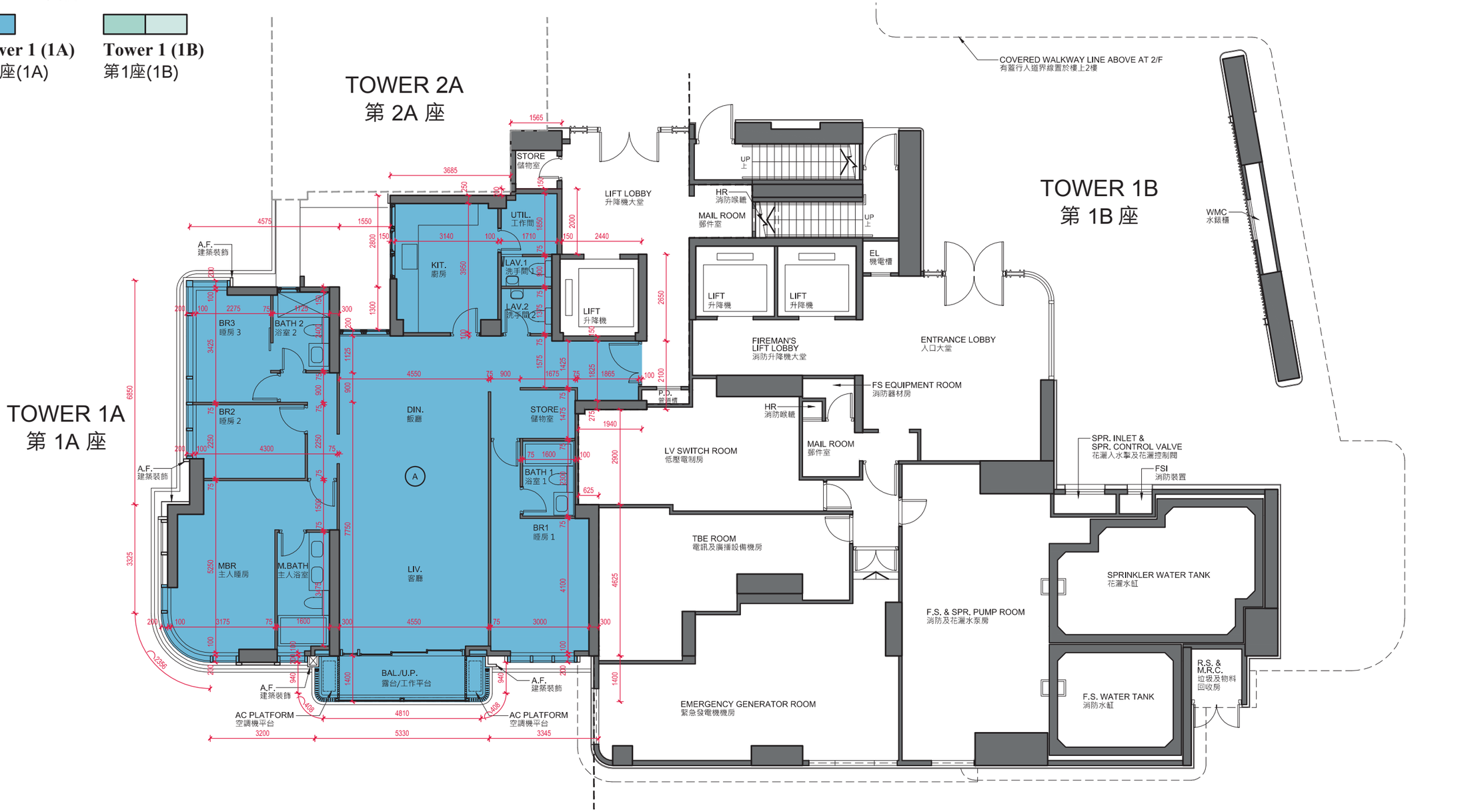
TOWER 1A & 1B
第1A座及第1B座

G/F FLOOR PLAN
地下樓面平面圖

LEGEND 圖例：

Tower 1 (1A)
第1座(1A)

Tower 1 (1B)
第1座(1B)



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 1A & 1B　　G/F FLOOR PLAN
第1A座及第1B座　　地下樓面平面圖

Each Residential Property 每個住宅物業	Flat 單位 Floor 樓層	Tower 1A 第1A座
		A
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	G/F 地下	3050, 3150, 3200, 3250, 3500, 3600, 3750, 3850, 3950
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		200

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

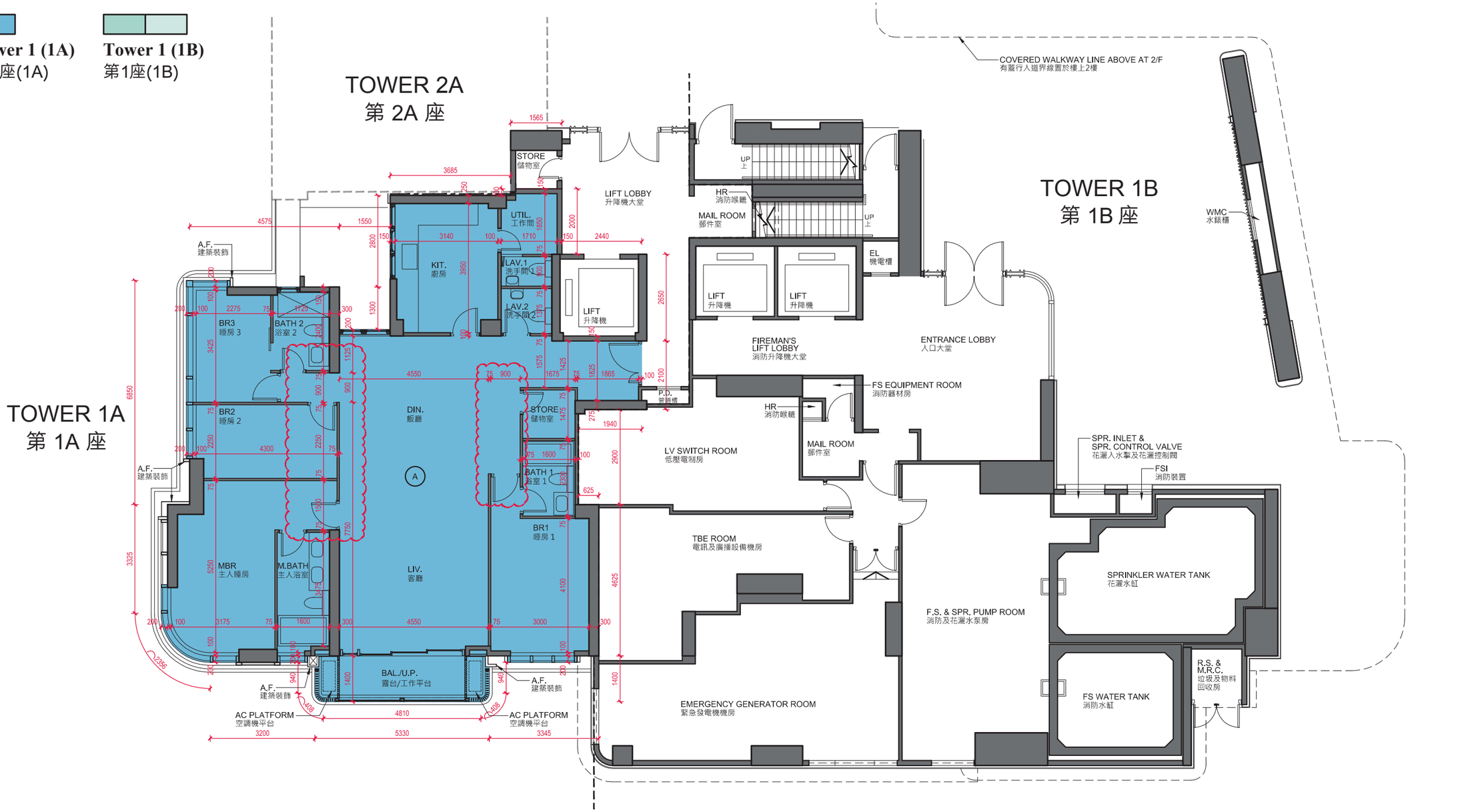
TOWER 1A & 1B
第1A座及第1B座

G/F AS-IS LAYOUT FLOOR PLAN
地下現狀間隔樓面平面圖

LEGEND 圖例：

Tower 1 (1A)
第1座(1A)

Tower 1 (1B)
第1座(1B)



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 1A & 1B 第1A座及第1B座 G/F AS-IS LAYOUT FLOOR PLAN 地下現狀間隔樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層 / Flat 單位	Tower 1A 第1A座
		A
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	G/F 地下	3050, 3150, 3200, 3250, 3500, 3600, 3750, 3850, 3950
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		200

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.
4. Alterations to the Unit A on G/F of Tower 1A are made by way of alteration and addition works under the Buildings Ordinance. Such alterations include (1) altering the corridor layout leading to Bedrooms 2 and 3; (2) Alteration of the layout and door of Bedroom 2; (3) relocation of the Master Bedroom door; (4) demolition of the wall adjacent to Bedroom 1; (5) Alteration of the layout and door of Bedroom 1; and (6) addition of a door to the Store. The altered layouts have been indicated and clouded in red on the G/F AS-IS Layout Floor Plan of Tower 1A.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。
4. 第1A座地下A單位已進行《建築物條例》下的改動及加建工程，該改動包括 (1) 改動通往睡房2及3之走廊布局；(2) 改動睡房2之布局及房門；(3) 改動主人睡房房門；(4) 拆卸毗鄰睡房1之牆壁；(5) 改動睡房1之布局及房門；以及 (6) 於儲物室加設房門。該已改動布局已於第1A座地下現狀間隔樓面平面圖，以紅線環繞及標示出來。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

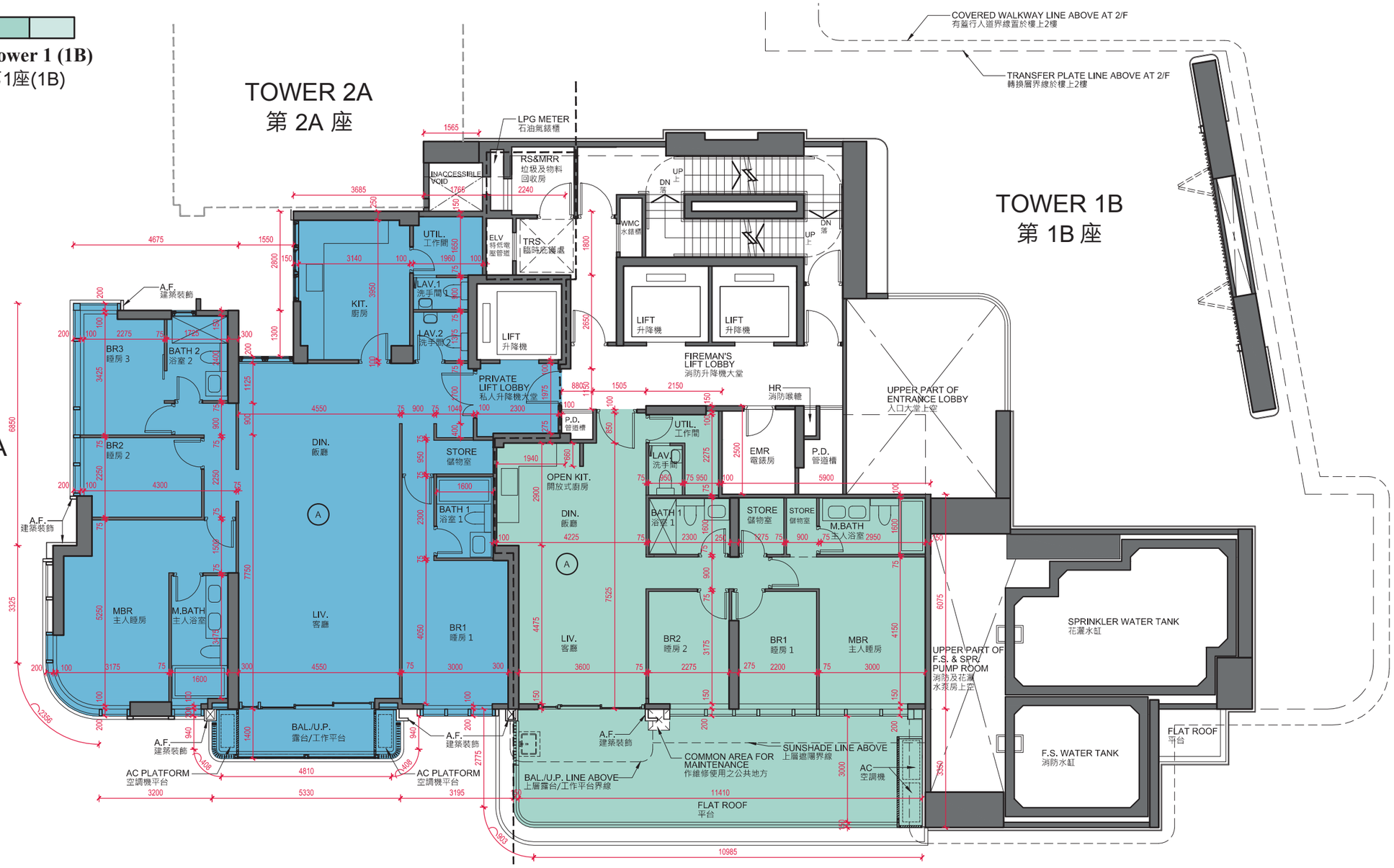
TOWER 1A & 1B
第1A座及第1B座

1/F FLOOR PLAN
1樓樓面平面圖

LEGEND 圖例：

Tower 1 (1A)
第1座(1A)

Tower 1 (1B)
第1座(1B)



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 1A & 1B　　1/F FLOOR PLAN
第1A座及第1B座　　1樓樓面平面圖

Each Residential Property 每個住宅物業	Flat 單位 / Floor 樓層	Tower 1A 第1A座	Tower 1B 第1B座
		A	A
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	1/F 1樓	3150, 3200, 3450, 3500, 3750, 3800, 3850	3150, 3250, 3450, 3500, 3550, 3800, 3850
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200	150, 175

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

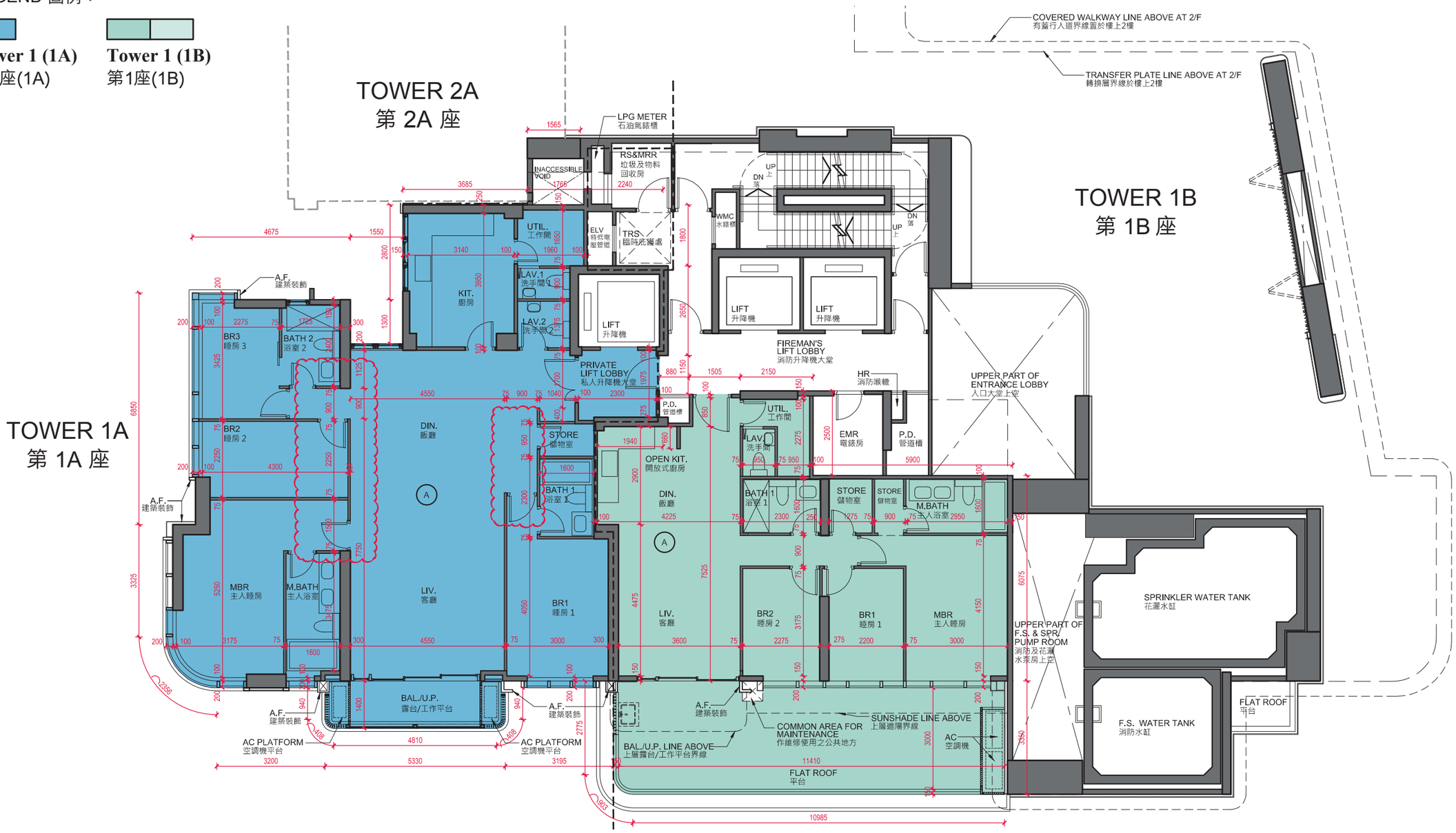
TOWER 1A & 1B
第1A座及第1B座

1/F AS-IS LAYOUT FLOOR PLAN
1樓現狀間隔樓面平面圖

LEGEND 圖例：

Tower 1 (1A)
第1座(1A)

Tower 1 (1B)
第1座(1B)



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 1A & 1B 1/F AS-IS LAYOUT FLOOR PLAN
第1A座及第1B座 1樓現狀間隔樓面平面圖

Each Residential Property 每個住宅物業	Flat 單位 Floor 樓層	Tower 1A 第1A座	Tower 1B 第1B座
		A	A
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	1/F 1樓	3150, 3200, 3450, 3500, 3750, 3800, 3850	3150, 3250, 3450, 3500, 3550, 3800, 3850
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200	150, 175

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.
4. Alterations to the Unit A on 1/F of Tower 1A are made by way of alteration and addition works under the Buildings Ordinance. Such alterations include (1) altering the corridor layout leading to Bedrooms 2 and 3; (2) Alteration of the layout and door of Bedroom 2; (3) relocation of the Master Bedroom door; (4) demolition of the wall adjacent to Bedroom 1; (5) Alteration of the layout and door of Bedroom 1; and (6) addition of a door to the Store. The altered layouts have been indicated and clouded in red on the 1/F AS-IS Layout Floor Plan of Tower 1A.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。
4. 第1A座1樓A單位已進行《建築物條例》下的改動及加建工程，該改動包括 (1) 改動通往睡房2及3之走廊布局；(2) 改動睡房2之布局及房門；(3) 改動主人睡房房門；(4) 拆卸毗鄰睡房1之牆壁；(5) 改動睡房1之布局及房門；以及 (6) 於儲物室加設房門。該已改動布局已於第1A座1樓現狀間隔樓面平面圖以紅線環繞及標示出來。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

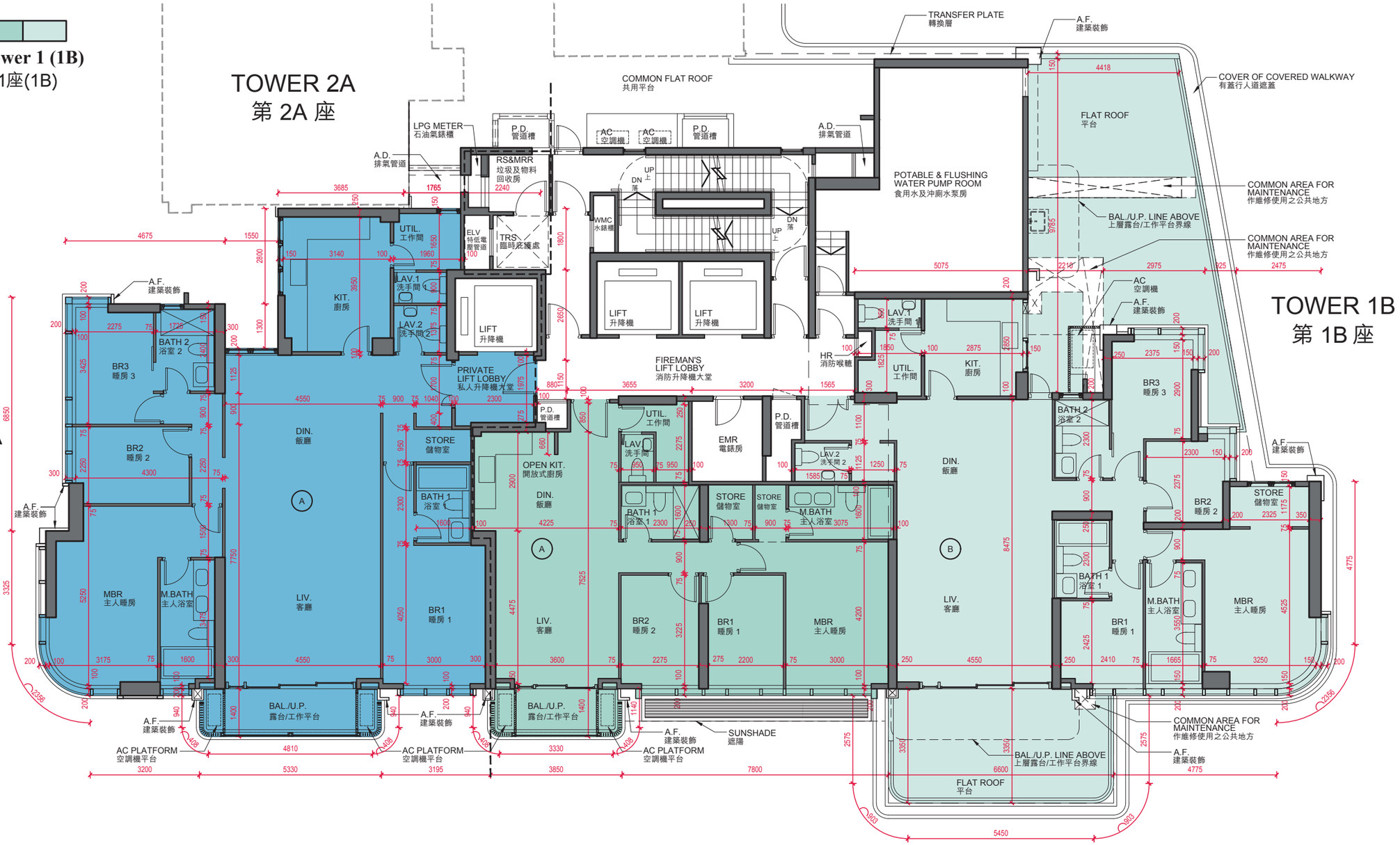
TOWER 1A & 1B
第1A座及第1B座

2/F FLOOR PLAN
2樓樓面平面圖

LEGEND 圖例：

Tower 1 (1A)
第1座(1A)

Tower 1 (1B)
第1座(1B)



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 1A & 1B 2/F FLOOR PLAN
第1A座及第1B座 2樓樓面平面圖

Each Residential Property 每個住宅物業	Flat 單位 Floor 樓層	Tower 1A 第1A座	Tower 1B 第1B座	
		A	A	B
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	2/F 2樓	3075, 3425	3425	3075, 3425, 3625, 3725, 3775, 3825, 4075
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200	150, 200	650*

* The floors surface is formed by mass fill on transfer plate.

* 地台面由轉換層上之混凝土填充層構成

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

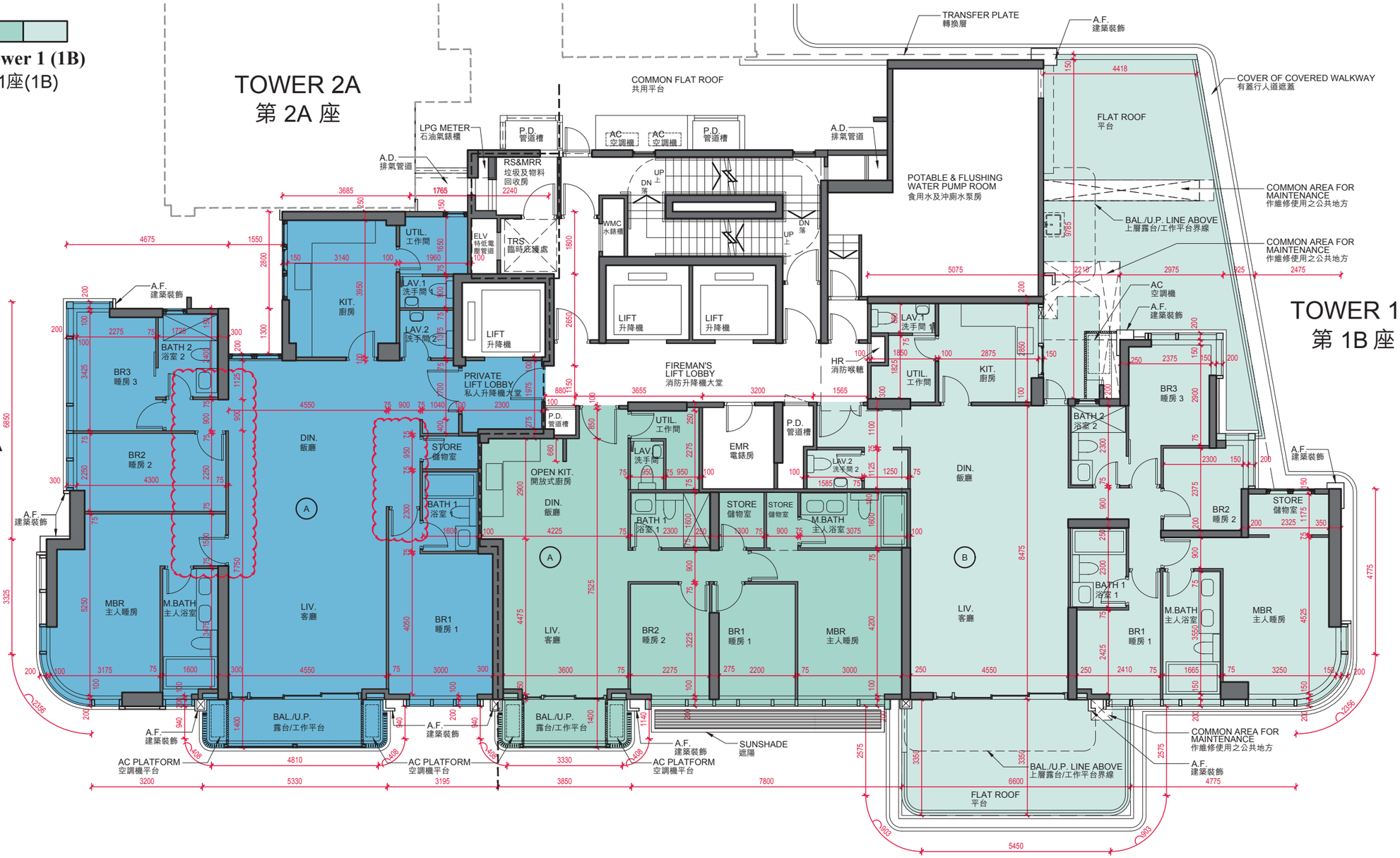
TOWER 1A & 1B
第1A座及第1B座

2/F AS-IS LAYOUT FLOOR PLAN
2樓現狀間隔樓面平面圖

LEGEND 圖例：

Tower 1 (1A)
第1座(1A)

Tower 1 (1B)
第1座(1B)



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 1A & 1B 2/F AS-IS LAYOUT FLOOR PLAN
第1A座及第1B座 2樓現狀間隔樓面平面圖

Each Residential Property 每個住宅物業	Flat 單位 Floor 樓層	Tower 1A 第1A座	Tower 1B 第1B座	
		A	A	B
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	2/F 2樓	3075, 3425	3425	3075, 3425, 3625, 3725, 3775, 3825, 4075
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200	150, 200	650*

* The floors surface is formed by mass fill on transfer plate.

* 地台面由轉換層上之混凝土填充層構成

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.
4. Alterations to the Unit A on 2/F of Tower 1A are made by way of alteration and addition works under the Buildings Ordinance. Such alterations include (1) altering the corridor layout leading to Bedrooms 2 and 3; (2) Alteration of the layout and door of Bedroom 2; (3) relocation of the Master Bedroom door; (4) demolition of the wall adjacent to Bedroom 1; (5) Alteration of the layout and door of Bedroom 1; and (6) addition of a door to the Store. The altered layouts have been indicated and clouded in red on the 2/F AS-IS Layout Floor Plan of Tower 1A.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。
4. 第1A座2樓A單位已進行《建築物條例》下的改動及加建工程，該改動包括 (1) 改動通往睡房2及3之走廊布局；(2) 改動睡房2之布局及房門；(3) 改動主人睡房房門；(4) 拆卸毗鄰睡房1之牆壁；(5) 改動睡房1之布局及房門；以及 (6) 於儲物室加設房門。該已改動布局已於第1A座2樓現狀間隔樓面平面圖以紅線環繞及標示出來。

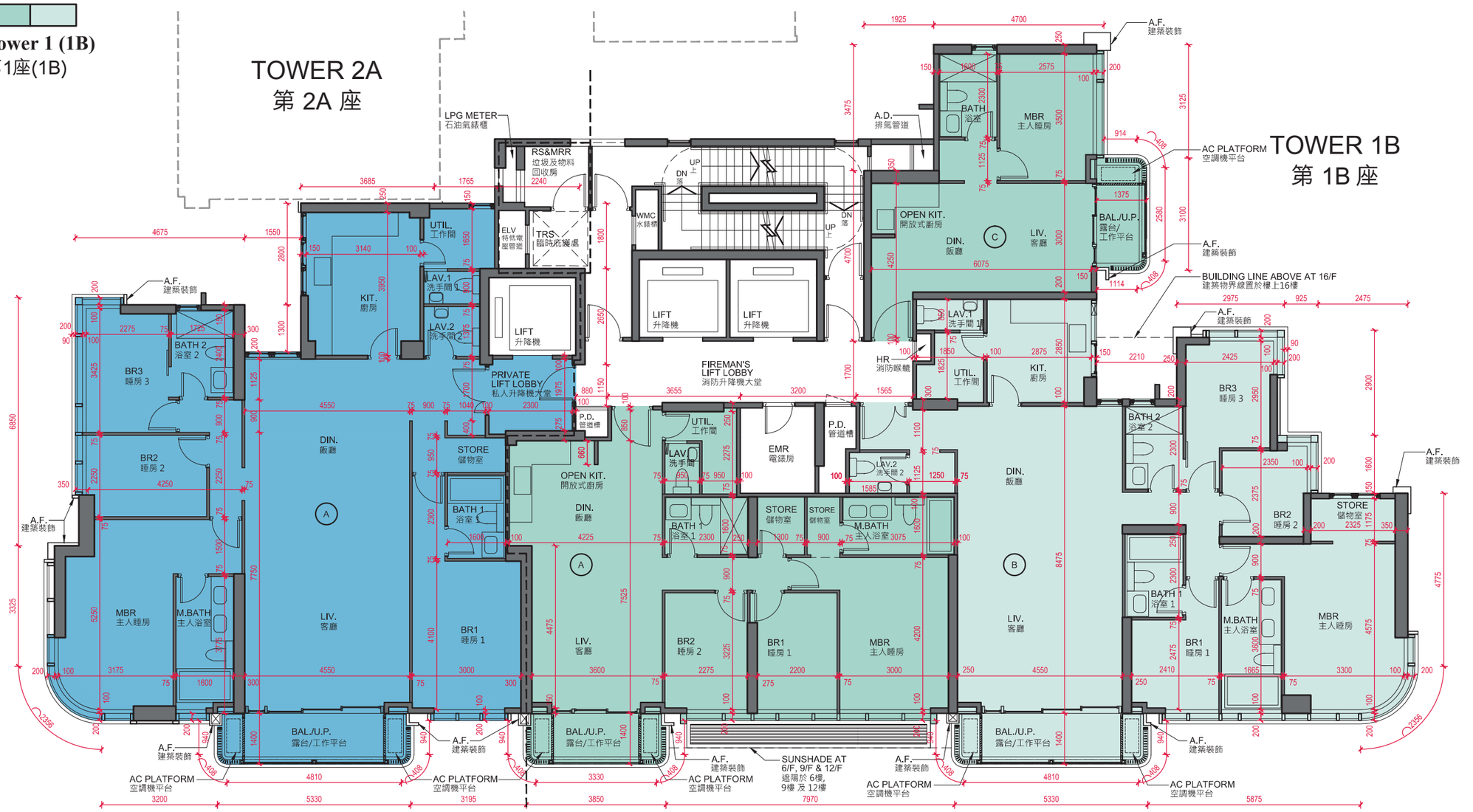
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 1A & 1B — 3/F, 5/F-13/F & 15/F FLOOR PLAN
第1A座及第1B座 — 3樓，5樓至13樓及15樓樓面平面圖

LEGEND 圖例：

Tower 1 (1A) 第1座(1A)

Tower 1 (1B) 第1座(1B)



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 1A & 1B　　3/F, 5/F-13/F & 15/F FLOOR PLAN
第1A座及第1B座　　3樓，5樓至13樓及15樓樓面平面圖

Each Residential Property 每個住宅物業	Flat 單位 Floor 樓層	Tower 1A 第1A座	Tower 1B 第1B座		
		A	A	B	C
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	3/F and 5/F-13/F 3樓及5樓至13樓	3425	3425	3425	3425
	15/F 15樓	2975, 3025, 3075, 3375, 3425, 3475, 3725, 3775, 3875	3075, 3325, 3425, 3475, 3675, 3775	3025, 3075, 3325, 3425, 3475, 3625, 3675, 3725, 3875	3075, 3425, 3475, 3775
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	3/F and 5/F-13/F 3樓及5樓至13樓	150, 200	150, 200	150, 200	150, 200
	15/F 15樓	150, 200	150, 200	150, 200	150, 200

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。

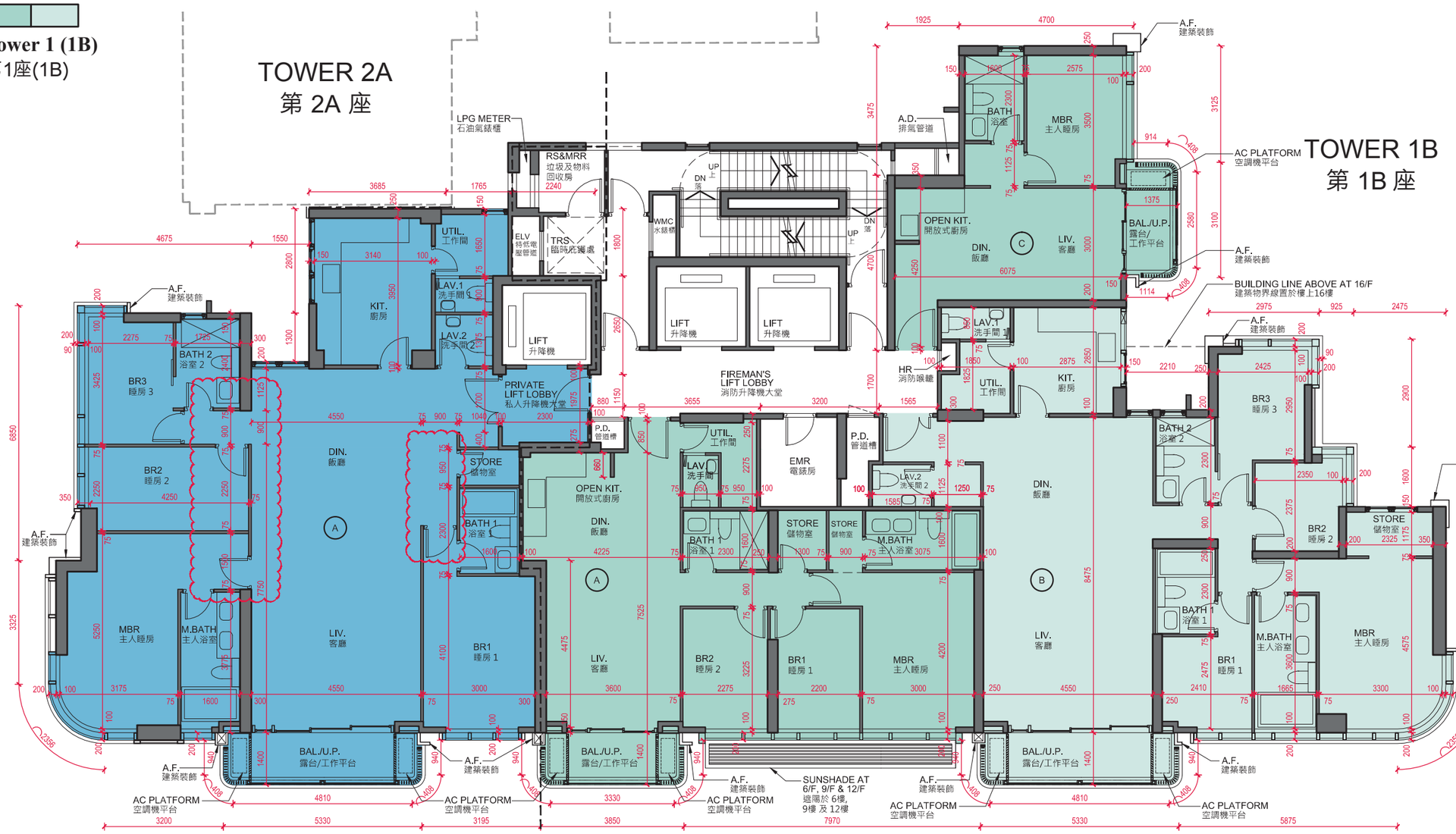
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 1A & 1B — 3/F, 5/F-13/F & 15/F AS-IS LAYOUT FLOOR PLAN
第1A座及第1B座 — 3樓，5樓至13樓及15樓現狀間隔樓面平面圖

LEGEND 圖例：

Tower 1 (1A) 第1座(1A)

Tower 1 (1B) 第1座(1B)



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 1A & 1B　　3/F, 5/F-13/F & 15/F AS-IS LAYOUT FLOOR PLAN
第1A座及第1B座　　3樓，5樓至13樓及15樓現狀間隔樓面平面圖

Each Residential Property 每個住宅物業	Flat 單位 Floor 樓層	Tower 1A 第1A座	Tower 1B 第1B座		
		A	A	B	C
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	3/F and 5/F-13/F 3樓及5樓至13樓	3425	3425	3425	3425
	15/F 15樓	2975, 3025, 3075, 3375, 3425, 3475, 3725, 3775, 3875	3075, 3325, 3425, 3475, 3675, 3775	3025, 3075, 3325, 3425, 3475, 3625, 3675, 3725, 3875	3075, 3425, 3475, 3775
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	3/F and 5/F-13/F 3樓及5樓至13樓	150, 200	150, 200	150, 200	150, 200
	15/F 15樓	150, 200	150, 200	150, 200	150, 200

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.
4. Alterations to the Unit A on 3/F, 5/F-13/F & 15/F of Tower 1A are made by way of alteration and addition works under the Buildings Ordinance. Such alterations include (1) altering the corridor layout leading to Bedrooms 2 and 3; (2) Alteration of the layout and door of Bedroom 2; (3) relocation of the Master Bedroom door; (4) demolition of the wall adjacent to Bedroom 1; (5) Alteration of the layout and door of Bedroom 1; and (6) addition of a door to the Store. The altered layouts have been indicated and clouded in red on the 3/F, 5/F-13/F & 15/F AS-IS Layout Floor Plan of Tower 1A.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。
4. 第1A座3樓，5樓至13樓及15樓A單位已進行《建築物條例》下的改動及加建工程，該改動包括 (1) 改動通往睡房2及3之走廊布局；(2) 改動睡房2之布局及房門；(3) 改動主人睡房房門；(4) 拆卸毗鄰睡房1之牆壁；(5) 改動睡房1之布局及房門；以及 (6) 於儲物室加設房門。該已改動布局已於第1A座3樓，5樓至13樓及15樓現狀間隔樓面平面圖以紅線環繞及標示出來。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

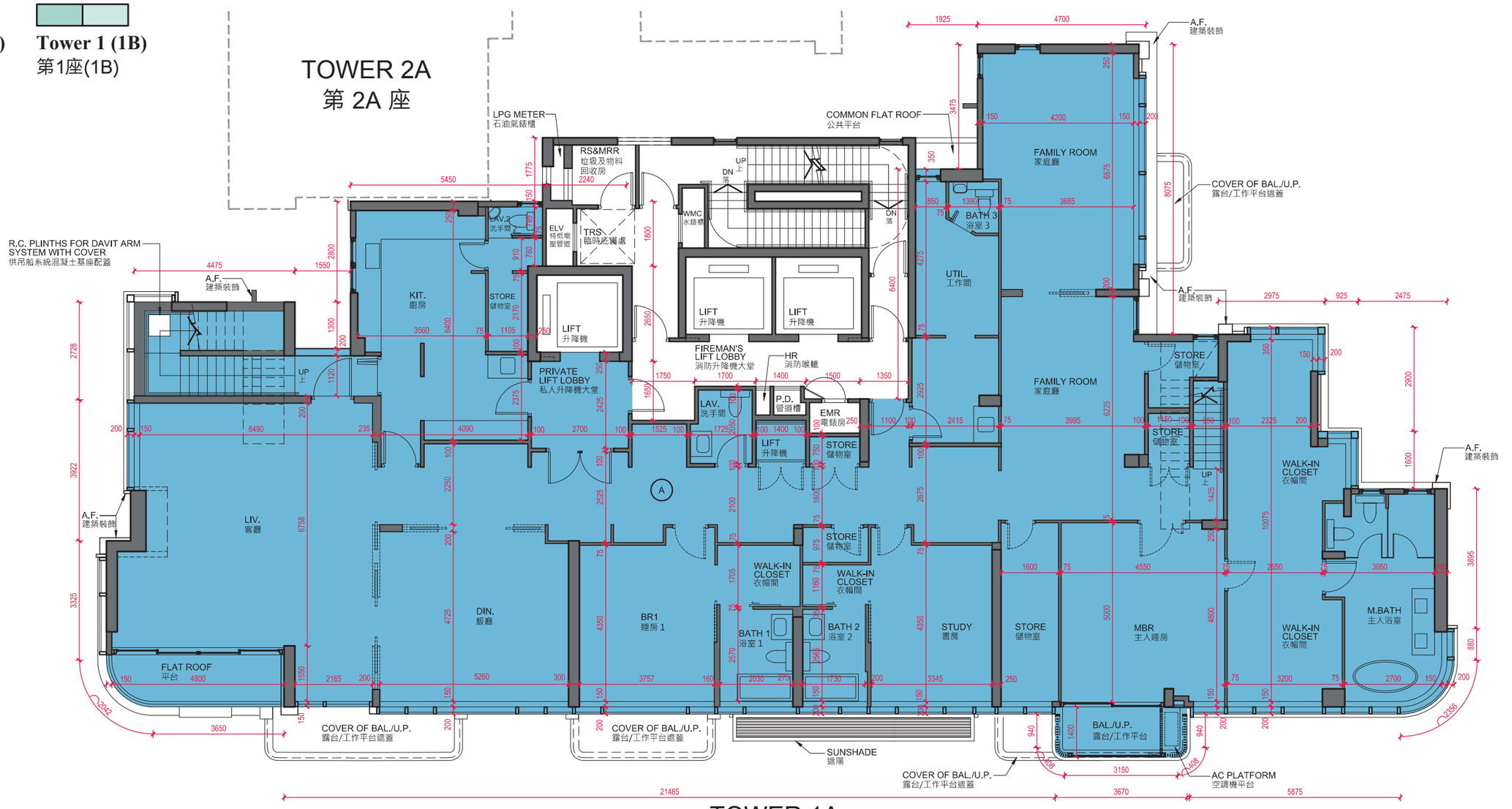
TOWER 1A & 1B
第1A座及第1B座

16/F FLOOR PLAN
16樓樓面平面圖

LEGEND 圖例：

Tower 1 (1A)
第1座(1A)

Tower 1 (1B)
第1座(1B)



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 1A & 1B　　16/F FLOOR PLAN
第1A座及第1B座　　16樓樓面平面圖

Each Residential Property 每個住宅物業	Flat 單位 Floor 樓層	Tower 1A 第1A座
		A
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	16/F 16樓	4000, 4100, 4350, 4400, 4450, 4800
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 250

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

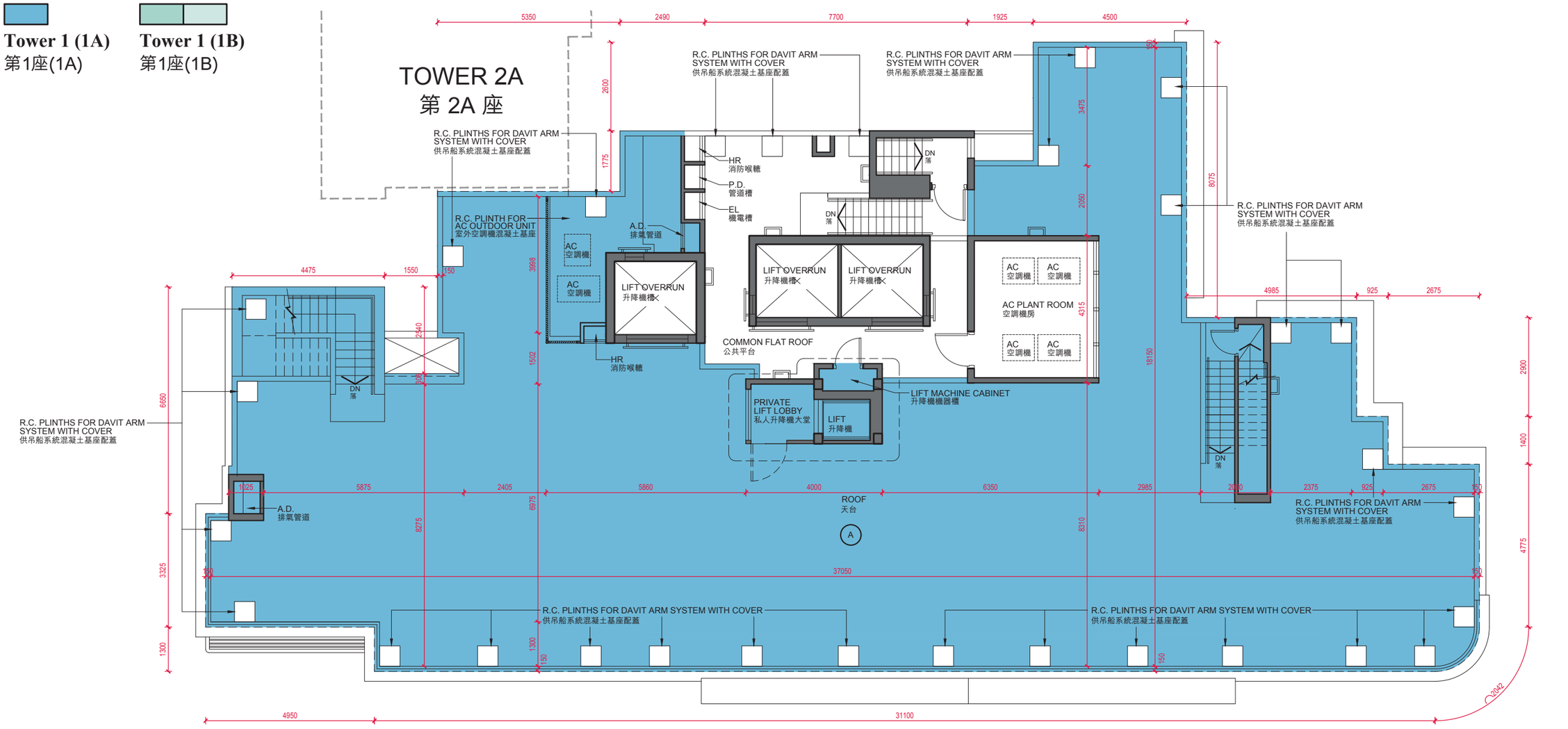
TOWER 1A & 1B
第1A座及第1B座

ROOF FLOOR PLAN
天台樓面平面圖

LEGEND 圖例：

Tower 1 (1A)
第1座(1A)

Tower 1 (1B)
第1座(1B)



TOWER 1A
第 1A 座

Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 1A & 1B ROOF FLOOR PLAN
第1A座及第1B座 天台樓面平面圖

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

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

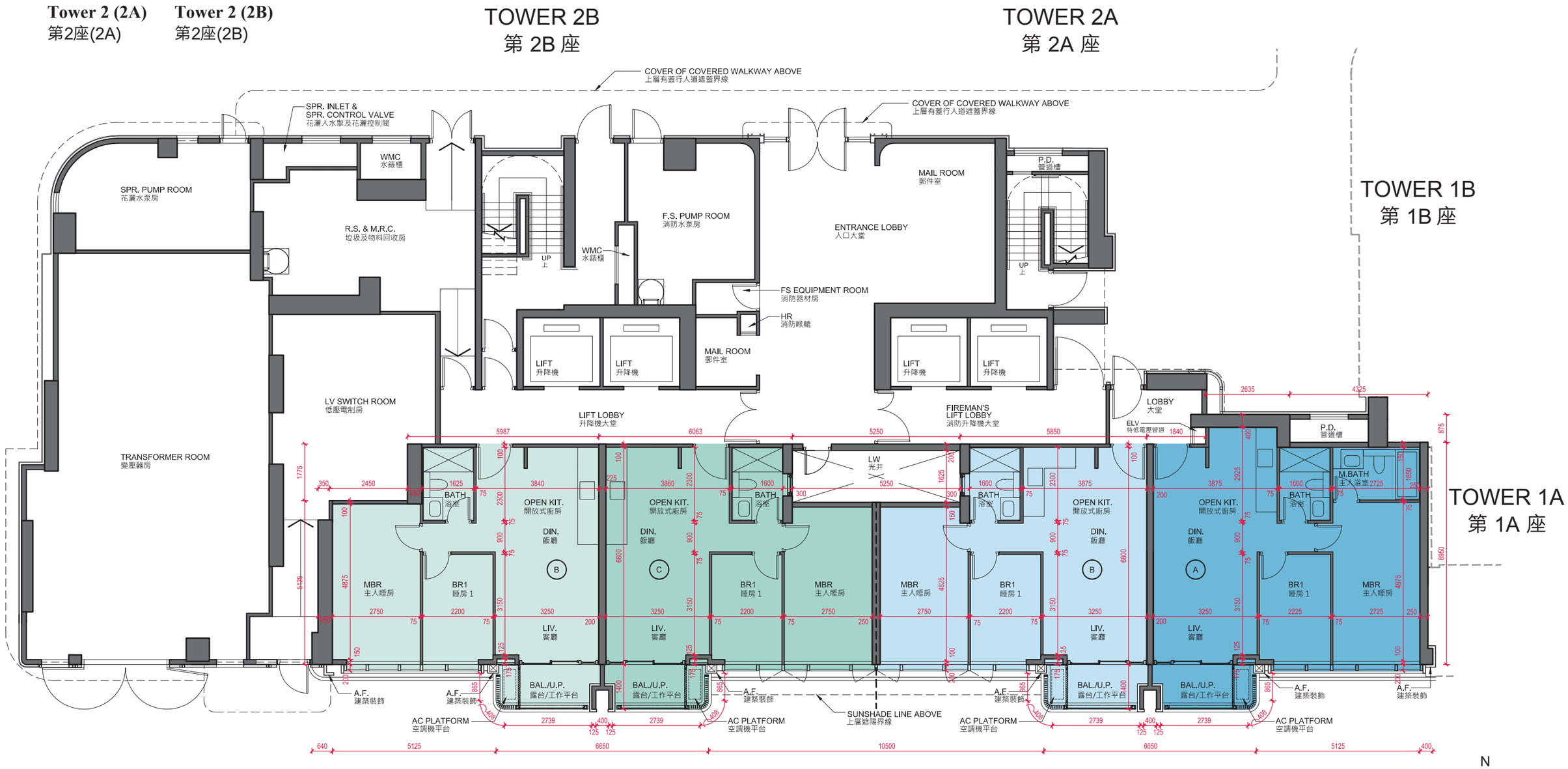
TOWER 2A & 2B
第2A座及第2B座

G/F FLOOR PLAN
地下樓面平面圖

LEGEND 圖例：

Tower 2 (2A)
第2座(2A)

Tower 2 (2B)
第2座(2B)



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 2A & 2B G/F FLOOR PLAN
第2A座及第2B座 地下樓面平面圖

Each Residential Property 每個住宅物業	Flat 單位 / Floor 樓層	Tower 2A 第2A座		Tower 2B 第2B座	
		A	B	B	C
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	G/F 地下	3150, 3200, 3500, 3600, 3950	3200, 3500, 3600, 3900, 3950	3500, 3600, 3900, 3950	3200, 3500, 3600, 3900, 3950
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		200	200	200	200

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。

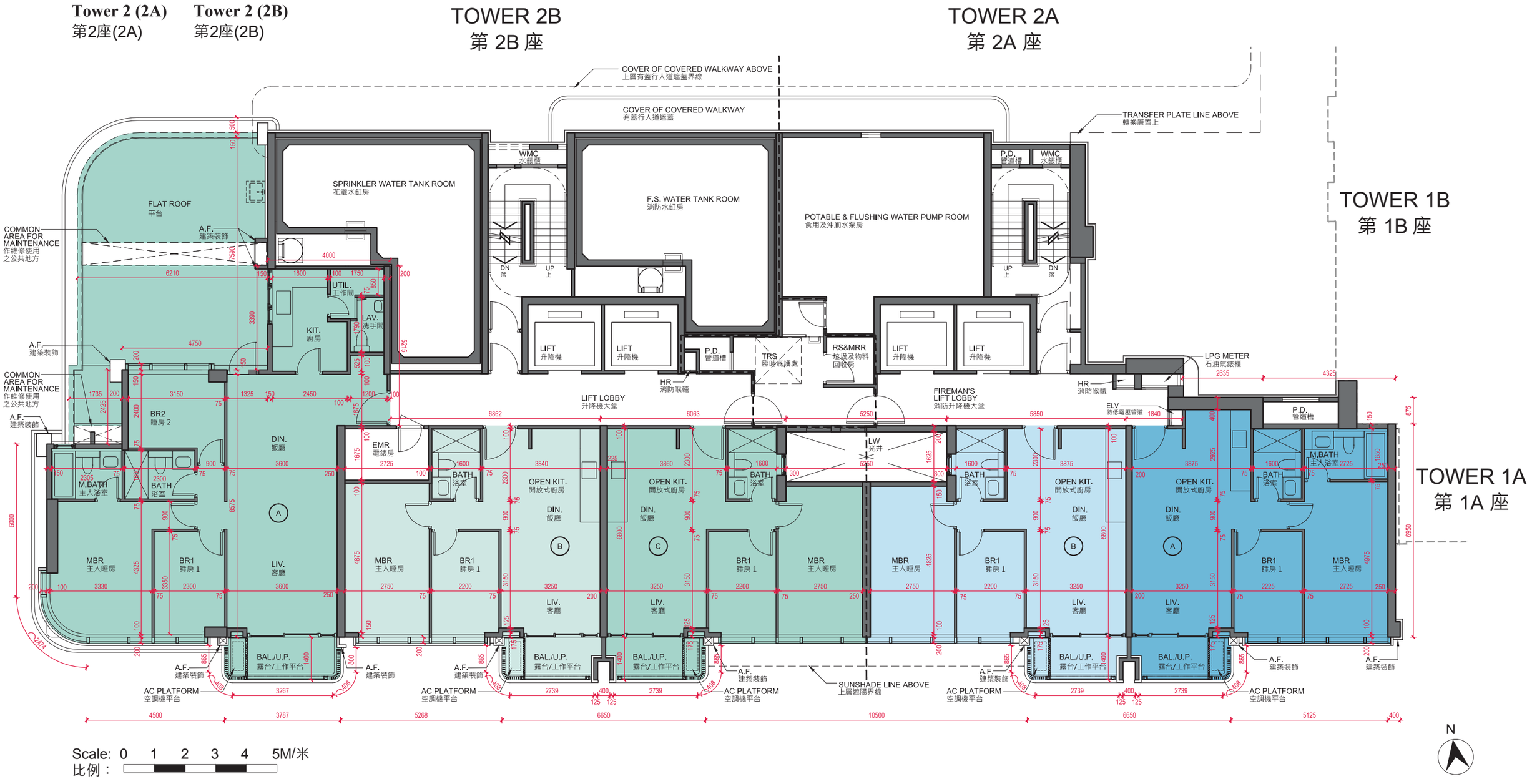
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 2A & 2B 1/F FLOOR PLAN
第2A座及第2B座 1樓樓面平面圖

LEGEND 圖例：

Tower 2 (2A)
第2座(2A)

Tower 2 (2B)
第2座(2B)



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 2A & 2B 1/F FLOOR PLAN
第2A座及第2B座 1樓樓面平面圖

Each Residential Property 每個住宅物業	Flat 單位 Floor 樓層	Tower 2A 第2A座		Tower 2B 第2B座		
		A	B	A	B	C
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	1/F 1樓	3500, 3800	3500, 3800	3150, 3450, 3500, 3750, 3800, 3850	3150, 3500, 3800	3500
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 175	150, 200	150, 200	150, 200	150, 200

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

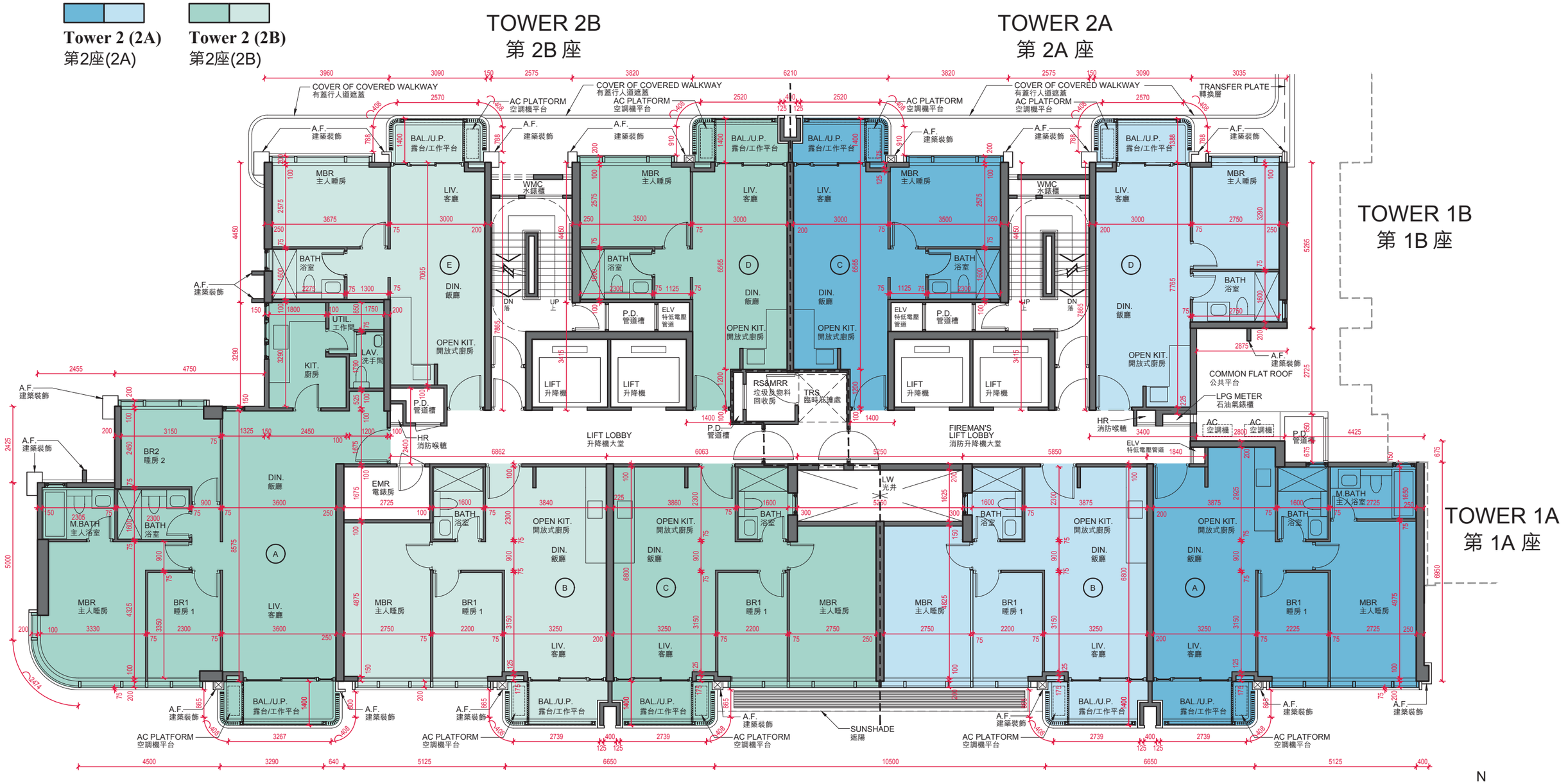
TOWER 2A & 2B
第2A座及第2B座

2/F FLOOR PLAN
2樓樓面平面圖

LEGEND 圖例：

Tower 2 (2A)
第2座(2A)

Tower 2 (2B)
第2座(2B)



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 2A & 2B 2/F FLOOR PLAN
第2A座及第2B座 2樓樓面平面圖

Each Residential Property 每個住宅物業	Flat 單位 Floor 樓層	Tower 2A 第2A座				Tower 2B 第2B座				
		A	B	C	D	A	B	C	D	E
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	2/F 2樓	3425	3425	3425	3075, 3125, 3375, 3425	3425	3425	3425	3175, 3425	3075, 3425
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 175	150, 200	150, 175	650*	150, 200	150, 200	150, 200	150, 175	150, 175

* The floors surface is formed by mass fill on transfer plate.

* 地台面由轉換層上之混凝土填充層構成

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 2A & 2B 3/F, 5/F-13/F & 15/F FLOOR PLAN
第2A座及第2B座 3樓，5樓至13樓及15樓樓面平面圖

LEGEND 圖例：

Tower 2 (2A)
第2座(2A)

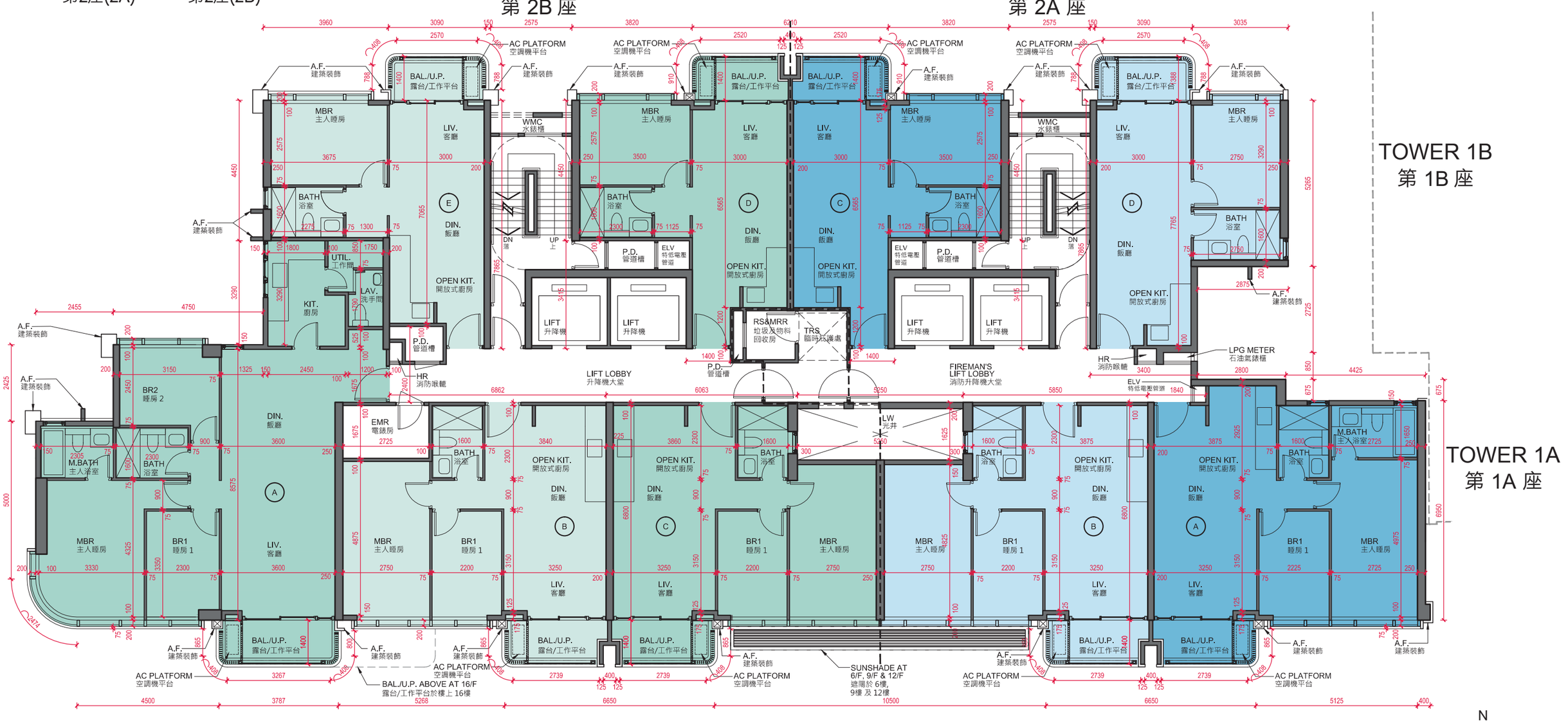
Tower 2 (2B)
第2座(2B)

TOWER 2B
第 2B 座

TOWER 2A
第 2A 座

TOWER 1B
第 1B 座

TOWER 1A
第 1A 座



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 2A & 2B　3/F, 5/F-13/F & 15/F FLOOR PLAN
第2A座及第2B座　3樓，5樓至13樓及15樓樓面平面圖

Each Residential Property 每個住宅物業	Flat 單位 Floor 樓層	Tower 2A 第2A座				Tower 2B 第2B座				
		A	B	C	D	A	B	C	D	E
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	3/F and 5/F-13/F 3樓及5樓至13樓	3425	3425	3425	3425	3425	3425	3425	3425	3425
	15/F 15樓	3025, 3425, 3775	3125, 3425, 3475, 3725, 3775	3025, 3425, 3475	3175, 3425, 3475, 3725, 3775	3075, 3425, 3475, 3775	3025, 3075, 3325, 3425, 3775	3025, 3075, 3175, 3325, 3425, 3525, 3775	3425, 3475, 3775	3175, 3225, 3425, 3475, 3525, 3775
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	3/F and 5/F-13/F 3樓及5樓至13樓	150, 175	150, 200	150, 175	150	150, 200	150, 200	150, 200	150, 175	150, 175
	15/F 15樓	150, 175	150, 200	150, 175	150	150, 200	150, 200	150, 200	150, 175	150, 175

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。

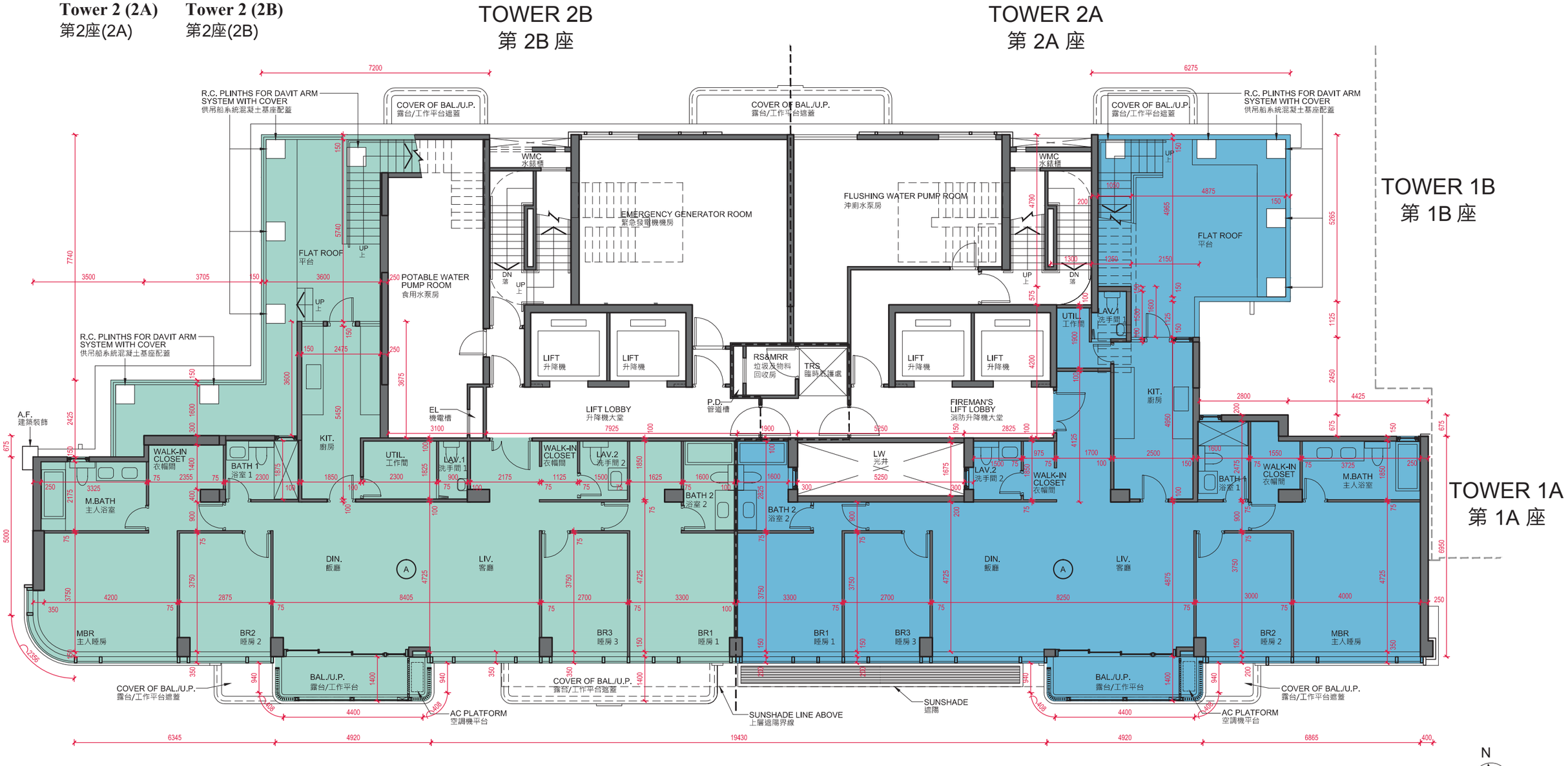
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 2A & 2B 16/F FLOOR PLAN
第2A座及第2B座 16樓樓面平面圖

LEGEND 圖例：

Tower 2 (2A)
第2座(2A)

Tower 2 (2B)
第2座(2B)



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 2A & 2B 16/F FLOOR PLAN
第2A座及第2B座 16樓樓面平面圖

Each Residential Property 每個住宅物業	Flat 單位 / Floor 樓層	Tower 2A 第2A座	Tower 2B 第2B座
		A	A
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	16/F 16樓	4000, 4350, 4400, 4450	4000, 4350, 4450, 4800
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 200, 250, 300	150, 250, 300

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 2A & 2B
第2A座及第2B座

ROOF FLOOR PLAN
天台樓面平面圖

LEGEND 圖例：

Tower 2 (2A)
第2座(2A)

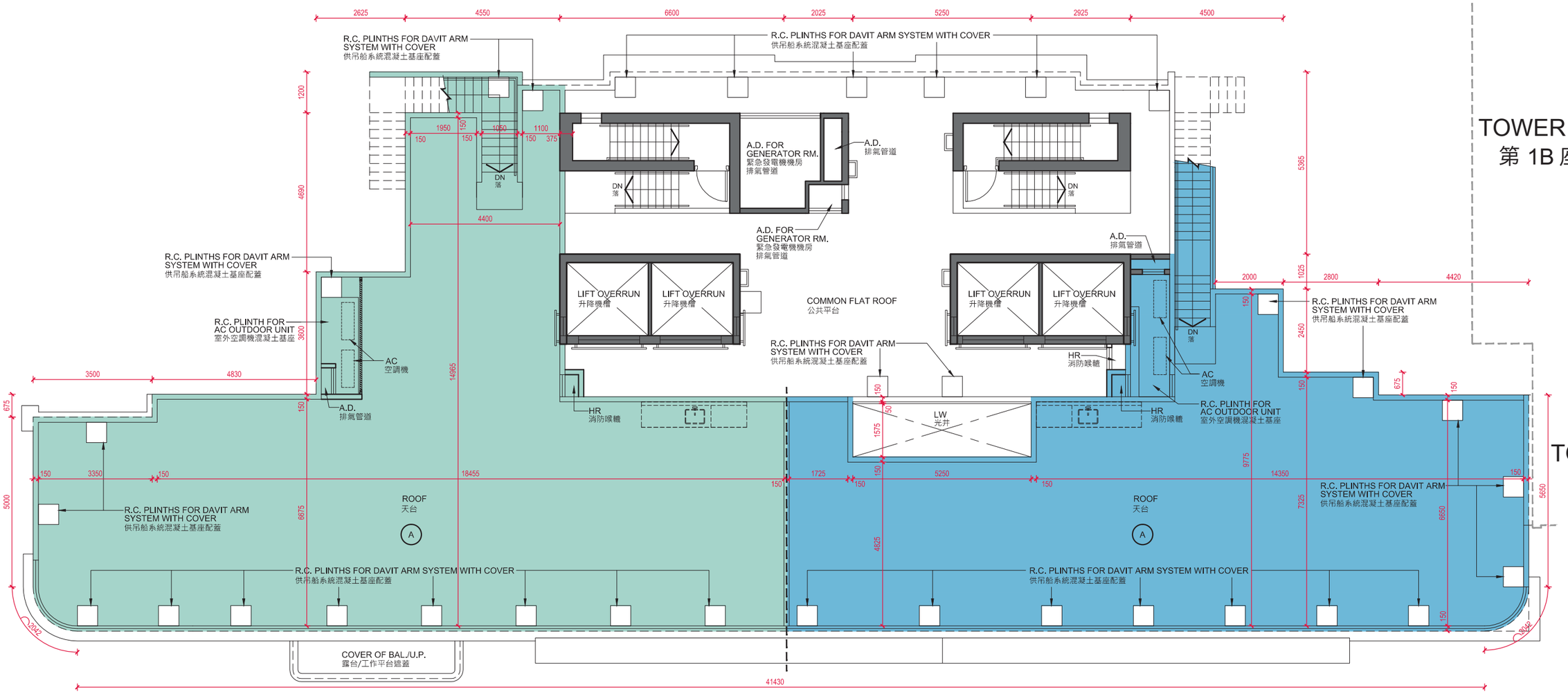
Tower 2 (2B)
第2座(2B)

TOWER 2B
第 2B 座

TOWER 2A
第 2A 座

TOWER 1B
第 1B 座

TOWER 1A
第 1A 座



Scale: 0 1 2 3 4 5M/米
比例：

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 2A & 2B ROOF FLOOR PLAN
第2A座及第2B座 天台樓面平面圖

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

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimeter.
3. Please refer to the "Legend of Terms and Abbreviations used on Floor Plans" and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 請參閱「樓面平面圖中所使用名詞及簡稱之圖例」及其適用的備註。

12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1A 第1A座	G/F 地下	A	164.344 (1,769) Balcony 露台：4.453 (48) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
	1/F 1樓	A	163.194 (1,757) Balcony 露台：4.453 (48) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
	2/F 2樓	A	163.194 (1,757) Balcony 露台：4.453 (48) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
	3/F, 5/F-13/F &15/F 3樓，5樓至13樓及15樓	A	163.194 (1,757) Balcony 露台：4.453 (48) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
	16/F 16樓	A	410.283 (4,416) Balcony 露台：2.862 (31) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	5.956 (64)	-	-	328.277 (3,534)	-	-	-

Notes:

1. The saleable area and the floor area of balcony, utility platform and verandah are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
3. Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

備註：

1. 實用面積及露台、工作平台及陽台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
3. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1B 第1B座	1/F 1樓	A	87.370 (940) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	32.517 (350)	-	-	-	-	-	-
	2/F 2樓	A	90.904 (978) Balcony 露台 : 2.359 (25) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
		B	129.749 (1,397) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	54.677 (589)	-	-	-	-	-	-
	3/F, 5/F-13/F &15/F 3樓，5樓至13樓及15樓	A	90.904 (978) Balcony 露台 : 2.359 (25) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
		B	135.023 (1,453) Balcony 露台 : 4.426 (48) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
		C	43.562 (469) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-

Notes:

1. The saleable area and the floor area of balcony, utility platform and verandah are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
3. Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

備註：

1. 實用面積及露台、工作平台及陽台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
3. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2A 第2A座	G/F 地下	A	67.417 (726) Balcony 露台：2.308 (25) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		B	59.042 (636) Balcony 露台：2.308 (25) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
	1/F 1樓	A	67.417 (726) Balcony 露台：2.308 (25) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		B	59.042 (636) Balcony 露台：2.308 (25) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-

Notes:

1. The saleable area and the floor area of balcony, utility platform and verandah are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
3. Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

備註：

1. 實用面積及露台、工作平台及陽台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
3. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2A 第2A座	2/F-3/F, 5/F-13/F & 15/F 2樓至3樓，5樓至13樓及15樓	A	66.822 (719) Balcony 露台：2.308 (25) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		B	59.042 (636) Balcony 露台：2.308 (25) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		C	43.858 (472) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		D	45.914 (494) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
	16/F 16樓	A	170.995 (1,841) Balcony 露台：4.633 (50) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	23.598 (254)	-	-	137.727 (1,482)	-	-	-

Notes:

1. The saleable area and the floor area of balcony, utility platform and verandah are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
3. Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

備註：

1. 實用面積及露台、工作平台及陽台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
3. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2B 第2B座	G/F 地下	B	60.986 (656) Balcony 露台：2.306 (25) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		C	59.050 (636) Balcony 露台：2.306 (25) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
	1/F 1樓	A	100.722 (1,084) Balcony 露台：2.989 (32) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	42.174 (454)	-	-	-	-	-	-
		B	58.675 (632) Balcony 露台：2.306 (25) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-
		C	59.050 (636) Balcony 露台：2.306 (25) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	-	-	-	-	-	-	-	-	-

Notes:

1. The saleable area and the floor area of balcony, utility platform and verandah are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
3. Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

備註：

1. 實用面積及露台、工作平台及陽台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
3. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2B 第2B座	2/F-3/F, 5/F-13/F & 15/F 2樓至3樓，5樓至13樓及15樓	A	100.245 (1,079) Balcony 露台 : 2.989 (32) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
		B	58.675 (632) Balcony 露台 : 2.306 (25) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
		C	59.050 (636) Balcony 露台 : 2.306 (25) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	43.858 (472) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
		E	45.914 (494) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	16/F 16樓	A	171.366 (1,845) Balcony 露台 : 4.633 (50) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	26.618 (287)	-	-	178.315 (1,919)	-	-	-

Notes:

1. The saleable area and the floor area of balcony, utility platform and verandah are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
3. Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

備註：

1. 實用面積及露台、工作平台及陽台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
3. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。

13 FLOOR PLANS OF PARKING SPACES IN THE PHASE
期數中的停車位的樓面平面圖

Not applicable
不適用

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

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

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

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

1. 在簽署臨時買賣合約(該“臨時合約”)時須支付款額為5%的臨時訂金；

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. The common parts of the Phase

Under the Deed of Mutual Covenant dated 30th September 1982 registered in the Land Registry by Memorial No.IS112018 ("PDMC")

"City Common Areas" means the tunnel, the major roads and passageways, footpaths, steps and staircases not within any buildings or villages, driveways and pavements, pumping stations, conservation areas, dam and reservoir and refuse disposal areas, salt and fresh water storage and treatment areas, sewage treatment areas, and such part or parts of the Service Area (as defined in the PDMC) as shall be used for the benefit of the City (as defined in the PDMC). These City Common Areas together with those City Retained Areas as defined and these City Common Facilities as defined form the entire "Reserved Portion" and "Minimum Associated Facilities" mentioned in New Grant No.6122, New Grant No.6620, New Grant No.6788 and New Grant No.6947 and any subsequent modifications thereto (collectively "the Conditions").

"City Common Facilities" means

(a) Such of the sewers, wells (if any) power transmission lines, wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot (as defined in the PDMC) or the City, through which fresh or salt waters, sewage, gas, electricity and other services are supplied to the City or any part or parts thereof.

(b) Power sub-stations, fresh and salt water storage and treatment plants, pumping stations, salt water intake and mains, sewage treatment plants and pumping station and mains, transformer stations, main distribution frame rooms (for telephone), pump houses, refuse disposal plant, switch rooms, mechanical rooms, mechanical ventilation rooms and storerooms for use and benefit of the City and not for use or benefit of a particular Village (as defined in the PDMC) or building therein.

(c) Lamp posts and other lights along the major roads, Passageways (as defined in the PDMC), driveways and footpaths and other City Common Areas including navigational lights.

(d) Transportation and other mechanical devices employed by the Registered Owner or the Manager (as defined in the PDMC) for the use and benefit of the City.

(e) Dams and reservoirs.

(f) Any other facilities and devices installed or provided in the City for the use and benefit of the City and not for the use and benefit of a particular Village or Building (as defined in the PDMC).

All or any of such City Common Facilities may be assigned by the Registered Owner to the Manager for use and benefit of the City upon completion of the development of the Lot or any part thereof in accordance with the provisions of the PDMC or the Conditions or any Sub-Deed of Mutual Covenant.

"Village Common Areas" mean all those part or parts of the Village as are now or hereafter from time to time designated by the Registered Owner as Village Common Areas in accordance with the provisions of the PDMC or any Sub-Deed of Mutual Covenant governing the Village.

"Village Common Facilities" mean the water pipes, drains, wires, television aerials, cables and lighting and any other facilities within the boundary of a Village more particularly described in the Sub-Deed of Mutual Covenant governing the Village.

Clause 8(i) of Section I of the PDMC stipulates that:-

The Registered Owner reserves the right to use such part or parts of the City Retained Areas and Village Retained Areas in such manner as it thinks fit, including but not limited to the construction of car parking spaces thereon or the paving of car parking spaces thereon or the construction of any structures thereon or the provisions of recreational or other facilities thereon Provided that any such use shall not be in contravention of the terms and conditions of the Conditions and until so used the Registered Owner shall be entitled to license such part or parts thereof to the Manager at a fee of $1.00 per annum for use by the Owner as gardens and/or areas for recreational activities. In the event of such licence as aforesaid such licensed City Retained Areas or Village Retained Areas shall for the period of the licence be deemed to be part of the City Common Areas or Village Common Areas and the Owners shall contribute towards the maintenance and upkeep of the same as if they were part of the City Common Areas or Village Common Areas. The Registered Owner is entitled to terminate this licence by giving to the Manager one month's written notice, in which event the licensed City Retained Areas and Village Retained Areas or such part or parts thereof as shall be required by the Registered Owner shall be vacated by the Manager and the Registered Owner shall be entitled to lay out or construct or pave car parking spaces and any other structures and to lease license or sell the same or to designate the same as City Common Areas or City Common Facilities or Village Common Areas or Village Common Facilities.

Under the draft Sub-Deed of Mutual Covenant governing the Phase ("Sub-DMC")

"MP7 Village Common Areas" mean and include (subject to the PDMC):-

(a) Greenery Areas (as defined in the Sub-DMC);

(b) Recreational Facilities (as defined in the Sub-DMC);

(c) landscape areas including open space, driveways, passageways and footpaths which are for the use and benefit of MP7 Village (as defined in the Sub-DMC) (excluding the Village Retained Areas (as defined in the Sub-DMC)) and not common areas of any Sub-Village (as defined in the Sub-DMC);

(d) management office (customer service centre), management counters, caretaker's rooms, guard kiosks and the like (if any) which serve or are intended to serve MP7 Village and not common areas of any Sub-Village;

(e) transformer rooms, meter rooms, master water meter room, water meter rooms, mechanical rooms, switch rooms, emergency generator rooms, refuse storage chambers, street fire hydrant pump room or other rooms for the use and benefit of MP7 Village and not for the exclusive use or benefit of a particular Sub-Village within MP7 Village;

(f) areas for the installation or use of aerial broadcast distribution or telecommunications network facilities (which serve or are intended to serve MP7 Village and not common areas of any Sub-Village); and

(g) Slopes and Retaining Walls (as defined in the Sub-DMC) within MP7 Village; and

(h) all areas (except such areas as have been specified or designated or will be specified or designated in the Sub-DMC or any Sub-Sub-Deed of Mutual Covenant as being for the exclusive

use, occupation or enjoyment of an Owner of MP7 Village (as defined in the Sub-DMC)) in MP7 Village within the meaning of "common parts" as defined in Section 2 of and specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) that serve or are intended to serve MP7 Village as a whole,

For the purpose of identification (and where possible), MP7 Village Common Areas are shown coloured Indigo on the plans (certified as to their accuracy by the Authorized Person (as defined in the Sub-DMC)) annexed to the Sub-DMC and the plans to be annexed to the Sub-Sub-Deeds of Mutual Covenant of subsequent Sub-Villages.

"MP7 Village Common Facilities" mean and include (subject to the PDMC):-

(a) such of the sewers, drains, site formation drains, water courses, pipes, gutters, wells (if any), wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in or under or over or passing through MP7 Village through which water, sewage, gas, electricity, emergency generators and any other services are supplied to MP7 Village and not for the use or benefit of a particular Sub-Village within MP7 Village;

(b) lamp posts and lighting within MP7 Village and not for the use or benefit of a particular Sub-Village within MP7 Village;

(c) communal television antennae and street fire hydrant water pump and tank for the use and benefit of MP7 Village and not for the exclusive use or benefit of a particular Sub-Village within MP7 Village;

(d) Recreational Facilities and other related service facilities or apparatus; and

(e) any other facilities and devices, including, without limitation, escalator(s) (if any), installed for the use and benefit of MP7 Village and not for the exclusive use and benefit of a particular Sub-Village within MP7 Village.

"Sub-Village 1 Common Areas" mean and include landscape area, management office (customer service centre), management counters, passages, staircases, corridors, landings, planters, lightwells, voids, mail room, master water meter room, transformer rooms, main switch rooms, telecommunication and broadcasting equipment rooms, main distribution frames rooms (if any), local switch rooms, fire services and sprinkler pump rooms, potable and flushing water pump rooms, check meter rooms, emergency generator rooms, sewage pump rooms (if any), electricity meter rooms, water meter rooms, lift control room, machine rooms, refuse storage and material recovery rooms, refuse rooms, refuse cabinets, LPG valve rooms, fire services inlets, fire services control rooms and low voltage switch rooms, store room (if any), lift shafts, lift pits, lift lobbies, entrance lobbies, portions of roofs (other than those held or intended to be held together with a Residential Unit (as defined in the Sub-DMC)), flat roofs (other than those held or intended to be held together with a Residential Unit), top roofs, areas serving as means of access providing safe access for maintenance and repair of the external building elements (plinths for davit arm system) (the locations of which are for identification purpose only indicated on the plans (certified as to their accuracy by the Authorized Person) annexed to the Sub-DMC), areas for building maintenance units at flat roofs, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, all intended to serve any one or more of the mid-rise buildings in Sub-Village 1 (as defined in the Sub-DMC) and all areas in Sub-Village 1 within the meaning of "common parts" as defined in Section 2 of and specified and designated in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) and include the exterior surface of the external walls (including exterior surface of curtain walls) of the mid-rise buildings in Sub-Village 1 but exclude all parts (other than exterior surface) of the external walls (including the windows, whether openable or non-openable, installed thereon) enclosing a Residential Unit. For the purpose of identification (and where possible), the Sub-Village 1 Common Areas in Sub-Sub-Village 1.1 (as defined in the Sub-DMC) are shown coloured Yellow on the plans (certified as to their accuracy by the Authorized Person) annexed to the Sub-DMC and the Sub-Village 1 Common Areas in Sub-Sub-Village 1.2 (as defined in the Sub-DMC) will be identified on the plans to be annexed to the Sub-Sub-Deed of Mutual Covenant in respect of Sub-Sub-Village 1.2.

"Sub-Village 1 Common Facilities" mean and include:-

(a) facilities forming parts of the Transformer Room(s) (as defined in the Sub-DMC);

(b) communal television antennae (if any) for the use and benefit of any one or more of the mid-rise buildings in Sub-Village 1;

(c) fire services water pump, flushing and potable water pumps, water meter cabinets, hose reel, electrical meter cabinets, emergency generators and electrical meter inside any one or more of the mid-rise buildings in Sub-Village 1;

(d) covered walkways (the locations of which are for identification purpose only indicated on the Sub-Village 1 Common Areas Plan (certified as to its accuracy by the Authorized Person) annexed to the Sub-DMC and the plan(s) to be annexed to the Sub-Sub-Deed of Mutual Covenant of Sub-Village 1.2) / horizontal screen(s), water pipes, drains, wires, cables, lightning rods (if any), air-conditioning ducts, pipe ducts (other than those held or intended to be held together with or serving a Residential Unit exclusively), canopies, architectural features, tanks, fire services water tanks, sprinkler water tanks, potable water tanks and flushing water tanks all for the use and benefit of any one or more of the mid-rise buildings in Sub-Village 1; and

(e) any other facilities and devices installed for the use and benefit of any one or more of the mid-rise buildings in Sub-Village 1.

<u>Under the draft Sub-Sub-Deed of Mutual Covenant governing the Phase ("Sub-Sub-DMC")</u>

1. For the purpose of identification (and where possible), the MP7 Village Common Areas within Sub-Sub-Village 1.2 are shown coloured Indigo on the plans (certified as to their accuracy by the Authorized Person) annexed to the Sub-Sub-DMC.

2. For the purpose of identification (and where possible), the Sub-Village 1 Common Areas within Sub-Sub-Village 1.2 are shown coloured Yellow on the plans (certified as to their accuracy by the Authorized Person) annexed to the Sub-Sub-DMC.

2. The number of undivided shares assigned to each residential property in the Phase

Under the Sub-Sub-DMC

Tower	Floor	Flat	Undivided Shares
Tower 1A	G/F	A* #	20
	1/F	A* # P	20
	2/F	A* # P	20
	3/F, 5/F-13/F, 15/F (11 Storeys)	A* # P	20
	16/F	A* # ® P R	51
Tower 1B	1/F	A®	11
	2/F	A* #	11
		B®	17
	3/F, 5/F-13/F, 15/F (11 Storeys)	A* #	11
		B* #	17
		C* #	5
Tower 2A	G/F	A* #	8
		B* #	7
	1/F	A* #	8
		B* #	7
	2/F-3/F, 5/F-13/F, 15/F (12 Storeys)	A* #	8
		B* #	7
		C* #	5
		D* #	6
	16/F	A* # ® R	21
Tower 2B	G/F	B* #	8
		C* #	7
	1/F	A* # ®	12
		B* #	7
		C* #	7
	2/F-3/F, 5/F-13/F, 15/F (12 Storeys)	A* #	12
		B* #	7
		C* #	7
		D* #	5
		E* #	6
	16/F	A* # ® R	21

Remarks

(1) There are no designations of 4/F and 14/F.

(2) " * " means with balcony.
" # " means with utility platform.
" ® " means with flat roof.
" P " means with private lift lobby.
" R " means with roof.

3. The term of years for which the manager for the Phase is appointed

Clause 2 of Sub-Section A of Section IV on "Management of the City" of the PDMC stipulates that:-

The Manager shall at all times be and remain Discovery Bay Services Management Limited provided always that in the event that Discovery Bay Services Management Limited is wound up or has a receiving order made against it then another manager shall be appointed in accordance with the provisions of Clause 18 of Section VII of the PDMC.

Clause 1(a) of Section VII of the Sub-DMC stipulates that:-

Discovery Bay Services Management Limited shall be appointed as Manager of MP7 Village and Sub-Village 1 and any other buildings to be hereafter erected in MP7 Village or any part(s) thereof in accordance with the PDMC and each Owner of MP7 Village hereby appoints the Manager irrevocably as attorney to enforce the provisions of the Sub-DMC and any Sub-Sub-Deed of Mutual Covenant.

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

Clause 9 of Sub-Section D of Section IV on "Management of the City" of the PDMC stipulates that:-

The management expenses of the City shall be allocated to each Village in the ratio produced when the sum of the Management Units (as defined in the PDMC) allocated to each Village is divided by the sum of the Management Units of all the Villages or parts thereof for which an occupation permit has been issued in the financial year in question or any part thereof.

Clause 11 of Sub-Section D of Section IV on "Management of the City" of the PDMC stipulates that:-

The Owner of a Residential Unit (as defined in the PDMC) or Commercial Unit (as defined in the PDMC) or Other Unit (as defined in the PDMC) shall in addition contribute towards the Management Expenses (as defined in the PDMC) of the Village of which his particular Residential Unit or Commercial Unit or Other Unit forms part in accordance with the terms and conditions laid down in the Sub-DMC governing that Village.

Clause 4 of Section VII of the Sub-DMC stipulates that the Manager shall prepare:-

(a) annual budget(s) showing the estimated net expenditure in respect of MP7 Village which shall be divided into the following parts :-

(i) Part A shall cover the estimated Management Expenses (as defined in the Sub-DMC) which in the opinion of the Manager are attributable to MP7 Village or for the benefit of all the Owners of MP7 Village in respect of the operation, maintenance, repair, cleaning, lighting and security of the MP7 Village Common Areas and the MP7 Village Common Facilities;

(ii) Part B shall cover the estimated Management Expenses which in the opinion of the Manager are attributable solely to the Residential Units of Sub-Village 1 or solely for the benefit of all the Owners of the Residential Units of Sub-Village 1 or jointly to the Residential Units of Sub-Village 1 and the Sub-Village 1 Retained Area (as defined in the Sub-DMC) or jointly for the benefit of all the Owners of Sub-Village 1 including without limitation the expenses for the

operation, maintenance, repair, cleaning, lighting and security of the Sub-Village 1 Common Areas and the Sub-Village 1 Common Facilities;

(b) an annual budget showing the estimated net expenditure in respect of the City together with the amount to be apportioned to MP7 Village in accordance with the provisions of Subsection D of Section IV of the PDMC.

Clause 5 of Section VII of the Sub-DMC stipulates that:-

Each Owner shall contribute towards estimated expenditures prepared under Clause 4 of Section VII of the Sub-DMC in accordance with the following principles:-

(a) Each Owner of MP7 Village shall contribute to the amount assessed under Part A of the annual budget prepared under Clause 4(a)(i) of Section VII of the Sub-DMC and the annual budget prepared under Clause 4(b) of Section VII of the Sub-DMC in the proportion which the number of the Management Units allocated to the part or parts of MP7 Village owned by him bears to the total number of the Management Units of MP7 Village;

(b) Each Owner of Sub-Village 1 in addition to the amount payable under (a) above shall in respect of each Residential Unit of Sub-Village 1 of which he is the Owner contribute to the amount assessed under Part B of the annual budget prepared under Clause 4(a)(ii) of Section VII of the Sub-DMC in the proportion which the number of Management Units allocated to his Residential Unit of Sub-Village 1 bears to the total number of the Management Units allocated to all Residential Units of and in Sub-Village 1 (for those Management Expenses attributable solely to the Residential Units of Sub-Village 1 or solely for the benefit of all the Owners of the Residential Units of Sub-Village 1) or to the total number of the Management Units allocated to the Sub-Village 1 Retained Area and all Residential Units of and in Sub-Village 1 (for those Management Expenses attributable jointly to the Residential Units of Sub-Village 1 and the Sub-Village 1 Retained Area or jointly for the benefit of all the Owners of Sub-Village 1).

Clause 6 of Section VII of the Sub-DMC stipulates that:-

Where any expenditure relates principally to MP7 Village or any part or parts thereof (and whether it so relates shall be exclusively decided by the Manager save for manifest error), the expenditure shall form part of the expenditure of MP7 Village and shall be borne by the Owners of MP7 Village according to the number of Management Units allocated to the part or parts of MP7 Village owned by them respectively.

Clause 7 of Section VII of the Sub-DMC stipulates that:-

Where there is any expenditure which relates to MP7 Village as well as to the other village(s) adjacent to MP7 Village ("Other Portion(s)") in relation to service(s) to MP7 Village as well as to the Other Portion(s), the Manager shall allocate such expenditure as between the Management Expenses of MP7 Village and the Management Expenses of the Other Portion(s) in proportion to the number of Management Units allocated to MP7 Village and the Other Portion(s) respectively. The Owners of MP7 Village shall pay a due proportion of the expenditure allocated to the Management Expenses of MP7 Village pursuant to this clause according to the number of Management Units allocated to the part or parts of MP7 Village owned by them respectively.

Clause 8 of Section VII of the Sub-DMC stipulates that:-

Notwithstanding anything to the contrary contained in the Sub-DMC, where any expenditure relates to or is for the benefit of any Residential Unit(s) ("Relevant Residential Unit(s)") (and whether it so relates shall be exclusively decided by the Manager save for manifest error) and no Owner of any other Residential Unit(s) would receive any material benefit therefrom, the full amount of such expenditure shall be paid by the Owner of the Relevant Residential Unit(s) according to the number of Management Units allocated to the Relevant Residential Unit(s).

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

Clause 1 of Sub-Section E of Section IV on "Management of the City of the PDMC stipulates that:-

Each owner shall deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the PDMC and any Sub-Deed of Mutual Covenant a sum equal to 3/12th of the total budgeted Management Expenses of the City and of the Village and where applicable the car park management expenses and Manager's Remuneration (as defined in the PDMC) for the property of which he is the Owner.

Clause 10 of Section VII of the Sub-DMC stipulates that:-

On completion of the sale and purchase of a Residential Unit, the Owner of such Residential Unit shall deposit and maintain with the Manager a sum equivalent to three (3) months' contributions by him under the Sub-DMC as security against his liabilities under the Sub-DMC and the relevant Sub-Sub-Deed of Mutual Covenant and such sum shall not be set off against contribution to be made under the Sub-DMC and shall only be transferable but not refundable.

6. The areas in the Phase retained by the owner for its own use

Under the PDMC

"City Retained Areas" means the piers, the breakwaters and other marine structures, public gardens, lawns, transport terminal, children's playground, public beaches, estate management offices, aviary/ botanical garden, non-membership golf course (if any), cable-car system (if any), the heliport and the other part or parts of the Service Area and all open areas and spaces in the City other than the City Common Areas.

"Village Retained Areas" means all open areas and spaces in a Village other than the Village Common Areas and other spaces designated as such by the Sub-DMC governing the Village.

Under the Sub-DMC

"Village Retained Areas" mean all those portions of MP7 Village as are for identification purpose only shown and coloured Brown on the Village Retained Areas Plan annexed to the Sub-DMC and the Management Units allocated thereto are more particularly set out in the Third Column of the First Schedule the Sub-DMC including the Right of Way Area within MP7 Village as for identification purpose only shown and coloured Pink and Pink Hatched Black on the Right of Way Plan annexed to the Sub-DMC and such other portions of MP7 Village as to be shown on the Village Retained Areas Plan annexed to any Sub-Sub-Deed of Mutual Covenant of the subsequent Sub-Villages of MP7 Village and Management Units to be allocated thereto as more particularly set out in the relevant Sub-Sub-Deed of Mutual Covenant.

"Sub-Village 1 Retained Area" means all that portion of Sub-Village 1 as is for identification purpose only shown and coloured Light Brown on the Roof and Top Roof Plan of Tower 6 (certified as to its accuracy by the Authorized Person) annexed to the Sub-DMC and the Management Units allocated thereto are more particularly set out in the Third Column of the First Schedule to the Sub-DMC.

"Right of Way Area" means (i) the areas shown and marked "Right of Way Area" and coloured Pink and Pink Hatched Black on the Right of Way Plan annexed the Sub-DMC, which form part of MP7 Village and which the Owners of Residential Units for the time being, his tenant, servants, agents and licensees (in common with all persons having the like right including but not limited to the Registered Owner and its permittees) have full right and liberty, with or without vehicles, to go pass or repass over and along for all purposes connected with the proper use and enjoyment of the Residential Units; and (ii) the area shown and marked "Right of Way Area (Within Area N8)" and coloured Pink Stippled Black on the Right of Way Plan annexed the Sub-DMC which forms part of Area N8 (as defined in the Sub-DMC) and is owned by the Registered Owner as at the date of the Sub-DMC and which the Owners of Residential Units for the time being, his tenant, servants, agents and licensees (in common with all persons having the like right including but not limited to the Registered Owner and its permittees) have full right and liberty, with or without vehicles, to go pass or repass over and along for all purposes connected with the proper use and enjoyment of the Residential Units

"Reserved MP7 Development Areas" mean all those parts of the Lot on which MP7 Village is or will be constructed (other than those parts on which Sub-Village 1 is constructed) which are reserved by the Registered Owner for future development in accordance with the provisions of the Conditions and the Master Plans (as defined in the PDMC).

1. 期數的公用部份

根據日期為一九八二年九月三十日並在土地註冊處以註冊摘要編號IS112018 註冊之公契(「主公契」)

「愉景灣公用地方」指隧道、主要道路及行人道、小徑、不在任何大廈或村內之梯級及樓梯、汽車路及路面、抽水站、保育區、水壩及水庫以及垃圾處理用地、鹹淡水貯存及處理用地、污水處理用地、及服務設施用地(定義見主公契)之該等部份,以為供愉景灣(定義見主公契)之使用。此等愉景灣公用地方連同該等愉景灣保留地方(按定義)及此等愉景灣公用設施(按定義)構成新批約第6122號、新批約第6620號、新批約第6788號及新批約第6947號以及其任何後續修改(統稱「該等條件」)內所述之全部「預留部份」及「最低限度相關設施」。

「愉景灣公用設施」指

(a) 任何時間可能於該地段(定義見主公契)或愉景灣內、其上、下或通過及不論是否有管道或以其他形式設置之污水渠、水井(如有)、輸電線、電線及電纜以及其他服務設施,據此向愉景灣或其任何部份供應淡水或鹹水、污水、燃氣、電力及其他服務。

(b) 配電站、鹹淡水貯存及處理廠、抽水站、鹹水收集及總管道、污水處理廠、抽水站及總管道、變電站、總接線房(電話)、泵房、垃圾處理廠、電掣房、機械房、機械通風房及儲物室,以供愉景灣之使用及利益及非為供特定村內(定義見主公契)或村內大廈之使用或利益。

(c) 沿著主要道路、行人道(定義見主公契)、汽車路及小徑以及其他愉景灣公用地方之電燈柱及其他照明,包括導航照明。

(d) 註冊擁有人或管理人(定義見主公契)配置之交通及其他機械裝置,以供愉景灣使用及享用。

(e) 水壩及水庫。

(f) 於愉景灣內安裝或提供之任何其他設施及裝置,以供愉景灣之使用及利益及非供特定村內或大廈(定義見主公契)之使用及利益。

註冊擁有人可於該地段或其任何部份完成開發後按主公契或該等條件或任何分公契的條文,向管理人轉讓所有或任何該等愉景灣公用設施,供愉景灣之使用及利益。

「村內公用地方」指註冊擁有人現時或此後不時按監管村內之主公契或任何分公契之條款指定為村內公用地方之該等村內之部份。

「村內公用設施」指於村內範圍內之水管、去水渠、電線、電視天線、電纜及照明以及任何其他設施,詳情載於監管村內之分公契內。

主公契第一條第8(i)款訂明:

註冊擁有人保留權利使用其認為合適的愉景灣保留地方及村內保留地方部份,包括但不限於其建造或鋪設停車位或任何構築物或提供康樂或其他設施,惟其使用不得違反該等條件的條款和條件,及直至其使用,註冊擁有人有權以每年$1.00的費用許可該部分予管理人,以供業主作花園及/或康樂活動地方。在上述該許可的情況下,該等被許可的愉景灣保留地方或村內保留地方在許可的期間內會被視為愉景灣公用地方或村內公用地方,則業主需要分擔保養及保持其費用,如同該構成愉景灣公用地方或村內公用地方的一部份。註冊擁有人有權給管理人一個月書面通知終止該許可,在此情況下,註冊擁有人會要求管理人須如註冊擁有人要求離開該等被許可的愉景灣保留地方和村內保留地方及其部份,及註冊擁有人有權鋪排或建造或鋪設停車位或任何其他構築物,及有權租賃、許可或賣出或指定該等部份如愉景灣公用地方或愉景灣公用設施或村內公用地方或村內公用設施。

根據規管期數的分公契擬稿(「分公契」)

「MP7村內公用地方」指及包括(在主公契規限下):

(a) 「綠化地方」(定義見分公契);

(b) 「康樂設施」(定義見分公契);

(c) 園景地方,包括供「MP7村」(定義見分公契)(不包括「村內保留地方」(定義見分公契))使用或享用而並非任何「分村」(定義見分公契)的公用地方的休憩用地、車道、行人道及行人徑;

(d) 為或擬為「MP7村」而設,而並非任何「分村」的公用地方的管理處(客戶服務中心)、管理員櫃枱、管理員房、保安員櫃枱及類似設施(如有);

(e) 供「MP7村」使用或享用而非供任何「分村」獨家使用或享用的變壓器房、錶房、總水錶房、水錶房、機械房、電掣房、應急發電機房、垃圾貯存及物料回收室、街道消防栓泵房或其他房間;

(f) (為或擬為「MP7村」而設,而並非任何「分村」的公用地方的)安裝及使用天線廣播或電訊網絡設施的地方;及

(g) 「MP7村」內的「斜坡及護土牆」(定義見分公契);及

(h) 所有位於「MP7村」內按照《建築物管理條例》(第344章)第2條定義或附表1內列明為「公用地方」,而為或擬為「MP7村」整體而設的地方(如有)(按分公契或任何副分公契指明或指定或將指明或將指定為供某「MP7村業主」(定義見分公契)獨家使用、佔用或享用的該等地方除外),

為作識別用途(如可能),「MP7村內公用地方」在附錄於分公契的圖則(由認可人士(定義見分公契)核證為準確)中,及將附錄於後續「分村」的副分公契的圖則中,以靛色顯示。

「MP7村內公用設施」指及包括(在主公契規限下):

(a) 向「MP7村」內或其任何部份提供用水、排污、煤氣、電力、應急發電機及任何其他服務,而非為「MP7村」內個別「分村」之專用或利益,任何時間於「MP7村」內、其上、下或通過及不論是否有管道或以其他形式設置的該等污水渠、排水渠、地盤平整排水渠、水道、喉管、水溝、井(如有)、電纜及電纜及其他服務設施;

(b) 「MP7村」內電燈柱及照明裝置(並非為「MP7村」內個別「分村」之使用或利益者);

(c) 為「MP7村」內之用途及利益而非為「MP7村」內個別「分村」之使用或利益而設之公共電視天線及街道消防栓水泵及水箱;

(d) 「康樂設施」及其他相關服務設施或器材;及

(e) 任何其他設施及裝置,包括但不限於為「MP7村」內之用途及利益而非為「MP7村」內個別「分村」之用途及利益而安裝之行人扶手電梯(如有)。

「分村1內公用地方」指及包括為「分村1」(定義見分公契)內之中層建築物而設的園景地方、管理處(客戶服務中心)、管理員櫃枱、走道、樓梯、走廊、平台、花槽、光井、中空、郵件室、總水錶房、變壓器房、總電掣房、電訊及廣播設備室、主電話接綫房(如有)、分接綫房、消防及花灑泵房、食水及沖廁水泵房、檢查錶房、應急發電機房、污水泵房(如有)、電錶房、水錶房、電梯控制房、機房、垃圾貯存及物料回收房、垃圾房、垃圾櫃、液化石油氣閥房、消防入水口、消防控制室及低壓電掣房、儲物室(如有)、電梯槽、電梯井道、電梯大堂、入口大堂、部份天台(與或擬與某住宅單位(定義見分公契)一同持有者除外)、平台(與或擬與某住宅單位一同持有者除外)、頂層天台、用作提供安全進出的路徑以保養及維修外部建築單元(吊臂系統底座)的地方(其位置在附錄於分公契的圖則(由認可人士核證為準確)中顯示,僅供識別)、在平台上用作大廈保養單元的地方、用作安裝及使用天線廣播或電訊網絡設施的地方,及所有位於「分村1」內按照《建築物管理條例》(第344章)第2條定義或附表1內列明為「公用地方」地方(如有),並包括「分村1」內之中層建築物外牆的外側面(包括幕牆的外側面),但不包括包圍住宅單位的外牆(包括所有安裝在其中的窗戶,不論可否開啓)的所有部份(外側面除外)。為作識別用途(如可能),在「副分村1.1」(定義見分公契)內的「分村1內公用地方」在附錄於分公契的圖則(由認可人士核證為準確)中以黃色顯示,而在「副分村1.2」(定義見分公契)內的「分村1內公用地方」將在附錄於有關「副分村1.2」的副分公契的圖則中識別顯示。

「分村1內公用設施」指及包括:

(a) 構成「變壓器房」(定義見分公契)一部份的設施;

(b) 供「分村1」內任何一幢或多幢中層建築物使用或享用的公用電視天綫(如有);

(c) 在「分村1」內任何一幢或多幢中層建築物內的消防水泵、食水及沖廁水泵、水錶櫃、消防喉轆、電錶櫃、應急發電機及電錶;

(d) 供「分村1」內任何一幢或多幢中層建築物使用或享用的的有蓋走道(其位置在附錄於分公契的「分村1內公用地方」圖則(由認可人士核證為準確)及附錄於「副分村1.2」的副分公契的圖則中顯示,僅供識別)/ 橫向屏障、水管、排水喉、電綫、電纜、避雷針(如有)、空調槽、管槽(與或擬與某住宅單位一同持有者除外)、天篷、建築裝飾、水箱、消防水箱、花灑水箱及食水水箱;及

(e) 供「分村1」內任何一幢或多幢中層建築物使用或享用的任何其他設施及裝置。

根據規管期數的副分公契擬稿(「副分公契」)

1. 為作識別用途(如可能),在「副分村1.2」內的「MP7村內公用地方」在附錄於副分公契的圖則(由認可人士核證為準確)中以靛色顯示。

2. 為作識別用途(如可能),在「副分村1.2」內的「分村1內公用地方」在附錄於副分公契的圖則(由認可人士核證為準確)中以黃色顯示。

2. 分配予期數中的每個住宅物業的不分割份數的數目

根據副分公契

座	樓	單位	不分割份數
第1A座	地下	A*#	20
	1樓	A*#P	20
	2樓	A*#P	20
	3樓、5樓至13樓、15樓(11層)	A*#P	20
	16樓	A*#®PR	51
第1B座	1樓	A®	11
	2樓	A*#	11
		B®	17
	3樓、5樓至13樓、15樓(11層)	A*#	11
		B*#	17
		C*#	5
第2A座	地下	A*#	8
		B*#	7
	1樓	A*#	8
		B*#	7
	2樓至3樓、5樓至13樓、15樓(12層)	A*#	8
		B*#	7
		C*#	5
		D*#	6
	16樓	A*#®R	21
第2B座	地下	B*#	8
		C*#	7
	1樓	A*#®	12
		B*#	7
		C*#	7
	2樓至3樓、5樓至13樓、15樓(12層)	A*#	12
		B*#	7
		C*#	7
		D*#	5
		E*#	6
	16樓	A*#®R	21

註
(1) 不設4樓及14樓。
(2) “*”指連同露台。
“#”指連同工作平台。
“®”指連同平台。
“P”指連私人電梯大堂。
“R”指連同天台。

3. 有關期數的管理人的委任年期

主公契第IV部「有關愉景灣之管理」第A分部第2條訂明：

管理人於任何時候均為愉景灣服務管理有限公司，惟倘愉景灣服務管理有限公司清盤或收到針對其之接管令，則將按主公契第VII部第18條之條文委任另一名管理人。

分公契第VII部第1(a)條訂明：

愉景灣服務管理有限公司按主公契獲委任為「MP7村」及「分村1」及任何其後於「MP7村」內興建的建築物（或其任何部份）的管理人，及每位「MP7村業主」均不可撤銷地委任管理人為代理人以執行分公契及任何副分公契的條款。

4. 管理開支按什麼基準在期數中的住宅物業的擁有人之間分擔

主公契第IV部「有關愉景灣之管理」第D分部第9條訂明：

愉景灣之管理開支將按分配至每一「村」內之「管理單位」（定義見主公契）總數除以所有「村」內或其於任何相關財政年度或該年內任何部分時間獲發佔用許可之部分之「管理單位」總數得出之比率分配至每一「村」內。

主公契第IV部「有關愉景灣之管理」第D分部第11條訂明：

「住宅單位」（定義見主公契）或「商用單位」（定義見主公契）或「其他單位」（定義見主公契）之業主須按監管該「村」內之分公契內訂明之條款及該等條件，另外分擔該「住宅單位」或「商用單位」或「其他單位」構成一部分之「村」內之「管理開支」（定義見主公契）之款項。

分公契第VII部第4條訂明管理人須製備：

(a) 年度預算，列示「MP7村」內估計淨支出，而該預算須分為下列部份：

(i) 第A部份須覆蓋管理人認為應歸予「MP7村」或為所有「MP7村業主」就「MP7村內公用地方」及「MP7村內公用設施」的運作、保養、維修、清潔、照明及與安全方面的利益的估計「管理開支」（定義見分公契）；

(ii) 第B部份須覆蓋管理人認為應僅歸予「分村1」的「住宅單位」或僅為所有「分村1」的「住宅單位業主」的利益或應歸予「分村1」的「住宅單位」聯同「分村1保留地方」（定義見分公契）或為「分村1」的「住宅單位」聯同「分村1保留地方」所有「業主」的利益的估計「管理開支」，包括但不限於就「分村1內公用地方」及「分村1內公用設施」運作、保養、維修、清潔、照明及安全的開支；

(b) 一份年度預算，列示愉景灣的估計淨支出連同按主公契第IV部第D分部之條文將分攤予「MP7村」的金額。

分公契第VII部第5條訂明：

各「MP7村業主」須按照以下原則，分擔按分公契第VII部第4條製備的估計開支：

(a) 各「業主」須按其擁有的「MP7村」內部份獲分配的「管理單位」數目佔「MP7村」「管理單位」總數的比例，分擔按分公契第VII部第4(a)(i)條製備的年度預算第A部份下及按分公契第VII部第4(b)條製備的年度預算下估計的金額；

(b) 各「分村1」「業主」須，在按上文第(a)段須支付的金額之上，須就其擁有的「分村1」「住宅單位」，按其擁有的「分村1」的「住宅單位」獲分配的「管理單位」數目，佔所有「分村1」的「住宅單位」獲分配的「管理單位」總數的比例（就應僅歸予「分村1」的「住宅單位」或僅為所有「分村1」的「住宅單位業主」的利益的「管理開支」）或佔「分村1保留地方」及所有「分村1」的「住宅單位」獲分配的「管理單位」總數的比例（就應歸予「分村1」的「住宅單位」及「分村1保留地方」或為「分村1」的「住宅單位」聯同「分村1保留地方」所有「業主」的利益的「管理開支」），分擔按分公契第VII部第4(a)(ii)條製備的年度預算第B部份下估計的金額；

分公契第VII部第6條訂明：

如有任何主要地關乎「MP7村」或其任何部分的支出（及至於關乎「MP7村」與否，除重大錯誤外，應由管理人專有地決定），該支出應構成「MP7村」內支出的一部分，並應由「MP7村」「業主」根據其分別所擁有的「MP7村」內部份獲分配的「管理單位」數目分擔。

分公契第VII部第7條訂明：

如有任何關乎「MP7村」及其他毗連「MP7村」的「村」（「其他部份」）有關服務「MP7村」及「其他部份」的支出，管理人應按照「MP7村」和「其他部份」獲分配的「管理單位」數目的比例，分別地分配該支出予「MP7村」的「管理開支」及「其他部份」的「管理開支」。「MP7村」「業主」應根據其分別所擁有的「MP7村」內部份獲分配的「管理單位」數目，支付根據本條款分配給「MP7村」的「管理開支」的適當部份。

分公契第VII部第8條訂明：

儘管分公契內有任何相反條文，如有任何關乎任何「住宅單位」（「有關住宅單位」）或為其利益的支出（及至於關乎「有關住宅單位」與否，除重大錯誤外，應由管理人專有地決定），而沒有任何其他「住宅單位」的「業主」會由此受任何實際利益，該支出之全額須由「有關住宅單位」的「業主」根據其分別所擁有的「有關住宅單位」獲分配的「管理單位」數目支付。

5. 計算管理費按金之基準

主公契第IV部「有關愉景灣之管理」第E分部第1條訂明：

每名「業主」須向管理人支付按金作為準時支付於主公契及任何分公契下可能或應付之所有款項之保證，金額相等於愉景灣及「村」內之預算管理開支總額以及（如適用）其為「業主」之物業之停車位管理開支及管理人酬金（定義見主公契）之十二分之三（3/12）。

分公契第VII部第10條訂明：

於「住宅單位」買賣成交時，該「住宅單位」之「業主」須向管理人存入及維持相等於按分公契須支付的三（3）個月的分擔金額，作為對其於分公契及相關副分公契下之責任之擔保，而有關金額不得用於抵銷其按分公契（及相關副分公契）應作出之繳款，且僅可轉名但不可退還。

6. 擁有人在期數中保留作自用的範圍

根據主公契

「愉景灣保留地方」指碼頭、防波堤及其他海事結構、公共花園、草坪、車站、兒童遊樂園、公共海灘、屋邨管理辦事處、鳥舍/植物公園、非會員制哥爾夫球場（如有）、纜車系統（如有）、直升機機場及其他服務設施用地之地方以及除「愉景灣公用地方」以外愉景灣內之所有露天地方及空間。

「村內保留地方」指除「村內公用地方」以外「村」內所有露天地方及空間，及根據監管「村」之分公契指定作「村內保留地方」之其他空間。

根據分公契

「村內保留地方」指為作識別用途，在附錄於分公契的「村內保留地方圖則」中以啡色顯示的「MP7村」內的所有部份，其獲分配的「管理單位」數目在分公契附錄一的第三欄中列明，並包括「MP7村」內的「通行權地方」（在附錄於分公契的「通行權地方圖則」中以粉紅色及粉紅色間黑斜綫顯示，僅供識別）及將在附錄於任何後續「MP7村」內「分村」的副分公契的「村內保留地方圖則」中顯示的「MP7村」內的該等其他部份（其獲分配的「管理單位」數目將在相關副分公契中更具體列明）。

「分村1保留地方」指為作識別用途，在附錄於分公契的「第6座天台及頂層天台圖則」（由認可人士核證為準確）中以淺啡色顯示的「分村1」內的所有部份，其獲分配的「管理單位」數目在分公契附錄一的第三欄中列明。

「通行權地方」指 (i) 在附錄於分公契的「通行權地方圖則」中以「通行權地方」標示並以粉紅色及粉紅色間黑斜綫顯示的地方，並構成「MP7村」一部份，而「住宅單位」當時的「業主」、其租客、傭僕、代理人及受許可人（與其他擁有類似權利的所有人士共同，包括但不限於註冊擁有人及受其准許者）有全權及自由，連同或不連同車輛，為一切與正當使用及享用「住宅單位」有關的目的而通過或再通過之；及 (ii) 在附錄於分公契的「通行權地方圖則」中以「N8範圍內通行權地方」標示並以粉紅色加黑點顯示的地方，並構成「N8範圍」（定義見分公契）一部份，而「住宅單位」當時的「業主」、其租客、傭僕、代理人及受許可人（與其他擁有類似權利的所有人士共同，包括但不限於註冊擁有人及受其准許者）有全權及自由，連同或不連同車輛，為一切與正當使用及享用「住宅單位」有關的目的而通過或再通過之。

「MP7村預留發展地方」指該地段內已興建或將興建「MP7村」（興建「分村1」的部份除外），而註冊擁有人根據該等條件及總圖則（定義見主公契）預留作未來發展的所有該等地方。

The Phase is situated on The Remaining Portion of Lot No.385 in Demarcation District No.352 and the Extensions thereto.

Lot No.385 in Demarcation District No.352 ("the lot") is held for a term of 99 years from 1st July 1898 less the last three days thereof and as extended until 30th June 2047 by virtue of section 6 of New Territories (Leases) Extension Ordinance (Cap.150).

New Grant No.6122 dated 10th September 1976 ("New Grant No.6122")

Special Condition No.(5) of New Grant No.6122 stipulates that (as modified by the Letter from the District Office, Islands dated 29th September 1979):-

(a) The grantee shall develop the lot by the erection thereon of buildings and other structures and works complying with the Special Conditions of New Grant No.6122, such buildings and other structures (including any breakwater, pier or other marine structure) to be completed, finished and fit for occupation in all respects in accordance with the provisions of all Ordinances, By-laws and Regulations relating to building and sanitation which are or may be in force in Hong Kong and shall expend thereon a sum of not less than $600 million (such sum to exclude monies required to form the building areas) which amount shall be expended over a period of 144 months from the date of New Grant No.6122 in the following manner:

(i) $120 million being part thereof within 72 months

(ii) a further $180 million within 96 months

(iii) a further $150 million within 120 months and

(iv) a balance of $150 million within 144 months

all from the date of New Grant No.6122.

(b) The grantee shall in accordance with (a) of this Special Condition erect, maintain and keep in use on the lot membership club houses and a leisure resort and associated facilities which shall include an hotel or hotels, a dam, a reservoir, salt and fresh water storage and treatment areas, a sewage treatment plant, a refuse disposal plant, a cable-car system, a ferry pier and a non-membership golf course (in the General Conditions and Special Conditions of New Grant No.6122 ("these Conditions") called "the minimum associated facilities"). In addition to the minimum associated facilities but not in substitution therefor the grantee may erect and operate such other facilities and structures as are or may be shown on the Master Layout Plan approved under Special Condition No.6 of New Grant No.6122.

Special Condition No.(6) of New Grant No.6122 stipulates that:-

(a) Prior to the commencement of any work on the lot the grantee shall submit for the prior approval of the Secretary for the New Territories ("Secretary") within six months of the date of New Grant No.6122 a Master Layout Plan and Development Schedules (hereinafter together called "the Master Layout Plan") showing delineated and colored thereon:

(i) the positions of the roads proposed to be made;

(ii) the general location and nature of the buildings proposed to be erected on the lot;

(iii) all breakwaters, piers or other marine structures which it is proposed to erect; and

(iv) the stages or phases by which it is proposed to develop the lot.

(b) In complying with Special Condition No.5 of New Grant No.6122 the whole of the lot shall be developed or redeveloped to the satisfaction of the Secretary in conformity and in accordance with the Master Layout Plan approved and signed by the Secretary who shall retain a copy thereof, and no alterations whatsoever shall be made by the grantee to the Master Layout Plan or to the development or any redevelopment without the prior consent in writing of the Secretary, it being agreed that in the case of minor alterations such consent shall not be normally withheld.

(c) The Master Layout Plan and any plan amending the same signed by or on behalf of the grantee and the Government of Hong Kong SAR ("Government") shall be deposited and kept at District Land Office, Islands.

Special Condition No.(7) of New Grant No.6122 stipulates that:-

Subject to the obligations and restrictions regarding development mentioned in Special Conditions Nos.5 and 6 and subject also to Special Conditions Nos.39, 54(a) and 56, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used and the grantee shall not permit or suffer the use thereof for any purpose other than for the purposes of the club houses, courses, leisure resort facilities and the minimum associated facilities indicated on the Master Layout Plan, and such recreational, residential and commercial purposes and uses ancillary thereto as may be approved in writing by the Secretary, and in particular no building or part thereof erected or to be erected on the lot shall be used for any purpose other than the purpose for which it is designed and intended to be used as indicated on the Master Layout Plan and in the Occupation Permit issued in respect of such building by the Building Authority under the Buildings Ordinance.

Special Condition No.(11) of New Grant No.6122 stipulates that:-

(a) The grantee shall at his own proper costs and charges throughout the term of the lease granted by New Grant No.6122, and notwithstanding that he has assigned, mortgaged, underlet, parted with the possession of or otherwise disposed of the lot or some interest therein, well and sufficiently manage, repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend, operate and keep the lot and all buildings and structures erected or to be erected thereon (including the minimum associated facilities and the non-membership golf club, the cable-car system, the pier structure, the breakwater, the reservoir, the dam, the salt and fresh water storage and treatment areas and facilities, the roads, paths and greens and other facilities and areas erected and provided on the lot pursuant to the provisions of these Conditions and which are intended for use in common by all the co-owners of the lot or any part or parts thereof ("the Reserved Portion")) and all walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains, channels, watercourses, roads, paths, gardens, lawns and recreational and other facilities thereunto belonging and which shall in any-wise belong or appertain to the lot in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever the whole to be done to the satisfaction of the Secretary, and in such good repair and condition peaceably and quietly deliver up the lot and all buildings and structures (including the minimum associated facilities and the Reserved Portion) thereon at the end or sooner determination of the term agreed to be granted by New Grant No.6122.

(b) It shall be lawful for the Director of Public Works (in these Conditions hereinafter referred to as "the said Director") or his agent at all reasonable times during the day to enter and go upon the lot or any part thereof to view, search and see the condition of the same and of all buildings and structures erected or to be erected thereon pursuant to these Conditions and of all decays, defects and wants of reparation and amendments which upon every such view shall be found to give or leave notice in writing at or upon the lot or the part thereof to which such failure to repair and maintain relates unto or for the grantee to repair and amend the same within Three Calendar Months then next following, and upon any such notice being served the grantee will repair and amend to the satisfaction of the said Director the building or structure therein mentioned. In the event of the grantee failing to comply with any such notice within the time therein specified, the said Director may carry out such repairs and amendments as he considers necessary and the grantee shall pay to the Government the cost thereof on demand.

Special Condition No.(13) of New Grant No.6122 stipulates that:-

(a) Any rights pertaining to sea frontage shall extend only to the marine structures shown outlined blue on the Master Layout Plan and will continue to attach to the lot only so long as the lot continues to be used for the purposes specified in Special Condition No.7 of New Grant No.6122.

(b) The said marine structures shall be managed and maintained by the grantee at his own expense and to the satisfaction of the said Director throughout the term agreed to be granted by New Grant No.6122.

Special Condition No.(16)(b) of New Grant No.6122 stipulates that:-

Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away, land-slip or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or their support in good and substantial repair and condition. In the event that as a result or arising out of any such formation, levelling or development any landslip, subsidence or falling away occurs at any time, whether in or from the adjacent hillside or banks and whether the same be Crown or leased land, or in or from the lot itself, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government 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 landslip, subsidence or falling away. In addition to any other rights or remedies herein provided for breach of any of the conditions of New Grant No.6122 the Secretary shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the Secretary may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.

Special Condition No.(21) of New Grant No.6122 stipulates that:-

The grantee shall at his own expense supply and install such fire-prevention and fire-fighting equipment (but without fire appliances) and carry out such works on the lot and in the building or buildings erected or to be erected thereon as may from time to time be required by the Director of Fire Services and shall thereafter maintain at his own expenses all such equipment and works in good order and condition throughout the term agreed to be granted by New Grant No.6122 and in all respects to the satisfaction of the said Director. The grantee hereby acknowledges that due to the location of the lot where full conventional fire fighting facilities will not be available, additional fire services requirements (but without fire appliances) over and above the normal requirements generally applied in any other areas in Hong Kong, will be applied to the lot and any building erected or to be erected thereon.

Special Condition No.(22)(a) of New Grant No.6122 stipulates that:-

The grantee shall at his own expense erect upon the lot a fire station building and drill yard (but without any fire-fighting equipments and fire appliances) at the position and to the specifications shown and described in the approved Master Layout Plan to the satisfaction of the said Director of Fire Services. Upon completion of the said building and drill yard and its formal acceptance in writing by the said Director on behalf of the Government the said building and drill yard shall be leased to the Government at a rent of one dollar in Hong Kong currency per annum for the remainder of the term agreed to be granted by New Grant No.6122 and shall from the commencement of such lease be maintained by Government at its own expense.

Special Condition No.(23) of New Grant No.6122 stipulates that:-

The grantee shall at his own expense erect upon the lot a police post building at a position and to the specifications shown and described in the approved Master Layout Plan to the satisfaction of the Commissioner of Police. Upon completion of the building and its formal acceptance in writing by the said Commissioner on behalf of the Government the building shall be leased to Government at a rent of one dollar in Hong Kong currency per annum for the remainder of the term agreed to the granted by New Grant No.6122 and shall from the commencement of such lease be maintained by the Government at its expense.

Special Condition No.(24) of New Grant No.6122 stipulates that:-

Facilities shall be provided by the grantee within the lot suitable for the provision of an adequate telephone service and an adequate electricity supply by Hong Kong Telephone Company, Limited and The China Light & Power Company, Limited respectively to the satisfaction of the Secretary.

Special Condition No.(25) of New Grant No.6122 stipulates that:-

Space shall be provided within the lot to the satisfaction of the Secretary for the parking, loading and unloading of such motor vehicles as shall be authorized by the grantee in writing and the space so provided shall not be used for any other purposes.

Special Condition No.(26) of New Grant No.6122 stipulates that:-

The grantee shall at his own expense and to the satisfaction of the said Director form and surface with approved materials the roads, vehicular parking or loading and unloading areas, footpaths and pedestrian ways within the lot.

Special Condition No.(28) of New Grant No.6122 stipulates that:-

The grantee shall construct and maintain at his own expense and to the satisfaction of the said Director such drains and channels, whether within the boundaries of the lot or on Crown land, as the said Director may consider necessary to intercept and convey into the nearest stream-course, the sea, catchpit, channel or 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 stormwater or rain water.

Special Condition No.(31) of New Grant No.6122 stipulates that:-

The drainage of any building erected on the lot shall be effected as may be required by the said Director and the grantee shall not discharge or cause or permit or suffer to be discharged into any sewer, storm-water

drain, channel, storm-course or sea, any sewage, foul or contaminated water, or noxious or harmful liquids without the prior written consent of the said Director who shall as a condition of granting his consent require the grantee to provide, operate and maintain throughout the term granted by New Grant No.6122 at his own expense and to the satisfaction of the said Director suitable works at the positions shown on the approved Master Layout Plan for the treatment and disposal of sewage or foul or contaminated water. Free access to the sewage treatment works shall also be provided at all reasonable times to Government and its officers for the purposes of inspection, sampling, testing, gauging, making measurements and taking records.

Special Condition No.(36)(b) of New Grant No.6122 stipulates that:-

The grantee -

(i) shall make adequate arrangements to supply sufficient water for all purposes, domestic and otherwise, on the lot or any part thereof;

(ii) shall preserve the traditional rights of any person who in the opinion of the Secretary is a bona fide member of the village communities of Tai Pak or Nim Shu Wan, Lantao, to draw an adequate supply of water for domestic and agricultural purposes from the catchment areas shown verged green on the plan annexed to New Grant No.6122.

Special Condition No.(37)(a) of New Grant No.6122 stipulates that:-

Notwithstanding the provisions of Special Condition No.7 of New Grant No.6122, the area shown verged green on the Plan annexed to New Grant No.6122 shall not be used for any purpose other than for water catchment purposes.

Special Condition No.(37)(b) of New Grant No.6122 stipulates that:-

The grantee shall at his own expense and to the satisfaction of the Secretary maintain over the said area shown verged green on the said Plan sufficient vegetation cover to prevent erosion and keep the said area in a clean, tidy and sanitary condition.

Special Condition No.(37)(d) of New Grant No.6122 stipulates that:-

There shall be excepted and reserved unto all villagers of villages in the vicinity of the lot the right of access to the graves existing at the date of New Grant No.6122 made within the said area shown verged green on the said Plan for the purpose of worshipping their respective ancestors buried therein or of repairing such graves.

S*pecial Condition No.(39)(b) of New Grant No.6122 stipulates that:-*

The grantee shall at his expense erect to a design and specification approved by the Director of Urban Services a refuse disposal plant on a site to be shown on the approved Master Layout Plan and thereafter shall manage and maintain the said plant throughout the term granted by New Grant No.6122 to the satisfaction of the said Director of Urban Services.

Special Condition No.(40) of New Grant No.6122 stipulates that:-

(a) The grantee shall through the term granted by New Grant No.6122 at his own expense and to the satisfaction of the Secretary ensure that a minimum depth of water of 10 feet at any state of the tide is maintained in the immediate vicinity of the ferry pier and service pier erected on the lot as shown on the approved Master Layout Plan.

(b) The grantee shall be responsible for any dredging works required at any time and these shall be carried out by and at the expense of the grantee with the prior approval and under the direction of the said Director.

(c) The grantee shall provide and maintain at his expense throughout the term granted by New Grant No.6122 such navigational aids in the vicinity of the lot as may be required by the Director of Marine.

Special Condition No.(41)(a) of New Grant No.6122 stipulates that:-

The grantee shall provide at his own expense a helicopter landing site which shall comply with the Colonial Air Navigation Orders any regulations made thereunder and all Orders, Ordinances and regulations relating to or in connection with aircraft and aviation.

Special Condition No.(41)(b) of New Grant No.6122 stipulates that:-

The grantee shall provide and maintain at appropriate positions on, around or near the helicopter landing site adequate safety fencing, warning signs, markers and warning lights and shall take all such safety precautions as may be required by the Director of Civil Aviation.

Special Condition No.(42) of New Grant No.6122 stipulates that:-

No grave shall be made on the lot, nor shall any human remains, whether in earthenware jars or otherwise, be interned therein or deposited thereon.

Special Condition No.(46) of New Grant No.6122 stipulates that:-

All authorized Government officers shall be granted access at all reasonable times to any part of the lot for the purpose of carrying out their official duties.

Special Condition No.(52) of New Grant No.6122 stipulates that:-

There shall be excepted and reserved unto the owner or owners of those lots either within or immediately adjoining the grantee's lot, his, her or their tenants, servants, visitors, workmen and other persons authorized by them or any of them in that behalf, a free and uninterrupted right from time to time and at all times during the continuance of the tenancy agreed to be granted by New Grant No.6122 for all purposes connected with the proper use and enjoyment of the said lots to pass and repass, on, along, over, by and through without motor vehicles the pathways and roadways within the lot and shown on the approved Master Layout Plan.

Special Condition No.(53) of New Grant No.6122 stipulates that:-

The grantee shall at his own expense and to the satisfaction of the Secretary maintain the school building known as Tai Pak School presently within the lot and shall continue to maintain such building until an agreement has been reached by the Government with the people of the Tai Pak community which the said school serves or until the Tai Pak community has ceased to exist; when the grantee shall be notified in writing by the Government that such maintenance by the grantee is no longer required.

Special Condition No.(54) of New Grant No.6122 stipulates that:-

(a) The area shown coloured red hatched black on the plan annexed to New Grant No.6122 shall not be used for any purpose other than a golf course or golf courses.

(b) No structure shall be erected on the said area shown coloured red hatched black on the said plan.

(c) The grantee shall at all times during the continuance of the tenancy agreed to be granted by New Grant No.6122 operate and maintain to the satisfaction of the Secretary not less than one eighteen-hole non-membership golf course open for use by members of the public.

Special Condition No.(55) of New Grant No.6122 stipulates that:-

The grantee shall on his own expense and to the satisfaction of the Secretary construct and maintain a pier in a location to be approved by the Secretary. Such pier shall be made available for use by the villagers of Tai Pak at all times.

Special Condition No.(56)(a) of New Grant No.6122 stipulates that:-

The grantee shall construct, operate and maintain a cable car system for the carriage of passengers over a route to be shown on the approved Master Layout Plan and complying in all respects with these Conditions.

Extension Letter dated 1st August 1979 and registered in the Land Registry as New Grant No.6620 ("New Grant No.6620")

Condition No.(5) of New Grant No.6620 stipulates that:-

The grantee shall open and keep open to the general public free of charge part of the extension area (as defined in New Grant No.6620) for the purpose of giving access at all times to all existing beach areas and to any additional beach areas reclaimed by the grantee, it being agreed and declared that the grantee may close such part of the extension area for a period of one day during each calendar year in order to preserve the grantee's right as the grantee relating thereto.

C*ondition No.(6) of New Grant No.6620 stipulates that:-*

Notwithstanding anything contained in New Grant No.6620 and for the avoidance of doubt the extension area shall not be developed, redeveloped or used except in accordance with the Master Layout Plan approved by the Secretary for the New Territories pursuant to Special Condition 6 of New Grant No.6122 and any plan amending the same or substituted for the same from time to time and in accordance with the General and Special Conditions contained in New Grant No.6122.

Extension Letter dated 19th August 1980 and registered in the Land Registry as New Grant No.6788 ("New Grant No.6788")

Condition (g) of New Grant No.6788 stipulates that:-

The grantee shall open and keep open to the general public free of charge part of the extension areas (as defined in New Grant No.6788) for the purpose of giving access at all times to all existing beach areas and to any additional beach areas reclaimed by the grantee, it being agreed and declared that the grantee may close such part of the extension areas for a period of one day during each calendar year in order to preserve the grantee's right as the grantee relating thereto.

Condition (h) of New Grant No.6788 stipulates that:-

Notwithstanding anything contained in New Grant No.6788 and for the avoidance of doubt the extension areas shall not be developed, redeveloped or used except in accordance with the Master Layout Plan approved by the Secretary for the New Territories pursuant to Special Condition 6 of New Grant No.6122 and New Grant No.6620 and any plan amending the same or substituted for the same from time to time and in accordance with the General and Special Conditions contained in New Grant No.6122 and New Grant No.6620.

Extension Letter dated 16th July 1981 and registered in the Land Registry as New Grant No.6947 ("New Grant No.6947")

Condition No.(7) of New Grant No.6947 stipulates that :-

The grantee shall open and keep open to the general public free of charge part of the extension area (as defined in New Grant No.6947) for the purpose of giving access at all times to all existing beach areas and to any additional beach areas reclaimed by the grantee, it being agreed and declared that the grantee may close such part of the extension area for a period of one day during each calendar year in order to preserve the grantee's right as the grantee relating thereto.

Condition No.(8) of New Grant No.6947 stipulates that:-

Notwithstanding anything in New Grant No.6947 or New Grant No.6122, New Grant No.6620 and New Grant No.6788 contained, the extension area shall not be used for any purpose other than for golf course purposes in association with the parent lot (as defined in New Grant No.6947) and shall not be developed, redeveloped or used except for such purposes and in accordance with the Master Layout Plan approved by the Secretary for the New Territories pursuant to Special Condition 6 of New Grant No.6122, New Grant No.6620 and New Grant No.6788 and any plan amending the same or substituted for the same from time to time and in accordance with the General and Special Conditions contained in New Grant No.6122, New Grant No.6620 and New Grant No.6788.

Letter from the Director of Lands dated 28th February 2000 and registered in the Land Registry by Memorial No.IS280736 ("First Approval Letter") as varied or modified by letter from the Director of Lands dated 24th March 2016 and registered in the Land Registry by Memorial No.16040101400019 ("Second Approval Letter"), letter from the Director of Lands dated 17th August 2021 and registered in the Land Registry by Memorial No.21092001310012 ("Third Approval Letter") and letter from the Director of Lands dated 14th November 2023 and registered in the Land Registry by Memorial No.23121500870012 ("Fourth Approval Letter")

Condition No.(1)(a) of the First Approval Letter stipulates that:-

The grantee shall within 18 months from the date of the First Approval Letter, at its own expense and in all respects to the satisfaction of the Director of Lands (hereinafter referred to as the "Director") lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including but not limited to the provision of such vehicular access and utilities as the Director in his absolute discretion may require) the following:-

(I) that part of the lot having an area of 6,900 square metres and marked "N4b" on the Master Plan (hereinafter referred to as "the School Site in Area N4b"); and

(II) that part of the lot having an area of 3,000 square metres and marked "N5a" on the Master Plan (hereinafter referred to as "Area N5a"); and

(III) that part of the lot having an area of 1,500 square metres and marked "N5b" on the Master Plan (hereinafter referred to as "Area N5b").

Condition No.(1)(b) of the First Approval Letter stipulates that:-

The grantee shall within 36 months from the date to be specified in a letter from the Director to the grantee requiring construction thereof, at its own expense and in all respects to the satisfaction of the Director erect, construct, provide and complete in a good workmanlike manner and make fit for occupation and operation in accordance with the Technical Schedules annexed to the First Approval Letter and the plans approved under Condition No.(1)(f) of the First Approval Letter the following government accommodation:-

(I) within Area N5a one indoor recreation centre of a net operational floor area of not less than 1,529 square metres (hereinafter referred to as "the Indoor Recreation Centre"); and

(II) within Area N5b either a community hall of a net operational floor area of not less than 593.0 square metres or a community centre consisting of the said community hall and such other institutional facilities such as a children and youth centre of a net operational floor area of not less than 366.3 square metres (hereinafter referred to as "the Neighbourhood Community Centre"). The decision of the Director as to the type of institutional facilities is final and binding.

C*ondition No.(1)(c) of the First Approval Letter stipulates that:-*

The grantee shall within 42 months from the date to be specified in a letter from the Director to the grantee, at its own expense and in all respects to the satisfaction of the Director:-

(I) lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including but not limited to the provision of such vehicular access and utilities as the Director in his absolute discretion may require) that part of the lot having an area of 6,200 square metres and marked "N4a" on the Master Plan (hereinafter referred to as "Area N4a"); and

(II) erect, construct, provide and complete in a good workmanlike manner and make fit for occupation and operation in accordance with the Technical Schedule annexed to the First Approval Letter and the plans approved under Condition No.(1)(f) of the First Approval Letter within Area N4a one public primary school of a net operational floor area of not less than 5,729 square metres (hereinafter referred to as "the Public Primary School").

Condition No.(1)(m)(I) of the First Approval Letter stipulates that:-

Notwithstanding any provisions to the contrary contained in the First Approval Letter, the grantee shall when called upon so to do by the Director assign free of any consideration to F.S.I., with vacant possession, free from incumbrances, at the grantee's expense, the undivided shares specified in sub-clause (II) of this Condition (1)(m) together with the right to the exclusive use, occupation and enjoyment of the School Site in Area N4b and the grantee shall complete the assignment of the School Site in Area N4b in respect of which a site formation completion certificate shall have been issued under Condition (1)(j) of the First Approval Letter within such time as may be specified in writing by the Director.

Condition No.(1)(p) of the First Approval Letter stipulates that:-

Without prejudice to the provisions of Condition No.(1)(q) of the First Approval Letter the grantee shall, at all times until expiry of the Defects Liability Period referred to in Condition No.(1)(q) of the First Approval Letter, at the grantee's own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation (including the building services installations therefor) and the School Site in Area N4b.

Condition No.(2)(a) of the First Approval Letter as varied or modified by the Second Approval Letter stipulates that:-

The grantee shall further develop the lot by the erection thereon of the additional development in accordance with the Master Plan and complying in all respects with the Conditions and all Ordinances, byelaws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region, and in particular:-

(I) the grantee shall within 54 months from the date of the First Approval Letter complete and make fit for occupation within that part of the lot marked "N1 NORTH" and "N1 SOUTH" on the Master Plan (hereinafter referred to "Area N1") a building or buildings having a total gross building area of not less than 57,953 square metres which shall not be used for any purpose other than residential purposes (excluding service apartments); and

(II) the grantee shall within 90 months from the date of the First Approval Letter complete and make fit for occupation:

(i) within Area N1 a building or buildings having a total gross building area of not less than 115,905 square metres (including the gross building area completed pursuant to sub-clause (I) of this Condition No.(2)(a)) which shall be used for residential purposes (excluding service apartments); and

(ii) within that part of the lot marked "N2" on the Master Plan (hereinafter referred to as "Area N2") a building or buildings having a total gross building area of not less than 9,000 square metres of which not less than 300 square metres shall be used for wet market facilities and of which not more than 6,000 square metres may be used for office purposes and the remaining gross building area shall be used for commercial purposes; and

(III) the grantee shall within 120 months from the date of the First Approval Letter complete and make fit for occupation:

(i) within Area N1 a building or buildings having a total gross building area of 173,855 square metres (including the gross building area completed pursuant to sub-clauses (I) and (II)(i) of this Condition No.(2)(a)) which shall be used for residential purposes (excluding service apartments); and

(IV) the grantee shall complete and make fit for occupation and operation within Area N2:

(i) a transport interchange within 54 months from the date of the First Approval Letter; and

(ii) a ferry pier in 2 stages, the first stage within 54 months from the date of the First Approval Letter and the second stage within 120 months from the date of the First Approval Letter.

(V) the grantee shall on or before the 27th day of August 2016 complete and make fit for occupation within Area N2 a building or buildings having a total gross building area of not less than 13,993 square metres and not more than 17,321 square metres (including the gross building area completed pursuant to sub-clause (II)(ii) of this Condition (2)(a)) which shall be used for commercial purposes of which a total of 6,000 square metres may be used for office purposes including the completed office floor area permitted under Condition (2)(a)(II)(ii).

Second Approval Letter

Condition No.(4)(a) of the Second Approval Letter stipulates that:-

The grantee shall within 60 months from the date of the Second Approval Letter complete and make fit for occupation within those parts of the lot marked "N1 NORTH" and "N1 SOUTH" and shown coloured beige on the Master Plan (but excluding the area marked "POTENTIAL HOUSING DEVELOPMENT AREA" and shown coloured beige dotted orange on the Master Plan) a building or buildings having a total gross building area of not less than 184,309 square metres and not more than 191,278 square metres (including the gross building area completed pursuant to sub-clauses (I), (II)(i) and (III)(i) of Condition (2)(a) of the First Approval Letter) which shall be used for residential purpose (excluding service apartments).

Condition No.(5) of the Second Approval Letter stipulates that:-

The grantee shall complete and make fit for occupation within that part of the lot marked "N3" on the Master Plan (hereinafter referred to as "Area N3") a building or buildings having a total gross building area of not less than 15,600 square metres and not more than 26,000 square metres of which not more than 1,000 square metres shall be used for commercial purposes and the remaining gross building area shall be used for hotel purposes (the building or buildings within Area N3 are hereinafter collectively referred to as "the Hotel Development in Area N3").

Condition No.(9) of the Second Approval Letter stipulates that:-

The approval granted by the Second Approval Letter shall be subject to the Deed of Restrictive Covenant dated the 10th day of December 1999 entered into between the Director of Lands (hereinafter referred to as "the Director") on behalf of the Government and Hongkong International Theme Parks Limited and registered in the Land Registry by Memorial Nos.IS278911 and TW1325552 respectively (hereinafter referred to as "the DRC") to the intent and to the extent that the covenants as contained in the DRC shall be applicable to those parts of the lot marked "N1 NORTH", "N1 SOUTH", "N2", "N3", "N4a", "N4b", "N5a", "N5b", "N6", "N7" and "N8" on the Master Plan approved by the Second Approval Letter.

Condition No.(10) of the Second Approval Letter as varied or modified by the Third Approval Letter stipulates that:-

(a) The grantee shall fulfill the requirement for the provision of existing public recreation facilities and new public recreation facilities as laid down in the table titled "SUMMARY OF PUBLIC RECREATION FACILITIES ('PRF') IN DISCOVERY BAY" in the Master Plan (hereinafter collectively referred to as "the Public Recreation Facilities").

(b) The management costs and maintenance costs of the Public Recreation Facilities shall be solely borne by the grantee (excluding the assigns of the grantee) for the residue of the lease term of the lot.

(c) The grantee shall open the Public Recreation Facilities for use by the public for the residue of the lease term of the lot.

(d) Out of the Public Recreation Facilities provided or to be provided under this Condition, the grantee shall open the Seafront Plaza, South Promenade, North Promenade, Piazza, Central Park Toilet, Central Park, Bicycle Lanes, Hiking Trails and the Beach for use by the public free of admission fees or charges.

Condition No.(11)(a) of the Second Approval Letter stipulates that:-

The grantee by the Second Approval Letter acknowledges that as at the date of the Second Approval Letter, there are some structures including a reclaimed area and seawall, a mud-flat, two breakwaters, two rocky areas, two artificial slopes and a ferry pier as shown coloured blue hatched black on the Master Plan erected outside the boundaries of the lot shown edged orange on the Master Plan (hereinafter referred to as "the Existing Structures"). The grantee (excluding the grantee's assigns) shall throughout the term agreed to be granted by the New Grant Nos.6620, 6788 and 6947 at the grantee's own expense and in all respects to the satisfaction of the Director maintain the Existing Structures.

Third Approval Letter

Condition No.(4)(a) of the Third Approval Letter stipulates that:-

(a) The grantee shall further develop that part of the lot marked "N1 NORTH" on the Master Plan (hereinafter referred to as "Area N1 NORTH") by the erection thereon of buildings in accordance with the Master Plan and complying in all respects the Conditions and all Ordinances, byelaws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region in the following manner:-

(I) the grantee shall within 60 months from the date of the Third Approval Letter complete and make fit for occupation within Area N1 NORTH a building or buildings having a total gross building area of not less than 27,000 square metres which shall not be used for any purpose other than residential purposes (excluding service apartments);

(II) the grantee shall within 90 months from the date of the Third Approval Letter complete and make fit for occupation within Area N1 NORTH a building or buildings having a total gross building area of not less than 60,000 square metres (including the gross building area completed pursuant to sub-clause (I) of this Condition No.(4)(a)) which shall not be used for any purpose other than residential purposes (excluding service apartments); and

(III) the grantee shall within 120 months from the date of the Third Approval Letter complete and make fit for occupation within Area N1 NORTH a building or buildings having a total gross building area of not less than 74,400 square metres (including the gross building area completed pursuant to sub-clauses (I) and (II) of this Condition No.(4)(a)) which shall not be used for any purpose other than residential purposes (excluding service apartments).

(b) For the avoidance of doubt, the total gross building area of the building or buildings erected or to be erected within Area N1 NORTH shall not exceed 157,100 square metres.

Condition No.(5)(a) of the Third Approval Letter stipulates that:-

The grantee shall complete and make fit for occupation within that part of the lot marked "2a" on the Master Plan (hereinafter referred to as "Area 2a") the Multi-recreation Center as laid down in the table titled "SUMMARY OF PUBLIC RECREATION FACILITIES ('PRF') IN DISCOVERY BAY" in two stages in accordance with the Schedule of Accommodation annexed to the Third Approval Letter which shall be used for public recreation purposes, the first stage having a total gross building area of 5,000 square metres within 60 months from the date of the Third Approval Letter and the second stage having a total gross building area of 8,000 square metres (excluding the gross building area of 5,000 square metres completed in the first stage) within 90 months from the date of the Third Approval Letter.

Condition No.(6)(a) of the Third Approval Letter stipulates that:-

The grantee shall within 60 months from the date of the Third Approval Letter complete and make fit for occupation within that part of the lot marked "9a" on the Master Plan (hereinafter referred to as "Area 9a") the Ice Skating Rink as laid down in the table titled "SUMMARY OF PUBLIC RECREATION FACILITIES ('PRF') IN DISCOVERY BAY" having a total gross building area of 1,978 square metres which shall be used for public recreation purposes.

Condition No.(8) of the Third Approval Letter stipulates that:-

The grantee shall at its own expense and in all respects to the satisfaction of and within such time limit as stipulated by the Director of Environmental Protection fully implement all works and measures as recommended in the Sewerage Impact Assessment dated the 26th day of March 2018 and submitted by the grantee to the Director of Environmental Protection and comply with such other measures and requirements as the Director of Environmental Protection may from time to time impose.

Condition No.(9) of the Third Approval Letter stipulates that:-

The approval granted by the Third Approval Letter shall be subject to the DRC as amended by Deed of Variation of Deed of Restrictive Covenant dated the 25th day of August 2017 and registered in the Land Registry by Memorial No.17092601830018 to the intent and to the extent that the covenants as contained in the DRC and the said Deed of Variation of Deed of Restrictive Covenant shall be applicable to those parts of the lot marked "N1 NORTH", "N1 SOUTH", "N2", "N3", "N4a", "N4b", "N5a", "N5b", "N6", "N7" and "N8" on the Master Plan approved by the Third Approval Letter.

Notes:-

1. The obligations of the grantee under Special Condition Nos.(5)(b), (11) (a) and (54) of New Grant No.6122 and Condition No.(8) of New Grant No.6947 relating to the non-membership golf course are no longer applicable pursuant to the approval of Master Layout Plan 5.0.

2. The obligations of the grantee under Special Condition Nos.(5)(b), (11)(a) and (56)(a) of New Grant No.6122 relating to the cable-car system are no longer applicable pursuant to the approval of Master Layout Plan 5.1.

3. The user of the police post building erected under the Land Grant has been modified to a kindergarten pursuant to the Tenancy Agreement dated 17th November 2011 made between the Financial Secretary Incorporated as landlord and Discovery Bay International School Limited as tenant and a letter of renewal dated 15th October 2012 issued by the Government Property Agency, which has been further renewed by Leases dated 11th September 2015 and 24th January 2024 respectively made between the Financial Secretary Incorporated as lessor and Discovery Bay International School Limited as lessee.

4. Pursuant to a letter issued by the District Lands Office/ Islands of the Lands Department dated 23rd March 2020 and registered in the Land Registry by Memorial No.20050501440019 ("Temporary Waiver Letter"), a temporary waiver ("waiver") of the restriction contained in the Special Condition No.7 of New Grant No.6122 (as extended by New Grant No.6620, New Grant No.6788 and New Grant No.6947) is granted so as to permit the use of a portion of land in The Remaining Portion of Lot No.385 in Demarcation District No.352 and the Extensions thereto having a total site area of 1,070 square metres or thereabouts and for identification purpose only shown coloured pink on the plan annexed to the Temporary Waiver Letter for the purpose of a temporary car-park for the parking of private cars, light goods vehicles, light buses and golf carts currently licensed under the Road Traffic Ordinance. The waiver is granted subject to the payment of waiver fee, the provision of barriers and fire extinguisher(s), and other terms, conditions and documents referred to in the Temporary Waiver Letter. The waiver is still subsisting.

16 SUMMARY OF LAND GRANT
批地文件的摘要

該期數位於丈量約份第352約地段第385號地段的餘段及其延展部分。

丈量約份第352約地段第385號地段（「該地段」）由一八九八年七月一日起持有九十九年減該限期前最後三日及根據《新界土地契約（續期）條例》（香港法例第150章）第6條延期直至二零四七年六月三十日。

日期為一九七六年九月十日的新批約6122號（「新批約第6122號」）

新批約第6122號特別條款第(5)項訂明（經離島理民府於1979年9月29日發出的信件修訂）：

(a) 承授人須透過在該地段上興建符合新批約第6122號特別條款之該等樓宇及其他建構物及工程發展該地段，該等樓宇及其他建構物（包括任何防波堤、碼頭或其他海事結構）將以在各方面按照香港當時生效或可能生效與建築及公共衛生有關之條例、規章及規例之條文之方式建成、完成及適合供佔用，發展有關項目之開支須不少於6億元（該金額不包括建成建築區域所需之款項），並須按以下所述方式於新批約第6122號日期起計144個月之期間內支出：

(i) 其中1.2億元於72個月內支出

(ii) 另外1.8億元於96個月內支出

(iii) 另外1.5億元於120個月內支出及

(iv) 餘額1.5億元於144個月內支出

全部由新批約第6122號之日期起計。

(b) 承授人須按本特別條款第(a)項所述於該地段上建設、運作及維持會員俱樂部以及一間休閒渡假村和相關設施以供使用，當中包括一間或多間酒店、水壩、水庫、鹹淡水儲存及處理區域、污水處理廠、垃圾處理廠、纜車系統、渡輪碼頭，以及非會員制哥爾夫球場（於新批約第6122號一般條款及特別條款（「此等條款」）內稱為「最低限度相關設施」）。除最低限度相關設施外（但非將之替代），承授人可建設及營運新批約第6122號特別條款第6項下批准之整體規劃圖所示或可能所示之該等其他設施和結構。

新批約第6122號特別條款第(6)項訂明：

(a) 於該地段上展開任何工程前，承授人須於新批約第6122號日期起計六個月內，向新界政務司（「新界政務司」）呈交整體規劃圖及發展附表（本文內統稱為「整體規劃圖」）供其事先批准，整體規劃圖須以圖示及不同顏色顯示以下各項：

(i) 建議將興建之道路之位置；

(ii) 建議將在該地段上興建之建築物之一般位置及性質；

(iii) 建議興建之所有防波堤、碼頭或其他海事結構；及

(iv) 建議發展該地段之階段或期數。

(b) 為符合新批約第6122號特別條款第5項，該地段整個地段須以使新界政務司滿意之方式，在遵守及按照新界政務司已批准及簽署之整體規劃圖進行開發或重建。新界政務司將保存一份該整體規劃圖之副本。在未經新界政務司事先書面同意前，承授人不得對整體規劃圖或發展或任何重建工程作出任何修改，惟已同意如為微細之修訂，一般將不會拒絕授出同意。

(c) 經由或代表承授人及香港特別行政區政府（「政府」）簽署之整體規劃圖及其任何修訂圖則須存放及保存於離島地政處。

新批約第6122號特別條款第(7)項訂明：

在特別條款第5及6項所述關於發展之責任及限制以及在特別條款第39、54(a)及56項規限下，除如整體規劃圖上所示之俱樂部、球場、休閒渡假村設施及最低限度相關設施之用途以及新界政務司可以書面形式批准之該等配套康樂、住宅及商業目的及用途外，該地段或其任何部分或已經或將於其上興建之任何建築物，將不得用作及承授人不准或不得將之使用作任何其他用途，特別是，已經或將於該地段上興建之建築物或其部分不得用作如整體規劃圖及建築事務監督根據建築物條例就該建築物發出之佔用許可證上指定及擬定之用途以外之任何其他目的。

新批約第6122號特別條款第(11)項訂明：

(a) 即使其已將該地段或其中部分權益轉授、按揭、轉租、將管有權分開或以其他方式予以處置，承授人須於新批約第6122號授出之整段租期內，就所有及一切有需要及必要進行維修、清潔和修改之部分，妥善及充分地管理、維修、維護、支持、維持、鋪設、清洗、擦洗、清潔、清空、修補、營運及保持該地段以及已經或將建於其上之所有建築物和結構（包括最低限度相關設施及非會員制哥爾夫球會、纜車系統、碼頭結構、防波堤、水庫、水壩、鹹淡水儲存及處理區和設施、道路、小徑及綠化地帶以及根據此等條款之條文已建及提供於該地段上擬供該地段或其任何部分之共同擁有人共同使用之其他設施和區域（「預留部分」））以及屬於及以任何方式屬於或關於該地段之所有圍牆、堤、圍欄、籬笆、渠、路軌、照明、路面、廁所、洗滌槽、排水渠、引水道、水道、道路、小徑、花園、草坪及康樂和其他設施，以使新界政務司滿意，並須以其修好及妥善狀況，於新批約第6122號授出之租期終結時或提早終結租期時，和平和安靜地交付該地段及所有其上的建築物和結構（包括最低限度相關設施及預留部分），由此產生之一般費用及開支由承批人自行承擔。

(b) 工務司（於此等條款內稱為「上述司長」）或其代理可於一日內之任何合理時間合法進入及到該地段或其任何部分，以視察、巡查及察看該地段或其任何部分及已經或將根據此等條款建於其上之所有建築物和結構以及所有損壞、缺陷及需要修理和修改之部分之狀況，並可就每次該等察看所發現之所有損壞、缺陷及需要修理和修改之部分之狀況發出或於要求維修或修改的該地段或其部分留下書面通知，要求承授人於其後三個曆月內維修或維持該等損壞、缺陷及需要修理和修改之部分。於收到任何該等通知後，承授人將按上述司長滿意之方式維修及修改上述之建築物或其結構。倘承授人未能於指定之時間內遵守任何該等通知，上述司長可作出認為必要之該等維修及修改，而承授人將須應要求向政府支付相關之費用。

新批約第6122號特別條款第(13)項訂明：

(a) 附屬於海旁區之任何權利將只延伸至整體規劃圖內以藍色線劃出之海事結構範圍，並將只在該地段繼續用作新批約第6122號特別條款第7項指定之該等目的之情況下方才繼續附於該地段。

(b) 上述之海事結構須由承授人於新批約第6122號之整段租期內按上述司長滿意之方式管理和維持，費用由承授人自行承擔。

新批約第6122號特別條款第(16)(b)項訂明：

如為或有關奠基、平整或開發該地段或其任何部分而需要任何切割、移除或向後移相鄰或鄰近之坡地或堤或需要進行任何建設或填補，承授人將須興建當時需要或其後任何時間需要之該等護土牆或其他支撐物，以保護及支撐該等坡地及堤及該地段本身，避免及防止其後發生任何傾斜、滑坡或下陷或承擔有關興建之費用；承授人亦須於任何時候維持上述護土牆或其支撐物處於良好狀況及持續得到維修。如因或由於任何該等奠基、平整或開發而導致於任何時候發生任何滑坡、下陷或傾斜，不論於或從鄰近之坡地或堤發生及不論是於官地或已批租土地或是否於或從該地段本身發生，承授人須恢復及修好該等部分，費用由承授人承擔，並須就因或由於或透過該等滑坡、下陷或傾斜而導致或可能導致政府所作出、招致或產生之所有成本、支出、損害、賠償要求及索償，向政府作出彌償。除本批地文件內就違反新批約第6122號任何條件而訂明之任何其他權利或補救外，新界政務司將可透過書面通知，要求承授人進行該等建設及/或維護工程或恢復及修好任何該等傾斜、滑坡或下陷，而如承授人疏忽或未能於該通知指定之時限內遵守該通知，新界政務司可立即執行及履行有關之工程，承授人將須應要求向政府償還因此產生之費用。

新批約第6122號特別條款第(21)項訂明：

承授人須於該地段及已經或將建於該地段上之建築物內供應及安裝消防處處長可能不時規定之該等防火和滅火設備（但毋須消防車）以及進行該等工程，費用由承授人自行承擔，並須於其後在新批約第6122號下之整段租期內以在所有方面獲上述司長滿意之方式維持所有該等設備及工程於良好狀況及條件，費用由承授人自行承擔。承授人謹此確認，由於該地段所處位置，將未能提供全套常規消防設施，將對該地段及已經或將建於其上之建築物施加香港任何其他地區一般規定以外之額外消防規定（但毋須消防車）。

新批約第6122號特別條款第(22)(a)項訂明：

承授人須於該地段上以上述消防處處長滿意之方式興建一幢消防局大樓及演習場（但毋須任何消防設備及消防車），位置及規格如已經審批之整體規劃圖內所示及描述，費用由承授人自行承擔。於上述之大樓及演習場落成及獲上述處長代表政府以書面方式正式接納後，上述大樓及演習場須按每年一港元之租金於新批約第6122號下之租期之餘下期間租賃予政府，由該租約展開之時起由政府維持，費用由政府承擔。

新批約第6122號特別條款第(23)項訂明：

承授人須於該地段上以警務處處長滿意之方式興建一幢警務大樓，位置及規格如已經審批之整體規劃圖所示及所描述，費用由承授人自行承擔。於該大樓落成及獲上述處長代表政府以書面方式正式接納後，上述大樓須按每年一港元之租金於新批約第6122號下之租期之餘下期間租賃予政府，由該租約展開之時起由政府維持，費用由政府承擔。

新批約第6122號特別條款第(24)項訂明：

承授人須按新界政務司滿意之方式，於該地段內提供適合香港電話有限公司及中華電力有限公司分別提供足夠電話服務及足夠電力供應之設施。

新批約第6122號特別條款第(25)項訂明：

須按新界政務司滿意之方式於地段內提供空間，以供承授人以書面方式授權之該等車輛停泊及進行裝卸活動，按此提供之空間將不得用作任何其他用途。

新批約第6122號特別條款第(26)項訂明：

承授人須以上述司長滿意之方式以獲批准之物料建設及鋪設該地段內之道路、車輛停泊或裝卸區、小徑和行人路，費用由承授人自行承擔。

新批約第6122號特別條款第(28)項訂明：

承授人須以上述司長滿意之方式建設及維持上述司長可能認為所需之該等下水道及渠道，不論是在該地段或官地上，以攔截及將落於或流入至該地段之所有雨水引導至最近之河道、海洋、集水坑、渠道或雨水管道，費用由承授人承擔；承授人並須獨自就政府及其人員因該等雨水所導致之任何損害或傷害而導致之所有訴訟、索償及損害賠償，向政府及其人員提供彌償。

新批約第6122號特別條款第(31)項訂明：

建於該地段上之任何建築物之渠務須按上述司長可能要求方式興建，在未經上述司長事先書面同意前，承授人不得將任何污水、污穢物或受污染水或有毒或有害液體排放或促使或容許或導致排放至任何坑渠、雨水道、渠道、排雨水道或海洋，而作為授出其同意之條件，上述司長將要求承授人於新批約第6122號之整段租期內以上述司長滿意之方式在已經審批之整體規劃圖內所示之位置提供、營運及維持合適之工程，以供處理和處置污水或污穢物或受污染水，費用由承授人自行承擔。此外亦須於所有合理時間讓政府及其人員可自由進入污水處理工程之區域，以進行巡查、抽樣、測試、調準、量度及記錄工作。

新批約第6122號特別條款第(36)(b)項訂明：

承授人-

(i) 須作出足夠安排以於該地段或其任何部分供應足夠食水作所有目的（包括家居及其他）；

(ii) 須保留新界政務司認為乃大白或稔樹灣、大嶼山之村落社區真正成員之任何人士之傳統權利，以從隨附於新批約第6122號之圖則上顯示以綠色劃出之集水區引入足夠食水供家居及農業用途。

新批約第6122號特別條款第(37)(a)項訂明：

縱有新批約第6122號特別條款第7項之條文，隨附於新批約第6122號之圖則以綠色劃出之區域，不得用作集水區以外之任何其他用途。

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承授人以新界政務司滿意之方式於上述圖則上以綠色劃出之上述區域內維持足夠之植被覆蓋，以避免水土流失及保持上述區域於清潔、整齊及衛生之狀況，費用由承授人自行承擔。

新批約第6122號特別條款第(37)(d)項訂明：

於該地段附近村落之所有村民將獲例外及保留權利可進入於新批約第6122號之日期現有在上述圖則以綠色劃出之上述區域內之墓地，以拜祭埋葬於該區域內之祖先靈位或維修該等墓地。

新批約第6122號特別條款第(39)(b)項訂明：

承授人須按獲市政總署署長批准之設計和規格於已經審批之整體規劃圖內將劃定之地盤上興建一幢垃圾處理廠，費用由承授人自行承擔；自此後處理廠將須於新批約第6122號下之整段租期內以上述市政總署署長信納之滿意予以管理和維持。

新批約第6122號特別條款第(40)項訂明：

(a) 承授人須於新批約第6122號下之租期內以新界政務司滿意之方式確保已經審批之整體規劃圖內所示在該地段上興建之渡輪碼頭和服務碼頭附近區域之任何潮浪預留最少10呎水位，費用由承授人自行承擔。

(b) 承授人須負責進行任何時候所需之任何挖掘工程，此等工程須獲得上述司長之事先批准及按其指示下由承授人負責進行，費用由承授人自行承擔。

(c) 承授人須於新批約第6122號下之整段租期內於該地段附近區域提供及維持海事處處長可能要求之該等導航協助設施，費用由承授人承擔。

新批約第6122號特別條款第(41)(a)項訂明：

承授人須提供一個直升機機場，規格須符合殖民地航空令，於該命令下作出之任何規例，以及關於或與飛機及航空有關之所有命令、條例及規例，費用由承授人承擔。

新批約第6122號特別條款第(41)(b)項訂明：

承授人須於該直升機機場上、週邊或附近之適合位置提供及維持足夠之安全欄杆、警告標誌、標記及警告燈號，並須採取民航處處長可能要求之所有該等安全措施。

新批約第6122號特別條款第(42)項訂明：

概不得在該地段上設置任何墓地，亦不得將任何人類遺體（不論是放在陶瓷器皿內或其他）埋藏或存放在該地段內。

新批約第6122號特別條款第(46)項訂明：

所有獲授權之政府人員將可於任何合理時間內進入該地段之任何部分，以履行其各自之職務。

新批約第6122號特別條款第(52)項訂明：

其地段位於承授人之該地段內或緊接相鄰位置之該等擁有人、其租戶、工作人員、訪客、工人及獲彼等授權之其他人士可據此將獲例外及預留權利，享有自由及不受干擾之權利不時及於根據新批約第6122號協議授出之租約持續生效之任何時間內為所有正當使用及享用上述地段之目的，經過及來回行走、沿著及通過該地段內於經審批之整體規劃圖上所示之行人道及道路，惟不得駕駛汽車。

新批約第6122號特別條款第(53)項訂明：

承授人須以新界政務司滿意之方式維持現時位於該地段內名為Tai Pak School之學校建築物，費用由承授人承擔。承授人並須持續維持該建築物，直至政府與上述學校服務之大白社區人士達成協議或大白社區不再存在為止；屆時政府將以書面方式通知承授人毋須再維持該學校之事。

新批約第6122號特別條款第(54)項訂明：

(a) 隨附於新批約第6122號之圖則內以紅色加黑斜線顯示之區域不得用作哥爾夫球場以外之任何用途。

(b) 上述圖則內以紅色加黑斜線顯示之區域上不得興建任何結構。

(c) 承授人須於新批約第6122號下協議授出之租約持續生效之期間內任何時間以新界政務司滿意之方式營運及維持一個不少於18洞之非會員制哥爾夫球場，以供開放予公眾人士使用。

新批約第6122號特別條款第(55)項訂明：

承授人須以新界政務司滿意之方式於獲新界政務司批准之位置興建及維持碼頭，費用由承授人自行承擔。該碼頭將須於任何時候開放予大白之村民使用。

新批約第6122號特別條款第(56)(a)項訂明：

承授人須於經審批之整體規劃圖上所示之路線按在各方面符合此等條款之方式興建、營運及維持一個纜車系統，以運載乘客。

日期為一九七九年八月一日及於土地註冊處註冊為新批約第6620號之續批函（「新批約第6620號」）

新批約第6620號條件第(5)項訂明：

承授人須向一般公眾士免費開放及保持開放該延展區域（定義見新批約第6620號）之部分，以供於所有時間內進入所有現有海灘區域及承授人填海產生之任何額外海灘區域，惟已協定及聲明，承授人可於每一公曆年內將該延展區域之部分關閉一日，以保存承授人就該部分享有之權利。

新批約第6620號條件第(6)項訂明：

縱有新批約第6620號所載之任何條文及為免存疑，除按新界政務司根據新批約第6122號特別條款第6項審批之整體規劃圖及不時修訂或替代該圖則及根據新批約第6122號所載之一般及特別條款所述之方式外，該延展區域不得開發、重建或用作其他用途。

日期為一九八零年八月十九日及於土地註冊處註冊為新批約第6788號之續批函（「新批約第6788號」）

新批約第6788號條件第(g)項訂明：

承授人須向一般公眾人士免費開放及保持開放該延展區域（定義見新批約第6788號）之部分，以供於所有時間內進入所有現有海灘區域及承授人填海產生之任何額外海灘，惟已協定及聲明，承授人可於每一公曆年內將該延展區域之部分關閉一日，以保存承授人就該部分享有之權利。

新批約第6788號條件第(h)項訂明：

縱有新批約第6788號所載之任何條文及為免存疑，除按新界政務司根據新批約第6122號特別條款第6項及新批約第6620號審批之整體規劃圖及不時修訂或替代該圖則及根據新批約第6122號和新批約第6620號所載之一般及特別條款所述之方式外，該延展區域不得開發、重建或用作其他用途。

日期為一九八一年七月十六日及於土地註冊處註冊為新批約第6947號之續批函（「新批約第6947號」）

新批約第6947號條件第(7)項訂明：

承授人須向一般公眾人士免費開放及保持開放該延展區域（定義見新批約第6947號）之部分，以供於所有時間內進入所有現有海灘區域及承授人填海產生之任何額外海灘，惟已協定及聲明，承授人可於每一公曆年內將該延展區域之部分關閉一日，以保存承授人就該部分享有之權利。

新批約第6947號條件第(8)項訂明：

縱有新批約第6947號或新批約第6122號、新批約第6620號及新批約第6788號所載之任何條文，該延展區域不得用作哥爾夫球場與母地段（定義見新批約第6947號）有關以外之任何其他用途，及除按新界政務司根據新批約第6122號特別條款第6項、新批約第6620號及新批約第6788號審批之整體規劃圖及不時修訂或替代該圖則及根據新批約第6122號、新批約第6620號和新批約第6788號所載之一般及特別條款所述之方式外，該延展區域不得開發、重建或用作其他用途。

日期為二零零零年二月二十八日及在土地註冊處以註冊摘要編號IS280736註冊之地政總署署長函件（「第一份審批函件」）經日期為二零一六年三月二十四日及在土地註冊處以註冊摘要編號16040101400019 註冊之地政總署署長函件（「第二份審批函件」）、日期為二零二一年八月十七日及在土地註冊處以註冊摘要編號21092001310012 註冊之地政總署署長函件（「第三份審批函件」）及日期為二零二三年十一月十四日及在土地註冊處以註冊摘要編號23121500870012註冊之地政總署署長函件（「第四份審批函件」）之更改或修訂

第一份審批函件條件第(1)(a)項訂明：

承授人須於第一份審批函件日期起計十八個月內，以各方面獲地政總署署長（「署長」）滿意之方式，按署長批准之該等形式和物料及標準、水平、校準方式及設計為以下各項設置、建設、提供、興建、鋪設路面及接駁排水道（包括但不限於提供署長按其絕對酌情權可能要求之該等汽車通道及設施），費用由承授人自行承擔：

(I) 該地段內面積6,900平方米及在整體規劃圖上註有「N4b」字樣之部分（本文內稱為「N4b區內之學校地盤」）；及

(II) 該地段內面積3,000平方米及在整體規劃圖上註有「N5a」字樣之部分（本文內稱為「N5a區」）；及

(III) 該地段內面積1,500平方米及在整體規劃圖上註有「N5b」字樣之部分（本文內稱為「N5b區」）。

第一份審批函件條件第(1)(b)項訂明：

承授人須於署長要求興建之函件內指定之日期起計三十六個月內，按各方面令署長滿意之方式興建、設置、提供及完成造工良好及適合佔用及營運並可根據隨附於第一份審批函件之技術表和第一份審批函件條件第(1)(f)項批准之計劃之以下政府處所，費用由承授人承擔：

(I) 於N5a區內興建一個室內康體中心，淨營運樓面面積不少於1,529平方米（本文內稱為「室內康體中心」）；及

(II) 於N5b區內興建一個淨營運樓面面積不少於593.0平方米之社區會堂，或包含上述社區會堂以及其他公共設施，如淨營運樓面面積不少於366.3平方米之兒童和青少年中心等該等之社區中心（本文內稱為「鄰舍社區中心」）。署長對於該公共設施之種類之決定為最終及具約束力。

第一份審批函件條件第(1)(c)項訂明：

承授人須於署長致承授人之函件內指定之日期起計四十二個月內，以各方面獲署長滿意之方式作出以下各項，費用由承授人自行承擔：

(I) 按署長批准之該等形式及該等物料及該等標準、水平、校準方式及設計於該地段上面積6,200平方米及在整體規劃圖上註有「N4a」字樣之部分（本文內稱為「N4a區」）設置、建設、提供、興建、鋪設路面及接駁排水道（包括但不限於提供署長按其絕對酌情權可能要求之該等汽車通道及設施）；及

(II) 於N4a區興建、建設、提供及完成造工良好及適合佔用並及營運可根據隨附於第一份審批函件之技術表和第一份審批函件條件第(1)(f)項批准之計劃之公共小學，淨營運樓面面積須不少於5,729平方米（本文內稱為「公共小學」）。

第一份審批函件條件第(1)(m)(I)項訂明：

縱有第一份審批函件所載之任何條文，承授人須應署長要求時，不收取任何代價及沒有產權負擔，轉讓本條件第(1)(m)項第(II)分項列明的不分割份數及空置管有權，連同獨有使用、佔有及享用N4b區內之學校地盤之權利

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予財政司司長法團，費用由承授人自行承擔。承授人須於署長可於書面訂明的時間內，完成轉讓N4b區內之學校地盤，並須已發出按第一份審批函件條件第(1)(j)項的有關完成地盤建設證明書。

第一份審批函件條件第(1)(p)項訂明：

在不影響第一份審批函件條件第(1)(q)項之條文下，承授人須於直至第一份審批函件條件第(1)(q)項所述之維修責任期屆滿為止前所有時間，維持政府處所（包括其建築服務設施）及N4b區內之學校地盤於良好及各方面均獲署長滿意之狀況，費用由承授人承擔。

第一份審批函件條件第(2)(a)項及經第二份審批函件之更改或修訂而訂明：

承授人須透過於該地段上按整體規劃圖及各方面符合該等條件和任何時候在香港特別行政區內生效或可能生效與建築、衛生及規劃有關之所有條例、規章及規例之方式興建額外發展項目，進一步開發該地段，特別是：

(I) 承授人須於第一份審批函件日期起計五十四個月內於該地段在整體規劃圖上註有「N1 NORTH」和「N1 SOUTH」字樣之部分（本文內稱為「N1區」）完成總建築面積不少於57,953平方米之一幢或多幢建築物及使之適合供佔用，惟該等建築物不得用作住宅用途（不包括服務式住宅）以外之任何其他用途；及

(II) 承授人須於第一份審批函件日期起計九十個月內完成及使以下項目適合供佔用：

(i) 於N1 區內一幢或多幢總建築面積不少於115,905平方米（包括根據本條件第(2)(a)項第(I)分項完成之總建築面積）之建築物，該等建築物須用作住宅用途（不包括服務式住宅）；及

(ii) 於該地段在整體規劃圖內註有「N2」字樣之部分（本文內稱為「N2 區」）一幢或多幢總建築面積不少於9,000平方米之建築物，其中不少於300平方米須用作濕貨街市設施，及不多於6,000平方米可用作辦公室用途，及其餘總建築面積須用作商業用途；及

(III) 承授人須於第一份審批函件日期起計一百二十個月內完成及使以下項目適合供佔用：

(i) 於N1區內一幢或多幢總建築面積173,855平方米（包括根據本條件第(2)(a)項之(I)及(II)(i)分項完成之總建築面積）、用作住宅用途（不包括服務式住宅）之建築物；及

(IV) 承授人須於N2 區內完成及使以下各項適合供佔用：

(i) 於第一份審批函件日期起計五十四個月內一個運輸交匯處；及

(ii) 分兩期建成之渡輪碼頭，一期於第一份審批函件日期起計五十四個月內完成，二期於第一份審批函件日期起計一百二十個月內完成。

(V) 承授人須於二零一六年八月二十七日或之前於N2區內完成總建築面積不少於13,993平方米及不多於17,321平方米（包括根據本條件第(2)(a)項之(II)(ii)分項已完成之總建築面積）之一幢或多幢建築物及使之適合供佔用，該等建築物須用作商業用途，其中總共6,000平方米可用作辦公室用途，包括根據條件第(2)(a)(II)(ii)項獲准之已完成辦公室之樓面面積。

第二份審批函件

第二份審批函件條件第(4)(a)項訂明：

承授人須於第二份審批函件日期起計六十個月內於該地段內在整體規劃圖上註有「N1 NORTH」及「N1 SOUTH」字樣並以米色顯示之區域（但不包括在整體規劃圖上註有「POTENTIAL HOUSING DEVELOPMENT AREA」字樣並以米色加橙色點顯示之區域）完成總建築面積不少於184,309平方米及不多於191,278平方米（包括根據第一份審批函件條件第(2)(a)項之(I)、(II)(i)及(III)(i)分項完成之總建築面積）之一幢或多幢建築物及使之適合供佔用，該等建築物須用作住宅用途（不包括服務式住宅）。

第二份審批函件條件第(5)項訂明：

承授人須於該地段在整體規劃圖內註有「N3」字樣之區域（本文內稱為「N3區」）完成總建築面積不少於15,600平方米及不多於26,000平方米之一幢或多幢建築物及使之適合供佔用，其中不多於1,000平方米須用作商業用途而剩餘總建築面積須用作酒店用途（本文內統稱此N3 區內之一幢或多幢建築物為「N3 區內之酒店項目」）。

第二份審批函件條件第(9)項訂明：

第二份審批函件授出之批准須受限於地政總署署長（本文內稱為「署長」）代表香港特別行政區政府與香港國際主題樂園有限公司於一九九九年十二月十日簽訂及在土地註冊處以註冊摘要編號IS278911 及TW1325552註冊之限制性契約（本文內稱為「限制性契約」）規限，限制性契約內所載之契諾將適用於該地段在第二份審批函件批准之整體規劃圖上註有「N1 NORTH」、「N1SOUTH」、「N2」、「N3」、「N4a」、「N4b」、「N5a」、「N5b」、「N6」、「N7」及「N8」字樣之區域。

第二份審批函件條件第(10)項及經第三份審批函件之更改或修訂而訂明：

(a) 承授人須履行整體規劃圖內題為 “SUMMARY OF PUBLIC RECREATIONFACILITIES (‘PRF’) IN DISCOVERY BAY” 之圖表所訂明之現有公共康樂設施及新增公共康樂設施（本文內稱為「公共康樂設施」）。

(b) 承授人（不包括承授人的受讓人）須於該地段剩餘租期內，就公共康樂設施自行承擔其管理開支和維持開支。

(c) 承授人須於該地段之剩餘租期內，開放公共康樂設施供公眾使用。

(d) 在本條款中訂明或待訂明的公共康樂設施當中，承授人須開放海濱廣場、南部海濱長廊、北部海濱長廊、露天廣場、中央公園洗手間、中央公園、單車徑、行山徑和海灘供公眾免費使用。

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批地文件的摘要

第二份審批函件條件第(11)(a)項訂明：

承授人透過第二份審批函件確認，於第二份審批函件之日，在整體規劃圖以橙色邊顯示的地段邊界外之區域豎立了一些在整體規劃圖以藍色加黑斜線顯示之結構，包括填海區及海堤、泥灘、兩個防波堤、兩個岩石區、兩個人工斜坡和渡輪碼頭（本文內稱為「現有結構」）。承授人（不包括承授人的受讓人）須於新批約第6620號、第6788號及第6947號同意批出之租期內以各方面獲署長滿意之方式維持現有結構，費用由承授人自行承擔。

第三份審批函件

第三份審批函件條件第(4)(a)項訂明：

(a) 承授人須透過於該地段內註有「N1 NORTH」字樣之部分（本文內稱為「N1 NORTH 區」）上按整體規劃圖及各方面符合該等條件和任何時候在香港特別行政區內生效或可能生效與建築、衛生及規劃有關之所有條例、規章及規例之以下所述方式興建額外發展項目，進一步開發該部分：

(I) 承授人須於第三份審批函件日期起計六十個月內於N1 NORTH 區完成總建築面積不少於27,000平方米之一幢或多幢建築物及使之適合供佔用，該等建築物不得用作住宅用途（不包括服務式住宅）以外之任何其他用途；

(II) 承授人須於第三份審批函件日期起計九十個月內完成於N1 NORTH 區內一幢或多幢總建築面積不少於60,000平方米（包括根據本條件第(4)(a)項第(I)分項完成之總建築面積）之建築物及使之適合供佔用，該等建築物不得用作住宅用途（不包括服務式住宅）以外之任何其他用途；及

(III) 承授人須於第三份審批函件日期起計一百二十個月內完成於N1 NORTH 區內一幢或多幢總建築面積不少於74,400平方米（包括根據本條件第(4)(a)項第(I)及(II)分項完成之總建築面積）之建築物及使之適合供佔用，該等建築物不得用作住宅用途（不包括服務式住宅）以外之任何其他用途。

(b) 為免存疑，於 N1 NORTH 區內已經或將建於其上之建築物之總樓面面積不得超過157,100平方米。

第三份審批函件條件第(5)(a)項訂明：

承授人須於該地段在整體規劃圖註有「2a」字樣之部分（本文內稱為「2a區」）內，分兩期完成第三份審批函件隨附之設施明細表內中題為 “SUMMARY OF PUBLIC RECREATION FACILITIES (‘PRF’) IN DISCOVERY BAY” 之圖表上所訂明之多用途康體中心及使之適合供佔用，該等建築物須用作公共康樂用途。一期於第三份審批函件日期起計六十個月內完成總建築面積不少於5,000平方米，二期於第三份審批函件日期起計九十個月內完成總建築面積不少於8,000平方米（不包括一期完成之5,000平方米建築面積）。

第三份審批函件條件第(6)(a)項訂明：

承授人須於第三份審批函件日期起計六十個月內於該地段在整體規劃圖註有「9a」字樣之部分（本文內稱為「9a區」）內，完成總建築面積不少於1,978平方米，整體規劃圖內題為“SUMMARY OF PUBLIC RECREATION FACILITIES (‘PRF’) IN DISCOVERY BAY”之圖表所訂明之溜冰場及使之適合供佔用，該等建築物須用作公共康樂用途。

第三份審批函件條件第(8)項訂明：

承批人須按照環境保護署署長要求或批准時限內，達至署長滿意的程度，根據承批人呈交予環境保護署署長，日期為2018年3月26日之污水收集系統影響評估，全面進行一切工程或措施，並遵守署長不時施加之措施或要求。

第三份審批函件條件第(9)項訂明：

第三份審批函件授出之批准須受限於經於2017年8月25日簽訂及在土地註冊處以註冊摘要編號17092601830018註冊的限制性契約修訂書所修訂的限制性契約規限，限制性契約及限制性契約修訂書內所載之契諾將適用於該地段在第三份審批函件批准之整體規劃圖上註有「N1 NORTH」、「N1 SOUTH」、「N2」、「N3」、「N4a」、「N4b」、「N5a」、「N5b」、「N6」、「N7」及「N8」字樣之區域。

附註：

1. 根據整體規劃圖5.0之批准，承授人按新批約第6122號特別條款第(5)(b)項、第(11)(a)項及第(54)項及新批約第6947 號第(8)項與非會員制哥爾夫球場有關之責任不再適用。

2. 根據整體規劃圖5.1之批准，承授人按新批約第6122號特別條款第(5)(b)項、第(11)(a)項及第(56)(a)項與纜車系統有關之責任不再適用。

3. 根據於2011年11月17日由財政司司長法團作為業主及Discovery Bay International School Limited 作為租客訂立的租約及政府產業署於2012年10月15日發給Discovery Bay International School Limited 的續租信、及分別於2015年9月11日及2024年1月24日由財政司司長法團作為批租人及Discovery Bay International School Limited 作為承租人訂立的租契，按批地文件興建的警務大樓之用途已修改為幼稚園。

4. 根據日期為2020年3月23日及在土地註冊處以註冊摘要編號 20050501440019 註冊由地政總署離島地政處發出之函件（「暫時豁免信函」），新批約第 6122 號（並受新批約第 6620 號、新批約第 6788 號及新批約第 6947 號所延長）特別條款第 7 項的限制獲暫時豁免（「該暫時豁免」），以允許在丈量約份第 352 約地段第 385 號地段的餘段及其延展部分的部分土地中，即總地盤面積約為 1,070 平方米並在夾附暫時豁免信函的圖則上以粉紅色顯示以作識別的土地，用作臨時停車場以供目前根據《道路交通條例》持有牌照的私家車、輕型貨車、小型巴士及高爾夫球車停泊。該暫時豁免受支付豁免費、提供屏障和滅火器以及暫時豁免信函提及的其他條款、條件和文件所規限。該暫時豁免仍然生效。

Special Condition No.(6) of New Grant No.6122 stipulates that:-

(a) Prior to the commencement of any work on the lot the grantee shall submit for the prior approval of the Secretary within six months of the date of New Grant No.6122 a Master Layout Plan showing delineated and colored thereon:-

(i) the positions of the roads proposed to be made;

(ii) the general location and nature of the buildings proposed to be erected on the lot;

(iii) all breakwaters, piers or other marine structures which it is proposed to erect; and

(iv) the stages or phases by which it is proposed to develop the lot.

(b) In complying with Special Condition No.(5) of New Grant No.6122 the whole of the lot shall be developed or redeveloped to the satisfaction of the Secretary in conformity and in accordance with the Master Layout Plan approved and signed by the Secretary who shall retain a copy thereof, and no alterations whatsoever shall be made by the grantee to the Master Layout Plan or to the development or any redevelopment without the prior consent in writing of the Secretary, it being agreed that in the case of minor alterations such consent shall not be normally withheld.

(c) The Master Layout Plan and any plan amending the same signed by or on behalf of the grantee and the Government shall be deposited and kept at District Land Office, Islands.

Special Condition No.(22)(a) of New Grant No.6122 stipulates that:-

The grantee shall at his own expense erect upon the lot a fire station building and drill yard (but without any fire-fighting equipments and fire appliances) at the position and to the specifications shown and described in the approved Master Layout Plan to the satisfaction of the said Director of Fire Services. Upon completion of the said building and drill yard and its formal acceptance in writing by the said Director on behalf of the Government the said building and drill yard shall be leased to the Government at a rent of one dollar in Hong Kong currency per annum for the remainder of the term agreed to be granted by New Grant No.6122 and shall from the commencement of such lease be maintained by Government at its own expense.

Special Condition No.(23) of New Grant No.6122 stipulates that:-

The grantee shall at his own expense erect upon the lot a police post building at a position and to the specifications shown and described in the approved Master Layout Plan to the satisfaction of the Commissioner of Police. Upon completion of the building and its formal acceptance in writing by the said Commissioner on behalf of the Government the building shall be leased to Government at a rent of one dollar in Hong Kong currency per annum for the remainder of the term agreed to the granted by New Grant No.6122 and shall from the commencement of such lease be maintained by the Government at its expense.

Special Condition No.(54) of New Grant No.6122 stipulates that:-

(a) The area shown coloured red hatched black on the plan annexed to New Grant No.6122 shall not be used for any purpose other than a golf course or golf courses.

(b) No structure shall be erected on the said area shown coloured red hatched black on the said plan.

(c) The grantee shall at all times during the continuance of the tenancy agreed to be granted by New Grant No.6122 operate and maintain to the satisfaction of the Secretary not less than one eighteen-hole non-membership golf course open for use by members of the public.

Condition No.(5) of New Grant No.6620 stipulates that:-

The grantee shall open and keep open to the general public free of charge part of the extension area (as defined in New Grant No.6620) for the purpose of giving access at all times to all existing beach areas and to any additional beach areas reclaimed by the grantee, it being agreed and declared that the grantee may close such part of the extension area for a period of one day during each calendar year in order to preserve the grantee's right as the grantee relating thereto.

Condition No.(6) of New Grant No.6620 stipulates that:-

Notwithstanding anything contained in New Grant No.6620 and for the avoidance of doubt the extension area shall not be developed, redeveloped or used except in accordance with the Master Layout Plan approved by the Secretary for the New Territories pursuant to Special Condition No.(6) of New Grant No.6122 and any plan amending the same or substituted for the same from time to time and in accordance with the General and Special Conditions contained in New Grant No.6122.

Condition (g) of New Grant No.6788 stipulates that:-

The grantee shall open and keep open to the general public free of charge part of the extension areas (as defined in New Grant No.6788) for the purpose of giving access at all times to all existing beach areas and to any additional beach areas reclaimed by the grantee, it being agreed and declared that the grantee may close such part of the extension areas for a period of one day during each calendar year in order to preserve the grantee's right as the grantee relating thereto.

Condition (h) of New Grant No.6788 stipulates that:-

Notwithstanding anything contained in New Grant No.6788 and for the avoidance of doubt the extension areas shall not be developed, redeveloped or used except in accordance with the Master Layout Plan approved by the Secretary for the New Territories pursuant to Special Condition No.(6) of New Grant No.6122 and New Grant No.6620 and any plan amending the same or substituted for the same from time to time and in accordance with the General and Special Conditions contained in New Grant No.6122 and New Grant No.6620.

Condition No.(7) of New Grant No.6947 stipulates that:-

The grantee shall open and keep open to the general public free of charge part of the extension area (as defined in New Grant No.6947) for the purpose of giving access at all times to all existing beach areas and to any additional beach areas reclaimed by the grantee, it being agreed and declared that the grantee may close such part of the extension area for a period of one day during each calendar year in order to preserve the grantee's right as the grantee relating thereto.

Condition No.(8) of New Grant No.6947 stipulates that:-

Notwithstanding anything in New Grant No.6947 or New Grant No.6122, New Grant No.6620 and New Grant No.6788 contained, the extension area shall not be used for any purpose other than for golf course purposes in association with the parent lot (as defined in New Grant No.6947) and shall not be developed,

redeveloped or used except for such purposes and in accordance with the Master Layout Plan approved by the Secretary for the New Territories pursuant to Special Condition No.(6) of New Grant No.6122, New Grant No.6620 and New Grant No.6788 and any plan amending the same or substituted for the same from time to time and in accordance with the General and Special Conditions contained in New Grant No.6122, New Grant No.6620 and New Grant No.6788.

Condition No.(1)(a) of the First Approval Letter stipulates that:-

The grantee shall within 18 months from the date of the First Approval Letter, at its own expense and in all respects to the satisfaction of the Director of Lands (hereinafter referred to as the "Director") lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including but not limited to the provision of such vehicular access and utilities as the Director in his absolute discretion may require) the following:-

(I) that part of the lot having an area of 6,900 square metres and marked "N4b" on the Master Plan (hereinafter referred to as "the School Site in Area N4b"); and

(II) that part of the lot having an area of 3,000 square metres and marked "N5a" on the Master Plan (hereinafter referred to as "Area N5a"); and

(III) that part of the lot having an area of 1,500 square metres and marked "N5b" on the Master Plan (hereinafter referred to as "Area N5b").

Condition No.(1)(b) of the First Approval Letter stipulates that:-

The grantee shall within 36 months from the date to be specified in a letter from the Director to the grantee requiring construction thereof, at its own expense and in all respects to the satisfaction of the Director erect, construct, provide and complete in a good workmanlike manner and make fit for occupation and operation in accordance with the Technical Schedules annexed to the First Approval Letter and the plans approved under Condition No.(1)(f) of the First Approval Letter the following government accommodation:-

(I) within Area N5a one indoor recreation centre of a net operational floor area of not less than 1,529 square metres (hereinafter referred to as "the Indoor Recreation Centre"); and

(II) within Area N5b either a community hall of a net operational floor area of not less than 593.0 square metres or a community centre consisting of the said community hall and such other institutional facilities such as a children and youth centre of a net operational floor area of not less than 366.3 square metres (hereinafter referred to as "the Neighbourhood Community Centre"). The decision of the Director as to the type of institutional facilities is final and binding.

Condition No.(1)(c) of the First Approval Letter stipulates that:-

The grantee shall within 42 months from the date to be specified in a letter from the Director to the grantee, at its own expense and in all respects to the satisfaction of the Director:-

(I) lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including but not limited to the provision of such vehicular access and utilities as the Director in his absolute discretion may require) that part of the lot having an area of 6,200 square metres and marked "N4a" on the Master Plan (hereinafter referred to as "Area N4a"); and

(II) erect, construct, provide and complete in a good workmanlike manner and make fit for occupation and operation in accordance with the Technical Schedule annexed to the First Approval Letter and the plans approved under Condition No.(1)(f) of the First Approval Letter within Area N4a one public primary school of a net operational floor area of not less than 5,729 square metres (hereinafter referred to as "the Public Primary School").

Condition No.(1)(m)(I) of the First Approval Letter stipulates that:-

Notwithstanding any provisions to the contrary contained in the First Approval Letter, the grantee shall when called upon so to do by the Director assign free of any consideration to F.S.I., with vacant possession, free from incumbrances, at the grantee's expense, the undivided shares specified in sub-clause (II) of this Condition (1)(m) together with the right to the exclusive use, occupation and enjoyment of the School Site in Area N4b and the grantee shall complete the assignment of the School Site in Area N4b in respect of which a site formation completion certificate shall have been issued under Condition (1)(j) of the First Approval Letter within such time as may be specified in writing by the Director.

Condition No.(1)(p) of the First Approval Letter stipulates that:-

Without prejudice to the provisions of Condition No.(1)(q) of the First Approval Letter the grantee shall, at all times until expiry of the Defects Liability Period referred to in Condition No.(1)(q) of the First Approval Letter, at the grantee's own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation (including the building services installations therefor) and the School Site in Area N4b.

Condition No.(10) of the Second Approval Letter as varied or modified by the Third Approval Letter stipulates that:-

(a) The grantee shall fulfil the requirement of the provision of existing public recreation facilities and new public recreation facilities as laid down in the table titled "SUMMARY OF PUBLIC RECREATION FACILITIES ('PRF') IN DISCOVERY BAY" in the Master Plan (hereinafter collectively referred to as "the Public Recreation Facilities").

(b) The management costs and maintenance costs of the Public Recreation Facilities shall be solely borne by the grantee (excluding the grantee's assigns) for the residue of the lease term of the lot.

(c) The grantee shall open the Public Recreation Facilities for use by the public for the residue of the lease term of the lot.

(d) Out of the Public Recreation Facilities provided or to be provided under Condition No.(10) of the Second Approval Letter, the grantee shall open the Seafront Plaza, South Promenade, North Promenade, Piazza, Central Park Toilet, Central Park, Bicycle Lanes, Hiking Trails and the Beach for use by the public free of admission fees or charges.

Condition No.(5)(a) of the Third Approval Letter stipulates that:-

The grantee shall complete and make fit for occupation within that part of the lot marked "2a" on the Master Plan (hereinafter referred to as "Area 2a") the Multi-recreation Centre as laid down in the table titled "SUMMARY OF PUBLIC RECREATION FACILITIES ('PRF') IN DISCOVERY BAY" in two stages in accordance with the Schedule of Accommodation annexed to the Third Approval Letter which shall be used for public recreation purposes, the first stage having a total gross building area of 5,000 square metres within

60 months from the date of the Third Approval Letter and the second stage having a total gross building area of 8,000 square metres (excluding the gross building area of 5,000 square metres completed in the first stage) within 90 months from the date of the Third Approval Letter.

Condition No.(6)(a) of the Third Approval Letter stipulates that:-

The grantee shall within 60 months from the date of the Third Approval Letter complete and make fit for occupation within that part of the lot marked "9a" on the Master Plan (hereinafter referred to as "Area 9a") the Ice Skating Rink as laid down in the table titled "SUMMARY OF PUBLIC RECREATION FACILITIES ('PRF') IN DISCOVERY BAY" having a total gross building area of 1,978 square metres which shall be used for public recreation purposes.

Notes:

1. 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 Phase: Not applicable.
2. Information on any part of the land (on which the Phase is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 sub. leg. F): Not applicable.
3. A plan that shows the location of the facilities and open spaces: Please see the plan set out at the end of this section.
4. The general public has the right to use the facilities and open spaces in accordance with the Land Grant.
5. The facilities and open spaces that are required to be managed and maintained at the expense of the owners of the residential properties in the Phase and those owners are required to meet a proportion of the expense of managing and maintaining the facilities or open spaces through the management expenses apportioned to the residential properties concerned: Not applicable.
6. The obligations of the grantee under Special Condition No.(54) of New Grant No.6122 relating to the non-membership golf course are no longer applicable pursuant to the approval of Master Layout Plan 5.0. Under Master Layout Plan 5.0 and Master Layout Plan 6.0E1, public recreation facilities in Area N2, Area 2a/2b and Area 8a/9a are to be provided by the grantee as the replacement for the said non-membership golf course.
7. The user of the police post building erected under the Land Grant has been modified to a kindergarten pursuant to the Tenancy Agreement dated 17th November 2011 made between the Financial Secretary Incorporated as landlord and Discovery Bay International School Limited as tenant and a letter of renewal dated 15th October 2012 issued by the Government Property Agency, which has been further renewed by the Leases dated 11th September 2015 and 24th January 2024 respectively made between the Financial Secretary Incorporated as lessor and Discovery Bay International School Limited as lessee.
8. There are no provisions under the Deed of Mutual Covenant dated 30th September 1982 registered in the Land Registry by Memorial No.IS112018, the draft Sub-Deed of Mutual Covenant governing Portion of Area N1 North of Discovery Bay City (of which the Phase forms part) and the draft Sub-Sub-Deed of Mutual Covenant governing the Phase that concern those facilities and open spaces mentioned above.

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新批約第6122號特別條款第(6)項訂明：

(a) 於該地段上展開任何工程前，承授人須於新批約第6122號日期起計六個月內，向新界政務司呈交整體規劃圖供其事先批准，整體規劃圖須以圖示及不同顏色顯示以下各項：

(i) 建議將興建之道路之位置；

(ii) 建議將在該地段上興建之建築物之一般位置及性質；

(iii) 建議興建之所有防波堤、碼頭或其他海事結構；及

(iv) 建議發展該地段之階段或期數。

(b) 為符合新批約第6122號特別條款第(5)項，該地段整個地段須以使新界政務司滿意之方式，在遵守及按照新界政務司已批准及簽署之整體規劃圖進行開發或重建。新界政務司將保存一份該整體規劃圖之副本。在未經新界政務司事先書面同意前，承授人不得對整體規劃圖或發展或任何重建工程作出任何修改，惟已同意如為微細之修訂，一般將不會拒絕授出同意。

(c) 經由或代表承授人及政府簽署之整體規劃圖及其任何修訂圖則須存放及保存於離島地政處。

新批約第6122號特別條款第(22)(a)項訂明：

承授人須於該地段上以上述消防處處長滿意之方式興建一幢消防局大樓及演習場（但毋須任何消防設備及消防車），位置及規格如已經審批之整體規劃圖內所示及描述，費用由承授人自行承擔。於上述之大樓及演習場落成及獲上述處長代表政府以書面方式正式接納後，上述大樓及演習場須按每年一港元之租金於新批約第6122號下之租期之餘下期間租賃予政府，由該租約展開之時起由政府維持，費用由政府承擔。

新批約第6122號特別條款第(23)項訂明：

承授人須於該地段上以警務處處長滿意之方式興建一幢警務大樓，位置及規格如已經審批之整體規劃圖所示及所描述，費用由承授人自行承擔。於該大樓落成及獲上述處長代表政府以書面方式正式接納後，上述大樓須按每年一港元之租金於新批約第6122號下之租期之餘下期間租賃予政府，由該租約展開之時起由政府維持，費用由政府承擔。

新批約第6122號特別條款第(54)項訂明：

(a) 隨附於新批約第6122號之圖則內以紅色加黑斜線顯示之區域不得用作哥爾夫球場以外之任何用途。

(b) 上述圖則內以紅色加黑斜線顯示之區域上不得興建任何結構。

(c) 承授人須於新批約第6122號下協議授出之租約持續生效之期間內任何時間以新界政務司滿意之方式營運及維持一個不少於18洞之非會員制哥爾夫球場，以供開放予公眾人士使用。

新批約第6620號條件第(5)項訂明：

承授人須向一般公眾人士免費開放及保持開放該延展區域（定義見新批約第6620號）之部分，以供於所有時間內進入所有現有海灘區域及承授人填海產生之任何額外海灘區域，惟已協定及聲明，承授人可於每一公曆年內將該延展區域之部分關閉一日，以保存承授人就該部分享有之權利。

新批約第6620號條件第(6)項訂明：

縱有新批約第6620號所載之任何條文及為免存疑，除按新界政務司根據新批約第6122號特別條款第(6)項審批之整體規劃圖及不時修訂或替代該圖則及根據新批約第6122號所載之一般及特別條款所述之方式外，該延展區域不得開發、重建或用作其他用途。

新批約第6788號條件第(g)項訂明：

承授人須向一般公眾人士免費開放及保持開放該延展區域（定義見新批約第6788號）之部分，以供於所有時間內進入所有現有海灘區域及承授人填海產生之任何額外海灘，惟已協定及聲明，承授人可於每一公曆年內將該延展區域之部分關閉一日，以保存承授人就該部分享有之權利。

新批約第6788號條件第(h)項訂明：

縱有新批約第6788號所載之任何條文及為免存疑，除按新界政務司根據新批約第6122號特別條款第(6)項及新批約第6620號審批之整體規劃圖及不時修訂或替代該圖則及根據新批約第6122號和新批約第6620號所載之一般及特別條款所述之方式外，該延展區域不得開發、重建或用作其他用途。

新批約第6947號條件第(7)項訂明：

承授人須向一般公眾人士免費開放及保持開放該延展區域（定義見新批約第6947號）之部分，以供於所有時間內進入所有現有海灘區域及承授人填海產生之任何額外海灘，惟已協定及聲明，承授人可於每一公曆年內將該延展區域之部分關閉一日，以保存承授人就該部分享有之權利。

新批約第6947號條件第(8)項訂明：

縱有新批約第6947號或新批約第6122號、新批約第6620號及新批約第6788號所載之任何條文，該延展區域不得用作哥爾夫球場與母地段（定義見新批約第6947號）有關以外之任何其他用途，及除按新界政務司根據新批約第6122號特別條款第(6)項、新批約第6620號及新批約第6788號審批之整體規劃圖及不時修訂或替代該圖則及根據新批約第6122號、新批約第6620號和新批約第6788號所載之一般及特別條款所述之方式外，該延展區域不得開發、重建或用作其他用途。

第一份審批函件條件第(1)(a)項訂明：

承授人須於第一份審批函件日期起計十八個月內，以各方面獲地政總署署長（「署長」）滿意之方式，按署長批准之該等形式和物料及標準、水平、校準方式及設計為以下各項設置、建設、提供、興建、鋪設路面及接駁排水道（包括但不限於提供署長按其絕對酌情權可能要求之該等汽車通道及設施），費用由承授人自行承擔：

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(I) 該地段內面積6,900平方米及在整體規劃圖上註有「N4b」字樣之部分（本文內稱為「N4b 區內之學校地盤」）；及

(II) 該地段內面積3,000平方米及在整體規劃圖上註有「N5a」字樣之部分（本文內稱為「N5a 區」）；及

(III) 該地段內面積1,500平方米及在整體規劃圖上註有「N5b」字樣之部分（本文內稱為「N5b 區」）。

第一份審批函件條件第(1)(b)項訂明：

承授人須於署長要求興建之函件內指定之日期起計三十六個月內，按各方面令署長滿意之方式興建、設置、提供及完成造工良好及適合佔用及營運並可根據隨附於第一份審批函件之技術表和第一份審批函件條件第(1)(f)項批准之計劃之以下政府處所，費用由承授人承擔：

(I) 於N5a區內興建一個室內康體中心，淨營運樓面面積不少於1,529平方米（本文內稱為「室內康體中心」）；及

(II) 於N5b區內興建一個淨營運樓面面積不少於593.0平方米之社區會堂，或包含上述社區會堂以及其他公共設施，如淨營運樓面面積不少於366.3平方米之兒童和青少年中心等該等之社區中心（本文內稱為「鄰舍社區中心」）。署長對於該公共設施之種類之決定為最終及具約束力。

第一份審批函件條件第(1)(c)項訂明：

承授人須於署長致承授人之函件內指定之日期起計四十二個月內，以各方面獲署長滿意之方式作出以下各項，費用由承授人自行承擔：

(I) 按署長批准之該等形式及該等物料及該等標準、水平、校準方式及設計於該地段上面積6,200平方米及在整體規劃圖上註有「N4a」字樣之部分（本文內稱為「N4a 區」）設置、建設、提供、興建、鋪設路面及接駁排水道（包括但不限於提供署長按其絕對酌情權可能要求之該等汽車通道及設施）；及

(II) 於N4a區興建、建設、提供及完成造工良好及適合佔用並及營運可根據隨附於第一份審批函件之技術表和第一份審批函件條件第(1)(f)項批准之計劃之公共小學，淨營運樓面面積須不少於5,729平方米（本文內稱為「公共小學」）。

第一份審批函件條件第(1)(m)(I)項訂明：

縱有第一份審批函件所載之任何條文，承授人須應署長要求時，不收取任何代價及沒有產權負擔，轉讓本條件第(1)(m)項第(II)分項列明的不分割份數及空置管有權，連同獨有使用、佔有及享用N4b區內之學校地盤之權利予財政司司長法團，費用由承授人自行承擔。承授人須於署長可於書面訂明的時間內，完成轉讓N4b區內之學校地盤，並須已發出按第一份審批函件條件第(1)(j)項的有關完成地盤建設證明書。

第一份審批函件條件第(1)(p)項訂明：

在不影響第一份審批函件條件第(1)(q)項之條文下，承授人須於直至第一份審批函件條件第(1)(q)項所述之維修責任期屆滿為止前所有時間，維持政府處所（包括其建築服務設施）及 N4b 區內之學校地盤於良好及各方面均獲署長滿意之狀況，費用由承授人承擔。

第二份審批函件條件第(10)項及經第三份審批函件之更改或修訂而訂明：

(a) 承授人須履行整體規劃圖內題為“SUMMARY OF PUBLIC RECREATION FACILITIES (‘PRF’) IN DISCOVERY BAY”之圖表上，就提供現有及新的公共康樂設施（本文內統稱為「公共康樂設施」）訂下之要求。

(b) 承授人（不包括承授人的受讓人）須於該地段剩餘租期內，就公共康樂設施，自行承擔其管理開支和維持開支。

(c) 承授人須於該地段之剩餘租期內，開放公共康樂設施供公眾使用。

(d) 在根據第二份審批函件條件第(10)項已經或將提供的公共康樂設施中，承授人須開放海濱廣場、南部海濱長廊、北部海濱長廊、露天廣場、中央公園洗手間、中央公園、單車徑、行山徑和海灘供公眾免費使用。

第三份審批函件條件第(5)(a)項訂明：

承授人須於該地段在整體規劃圖上註有「2a」字樣之部分（本文內稱為「2a 地區」），根據隨附於第三份審批函件之設施明細表，分兩期完成於整體規劃圖內題為“SUMMARY OF PUBLIC RECREATION FACILITIES (‘PRF’) IN DISCOVERY BAY”之圖表上所訂明之多用途康樂中心，以用作公共康樂用途，一期總建築面積5,000平方米於第三份審批函件日期起計六十個月內完成，二期總建築面積8,000平方米（不包括一期已完成之總建築面積之5000平方米）於第三份審批函件日期起計九十個月內完成。

第三份審批函件條件第(6)(a)項訂明：

承授人須於第三份審批函件日期起計六十個月內於該地段在整體規劃圖上註有「9a」字樣之部分（本文內稱為「9a地區」），完成總建築面積為 1,978 平方米並於整體規劃圖內題為“SUMMARY OF PUBLIC RECREATION FACILITIES (‘PRF’) IN DISCOVERY BAY”之圖表上所訂明之溜冰場，以用作公共康樂用途。

備註：

1. 根據批地文件規定須由該期數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。

2. 該期數所位於的土地中為施行《建築物（規劃）規例》（第123章，附屬法例F）第22(1)條而撥供公眾用途的任何部分的資料：不適用。

3. 顯示該等設施及休憩用地的位置的圖則（請參閱本節末展示之圖則）。

4. 公眾有權按照批地文件使用該等設施及休憩用地。

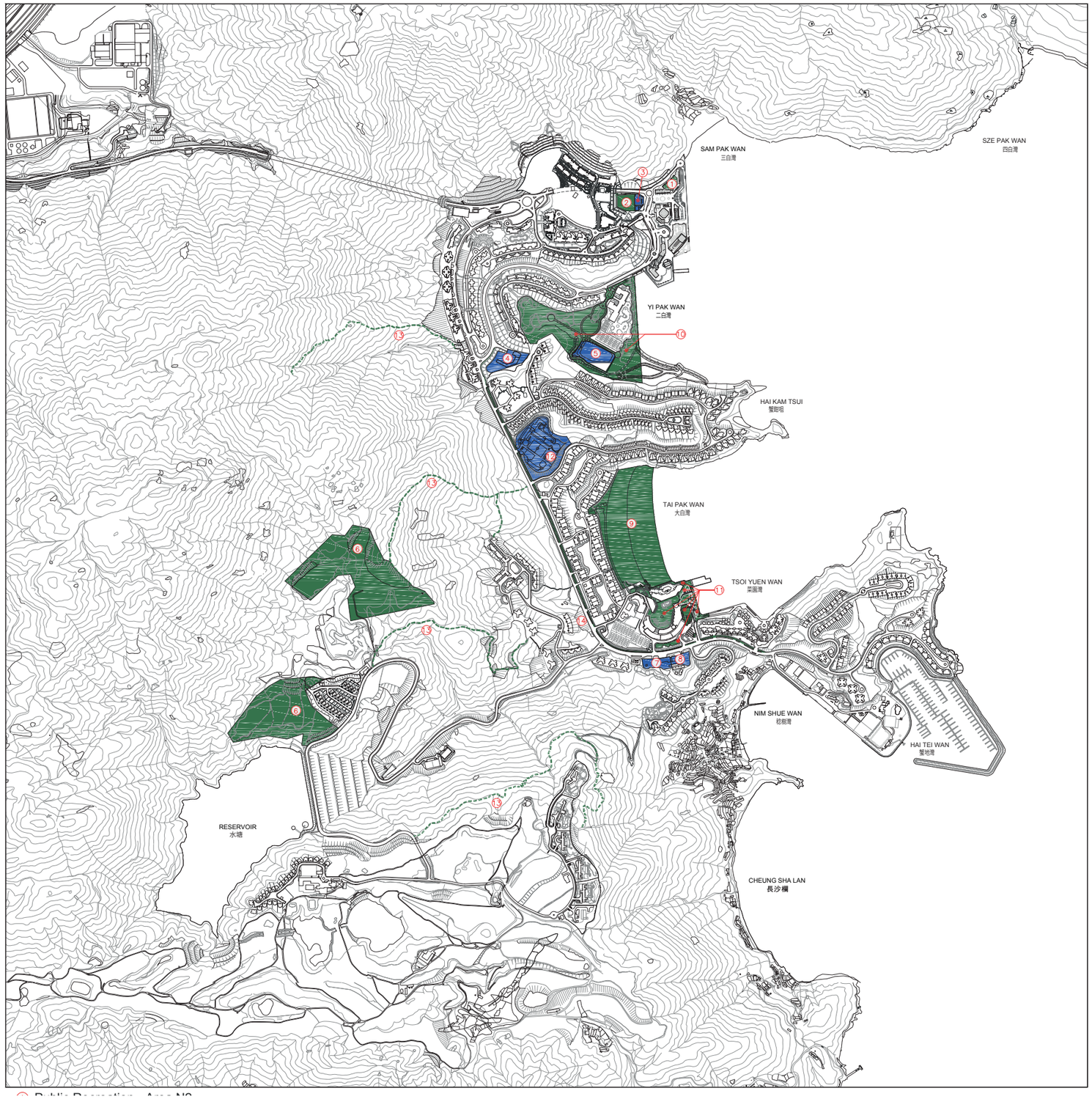
5. 該等設施及休憩用地按規定須由期數中的住宅物業的擁有人出資管理、營運或維持，而該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施及休憩用地的部分開支：不適用。

6. 根據整體規劃圖5.0之批准，承授人按新批約第6122號特別條款第(54)項與非會員制哥爾夫球場有關之責任不再適用。依據整體規劃圖5.0及整體規劃圖6.0E1承授人將於N2地區、2a/2b地區及8a/9a地區提供公共康樂設施作為上述非會員制哥爾夫球場之替代。

7. 根據於2011年11月17日由財政司司長法團以業主及 Discovery Bay International School Limited 以租客訂立的租約及政府產業署於2012年10月15日發出的續租信、及分別於2015年9月11日及2024年1月24日由財政司司長法團作為批租人及 Discovery Bay International School Limited 作為承租人訂立的租契，按批地文件興建的警務大樓之用途已修改為幼稚園。

8. 日期為一九八二年九月三十日並在土地註冊處以註冊摘要編號 IS112018 註冊之主公契、規管愉景灣 N1 North區部份（期數為其之一部份）的分公契擬稿及規管期數的副分公契擬稿沒有關於以上提及的該等設施及休憩用地的條文。

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



N

Community Facilities
社區設施

Public Recreation
公共康樂用途

① Public Recreation - Area N2
公共康樂 - N2地區

② Indoor Recreation Centre (Proposed) - Area N5a
室內康樂中心（策劃中）- N5a地區

③ Community Centre - Area N5b
社區會堂 - N5b地區

④ School (Proposed) - Area N4a
小學（策劃中）- N4a地區

⑤ School - Area N4b
學校 - N4b地區

⑥ Public Recreation (Proposed 13,000m² GFA for public recreation facilities, including multi-recreation center in Area 2a to be provided within the shaded area) - Area 2a/2b
公共康樂（於範圍內策劃提供13,000平方米的公共康樂用途樓面面積，包括於2a地區之多功能康樂中心）- 2a/2b地區

⑦ Fire Station - Area 15
消防局 - 15地區

⑧ Police (the subject site has been changed to kindergarten) - Area 14
警局（上址已改至幼稚園用途）- 14地區

⑨ Beach - Area 23
海灘 - 23地區

⑩ Central Park and Central Park Toilet - Area N7
中央公園及中央公園洗手間 - N7地區

⑪ Ice Skating Rink, Multi-Purpose Hall, Seafront Plaza, South Promenade, North Promenade and Piazza - Area 9a
溜冰場，多用途禮堂，海濱廣場，南海濱步道，北海濱步道及露天廣場 - 9a地區

⑫ School - Area 13
學校 - 13地區

⑬ Hiking Trails
登山徑

⑭ Bicycle Lane
單車車道

Scale: 0 500M/米
比例：

18 WARNING TO PURCHASERS
對買方的警告

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

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

c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors.

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

a) 謹此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。

b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 -
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所。

d) 如屬上述(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。