



YUCCIE世
S Q U A R E 宙

一手住宅物業買家須知 Notes to purchasers of first-hand residential properties

此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19(1) 條而發出的。

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」)，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，會在緊接該項目的出售日期前最少七日內向公眾發布，而有關價單和銷售安排，亦會在緊接該項目的出售日期前最少三日內公布。
- 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。

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、前庭或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。

- 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。
- 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租。
- 留意公契內訂明有關物業內可否飼養動物。

7. 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。
- 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。

8. 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。

9. 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。

10. 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

11. 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」。

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12. 示範單位

- 賣方不一定須設置示範單位供準買方或公眾參觀，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

13. 預計的關鍵日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期¹。
- 請注意：
 - 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內(以何者較早為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買方。
 - 至於並非地政總署預售樓花同意方案規管的發展項目，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，以書面通知買方。

適用於一手已落成住宅物業

14. 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」。

15. 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。

電話：2817 3313
電郵：enquiry_srpa@hd.gov.hk
傳真：2219 2220

其他相關聯絡資料：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
香港地產建設商會	2826 0111	2845 2521

運輸及房屋局

一手住宅物業銷售監管局

2014年4月

¹ 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。

一手住宅物業買家須知 Notes to purchasers of first-hand residential properties

This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance.

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) 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.

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.

- 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 you have 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.
- 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.

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. Agreement for sale and purchase

- Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (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.
- 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.

8. 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).

9. 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

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salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

10. 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

11. Pre-sale Consent

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

12. 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

13. Estimated material date

- Check the estimated material date¹ for the development in the sales brochure.
- Please note that:
 - ☐ For development which is subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it 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.
 - ☐ For development which is not subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

For first-hand completed residential properties

14. 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.

15. 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 -

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

Other useful contacts -

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
April 2014

¹ 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.

發展項目的資料 Information on the development

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數：元朗安寧路38號

發展項目包含**4**幢多單位建築物

每幢多單位建築物：第1、2、3及5座 - 30層(不包括地庫及天台)
的樓層的總數

發展項目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1、2、3及5座 - 地庫、地下、1樓 - 3樓、5樓 - 12樓、15樓 - 23樓、25樓 - 33樓

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1、2、3及5座 - 4樓、13樓、14樓及24樓

每幢多單位建築物內的庇護層：天台

THE NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT :
38 Yuen Long On Ning Road

THE DEVELOPMENT CONSISTS OF **4** MULTI-UNIT BUILDINGS

TOTAL NUMBER OF STOREYS OF EACH MULTI-UNIT BUILDING :
Towers 1, 2, 3 and 5 - 30 storeys (excluding basement floor (B/F) and Roof)

THE FLOOR NUMBERING IN EACH MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT :
Towers 1, 2, 3 and 5 - B/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F

THE OMITTED FLOOR NUMBERS IN EACH MULTI-UNIT BUILDING IN WHICH THE FLOOR NUMBERING IS NOT IN CONSECUTIVE ORDER :
Towers 1, 2, 3 and 5 - 4/F, 13/F, 14/F and 24/F

REFUGE FLOORS OF EACH MULTI-UNIT BUILDING : Main Roof

賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development

賣方：Carlford Investments Limited

賣方控權公司：Classic One Investments Limited、Mesa Investment Limited、Paola Holdings Limited、Novel Trend Holdings Limited、Mighty State Limited及長江實業地產有限公司

發展項目的認可人士：梁鵬程

發展項目的認可人士：梁黃顧建築師(香港)事務所有限公司
以其專業身分擔任
經營人、董事或僱員
的商號或法團

發展項目的承建商：精進建築有限公司

發展項目中的住宅：胡關李羅律師行、高露雲律師行、
物業的出售而代表擁
有人行事的律師
事務所

已為發展項目的建造：香港上海滙豐銀行有限公司
提供貸款或已承諾為
該項建造提供融資的
認可機構
(註：承諾書已經獲政府退回並取消)

已為發展項目的建造：Paola Holdings Limited
提供貸款的其他人
(註：該貸款已全部清還)

VENDOR：Carlford Investments Limited

HOLDING COMPANIES OF THE VENDOR：Classic One Investments Limited, Mesa Investment Limited, Paola Holdings Limited, Novel Trend Holdings Limited, Mighty State Limited and Cheung Kong Property Holdings Limited

AUTHORIZED PERSON FOR THE DEVELOPMENT：Ronald Liang

THE FIRM OR CORPORATION OF WHICH AN AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY：LWK & Partners (HK) Limited

BUILDING CONTRACTOR FOR THE DEVELOPMENT：Aggressive Construction Company Limited

FIRMS OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT：Woo Kwan Lee & Lo; Wilkinson & Grist; P.C. Woo & Co.

AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT：The Hongkong and Shanghai Banking Corporation Limited
(Note: the undertaking has been returned by the Government and cancelled)

OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT：Paola Holdings Limited
(Note: Such loan has been repaid in full)

有參與發展項目的各方的關係 Relationship between parties involved in the development

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	不適用	(o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	否
(b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	不適用	(p) 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	否
(c) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人；	否	(q) 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
(d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用	(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分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；	否
(e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	不適用	(s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否
(f) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	否		
(g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用		
(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用		
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人；	否		
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	否		
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	否		
(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	否		
(m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用		
(n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	否		

有參與發展項目的各方的關係 Relationship between parties involved in the development

(a) the Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Development;	Not Applicable
(b) the Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person;	Not Applicable
(c) the Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an authorized person;	No
(d) the Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
(e) the Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
(f) the Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an authorized person;	No
(g) the Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(h) the Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(i) the Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	No

(j) the Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(k) the Vendor, a holding company of the Vendor, or a building contractor for the Development, 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;	No
(l) the Vendor or a building contractor for the Development 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;	No
(m) the Vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that Vendor or contractor;	Not Applicable
(n) the Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(o) the Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	No
(p) the Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	No
(q) the Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
(r) the Vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	No

(s) the Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No
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發展項目的設計的資料 Information on design of the development

發展項目有構成圍封牆的一部分的非結構的預製外牆。

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

發展項目並沒有構成圍封牆的一部分的幕牆。

There is no curtain wall forming part of the enclosing walls in the Development.

每幢大廈的非結構的預製外牆的厚度的範圍

THE RANGE OF THICKNESS OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH TOWER:

Tower 座數	The Range of Thickness of the Non-structural Prefabricated External Walls (mm) 非結構的預製外牆的厚度範圍(毫米)
1	125 to 150
2	125 to 150
3	125 to 150
5	125 to 150

每個住宅物業的非結構的預製外牆的總面積表：

SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY:

	Unit 單位	Floor* 樓層*	Total Area of Non-Structural Prefabricated External Walls (m²) 非結構的預製 外牆的總面積(平方米)
1	A	2樓 2/F	2.514
	B		0.914
	C		1.422
	D		1.400
	E		1.838
	F		1.931
	G		1.385
	H		1.614
	J		1.264
	K		2.579
	A	3樓 - 33樓 3/F-33/F	2.514
	B		0.985
	C		1.493
	D		1.471
	E		1.908
	F		1.931
	G		1.456
	H		1.685
	J		1.264
	K		2.579

	Unit 單位	Floor* 樓層*	Total Area of Non-Structural Prefabricated External Walls (m²) 非結構的預製 外牆的總面積(平方米)
2	A	2樓 2/F	2.514
	B		0.914
	C		1.422
	D		1.400
	E		1.833
	F		1.928
	G		1.385
	H		1.614
	J		1.264
	K		2.579
	A	3樓 - 33樓 3/F-33/F	2.514
	B		0.985
	C		1.493
	D		1.471
	E		1.904
	F		1.998
	G		1.456
	H		1.685
	J		1.264
	K		2.579
3	A	1樓 1/F	2.696
	B		0.915
	D		1.400
	E		1.933
	F		2.360
	G		1.386
	H		1.636
	J		1.199
	K		2.674
	A	2樓 - 33樓 2/F-33/F	2.696
	B		0.985
	C		1.515
	D		1.471
	E		2.002
	F		2.360
	G		1.456
	H		1.707
	J		1.269
	K		2.674

	Unit 單位	Floor* 樓層*	Total Area of Non-Structural Prefabricated External Walls (m²) 非結構的預製 外牆的總面積(平方米)
5	A	2樓 2/F	2.696
	B		0.985
	C		1.515
	D		1.471
	E		1.933
	F		2.360
	G		1.456
	H		1.707
	J		1.269
	K		2.674
	A	3樓 - 33樓 3/F-33/F	2.696
	B		0.985
	C		1.515
	D		1.471
	E		2.002
	F		2.360
	G		1.456
	H		1.707
	J		1.269
	K		2.674

* 不設4樓、13樓、14樓及24樓
* 4/F, 13/F, 14/F and 24/F are omitted

物業管理的資料 Information on property management

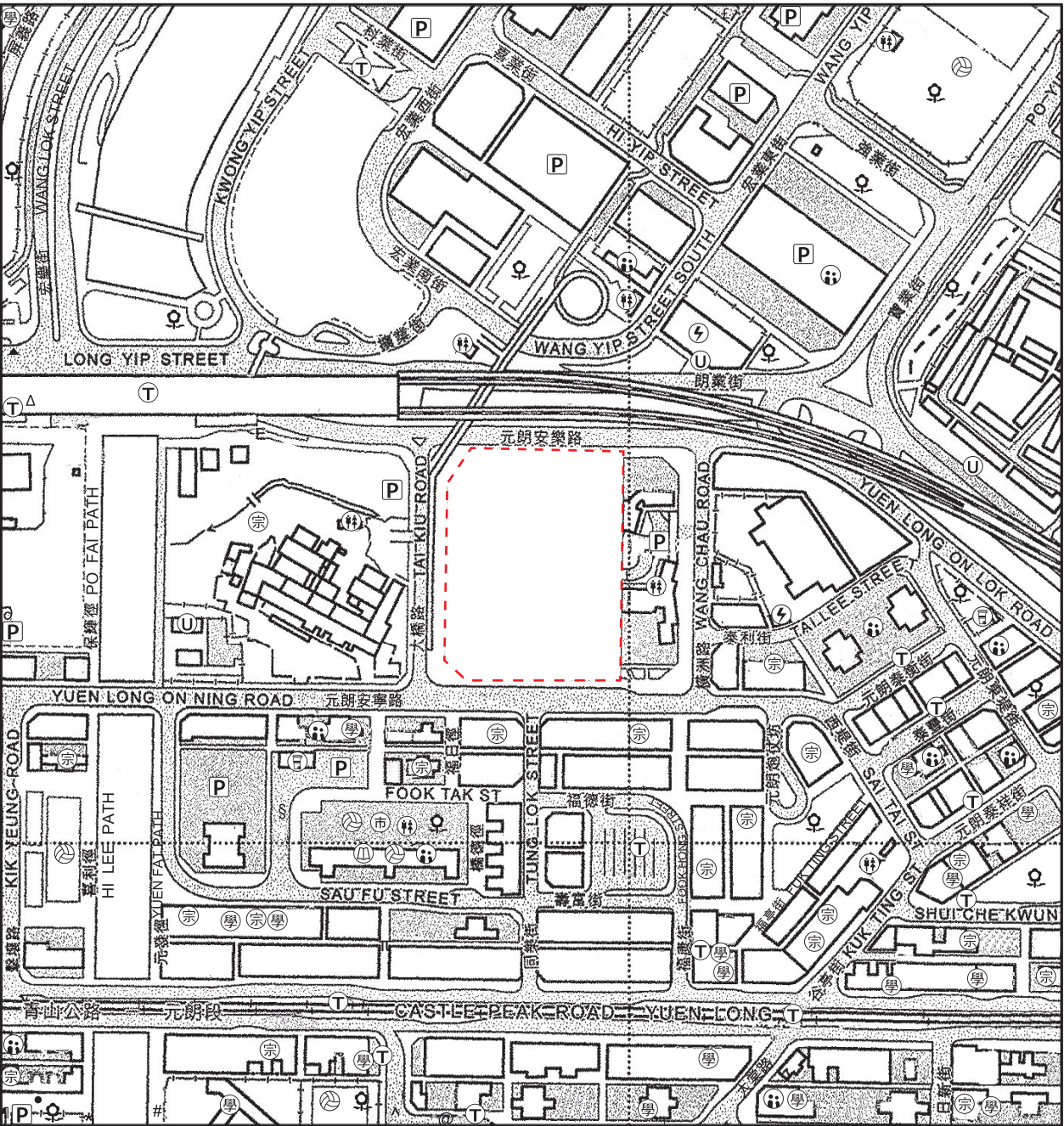
根據已簽立的公契，獲委任為發展項目的管理人的人：

港基物業管理有限公司

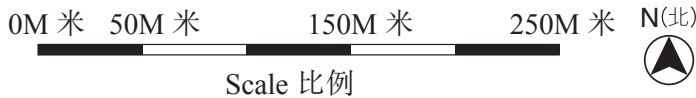
**PERSON APPOINTED AS THE MANAGER OF THE DEVELOPMENT
UNDER THE DEED OF MUTUAL COVENANT THAT HAS BEEN
EXECUTED:**

Citybase Property Management Limited

發展項目的所在位置圖 Location plan of the development



- NOTATION 圖例
- Social Welfare Facilities (Including an elderly centre and a home for the mentally disabled)
社會福利設施 (包括老人中心及弱智人士護理院)
 - A Public Carpark (Including a lorry park)
公眾停車場 (包括貨車停泊處)
 - A Public Park
公園
 - A Power Plant (Including electricity sub-stations)
發電廠 (包括電力分站)
 - Sports Facilities (Including a sports ground and a swimming pool)
體育設施 (包括運動場及游泳池)
 - A Public Utility Installation
公用事業設施裝置
 - A School (Including a kindergarten)
學校 (包括幼稚園)
 - A Refuse Collection Point
垃圾收集站
 - A Religious Institution (Including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂)
 - A Public Transport Terminal (Including a rail station)
公共交通總站 (包括鐵路車站)
 - A Public Convenience
公廁
 - A Market (Including a wet market and a wholesale market)
市場 (包括濕貨市場及批發市場)
 - A Library
圖書館
 - Location of the Development
發展項目的所在位置



Street name(s) not shown in full in the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

- | | | |
|-----------------------------------|--------------------|---------------------------------|
| 屏義路 Ping Yee Road | 日新街 Yat San Street | 谷亭街 Kuk Ting Street |
| 元朗泰祥街 Yuen Long Tai Cheung Street | | 西堤街 Sai Tai Street |
| 元朗東堤街 Yuen Long Tung Tai Street | | 泰豐街 Tai Fung Street |
| 寶業街 Po Yip Street | 科業街 Fo Yip Street | 元朗泰衡街 Yuen Long Tai Hang Street |
| 宏業東街 Wang Yip Street East | | 宏業西街 Wang Yip Street West |
| 元朗炮仗坊 Yuen Long Pau Cheung Square | | 強業街 Keung Yip Street |
| 水車館街 Shui Che Kwun Street | | 福日徑 Fook Yat Path |
| | | 橋德徑 Kiu Tak Path |
| | | 大棠路 Tai Tong Road |
| | | 福德街 Fook Tak Street |
-
- | | |
|------------------------|---------------------------------|
| # 鐘聲徑 Chung Sing Path | △ 元朗康樂路 Yuen Long Hong Lok Road |
| @ 康景街 Hong King Street | * 昌盛徑 Cheong Shing Path |
| ¶ 豐樂里 Fung Lok Lane | \$ 橋樂坊 Kiu Lok Square |
| £ 良業街 Leung Yip Street | π 橋壽徑 Kiu Sau Path |
| ∂ 寶樂坊 Po Lok Square | ● 大陂頭徑 Tai Pei Tau Path |
| | ▲ 宏達路 Wang Tat Road |
| | △ 媽橫路 Ma Wang Road |

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© The Government of Hong Kong SAR. Licence No. 94/2015.
此所在位置圖是參考於2017年6月14日出版之地政總署測繪處之測繪圖，測繪圖編號為6-NW-B，並由賣方擬備。
This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. 6-NW-B dated 14th June 2017 from Survey and Mapping Office of the Lands Department.
因技術原因(例如發展項目之不規則形狀)，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
Due to technical reasons (such as the irregular shape of the Development), the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
賣方亦建議買方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。
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

發展項目的鳥瞰照片 Aerial photograph of the development



● 發展項目的位置
Location of the development

摘錄自地政總署測繪處於2015年8月3日在2,500呎飛行高度拍攝之鳥瞰照片，編號為CW116083。

Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,500 feet, Photo No. CW116083, dated 3rd August 2015.

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因技術原因(例如發展項目之不規則形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。

Due to technical reasons (such as the irregular shape of the Development), the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方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。

The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

發展項目的鳥瞰照片 Aerial photograph of the development



● 發展項目的位置
Location of the development

摘錄自地政總署測繪處於2015年1月3日在6000呎飛行高度拍攝之鳥瞰照片，編號為CS56267。

Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6000 feet, Photo No. CS56267, dated 3rd January 2015.

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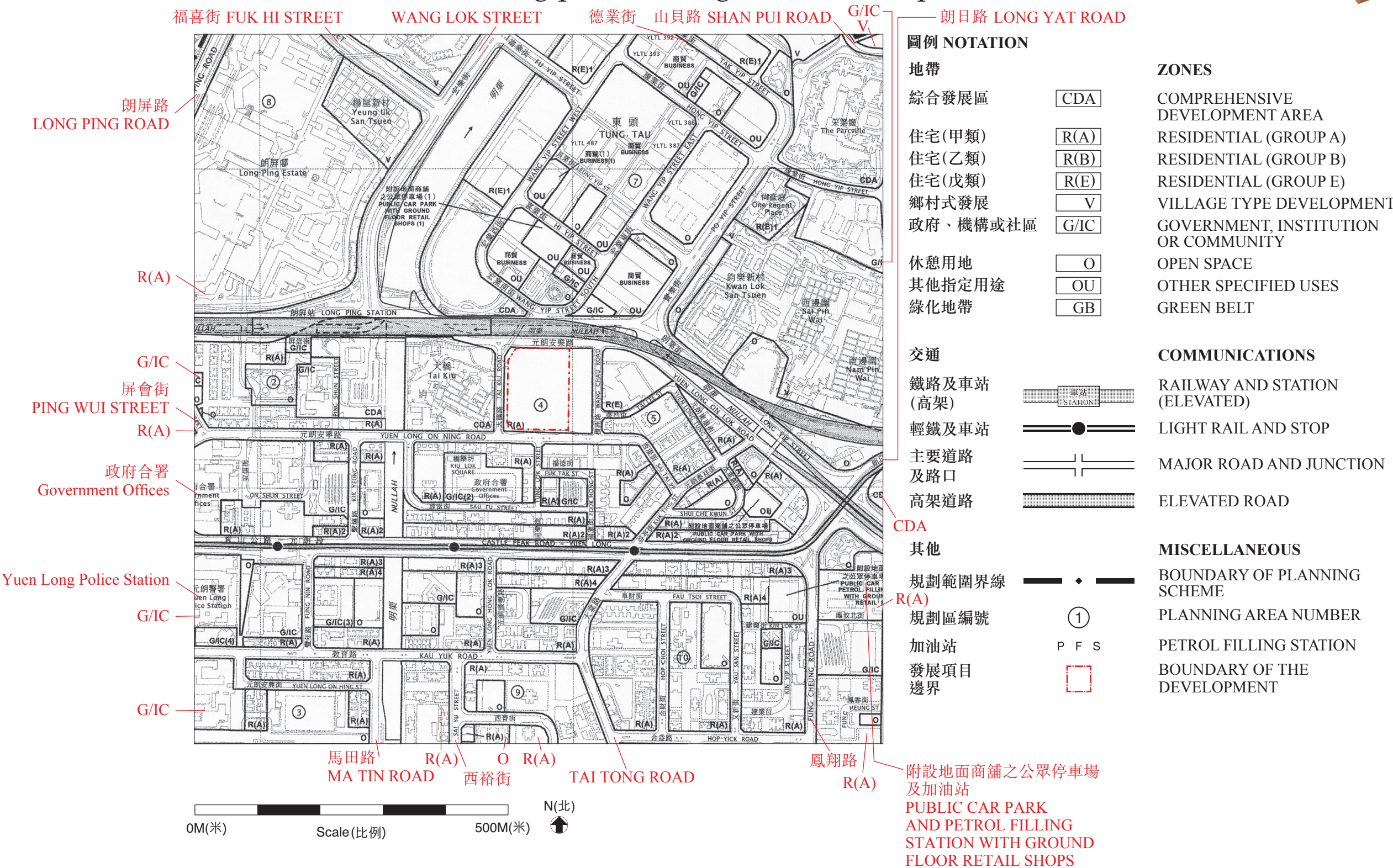
因技術原因(例如發展項目之不規則形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。

Due to technical reasons (such as the irregular shape of the Development), the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方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。

The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

關於發展項目的分區計劃大綱圖 Outline zoning plan relating to the development



摘錄自憲報公佈日期為2016年10月28日之元朗分區計劃大綱核准圖編號S/YL/23。

Extracted from approved Yuen Long Outline Zoning Plan No. S/YL/23 gazetted on 28th October 2016.

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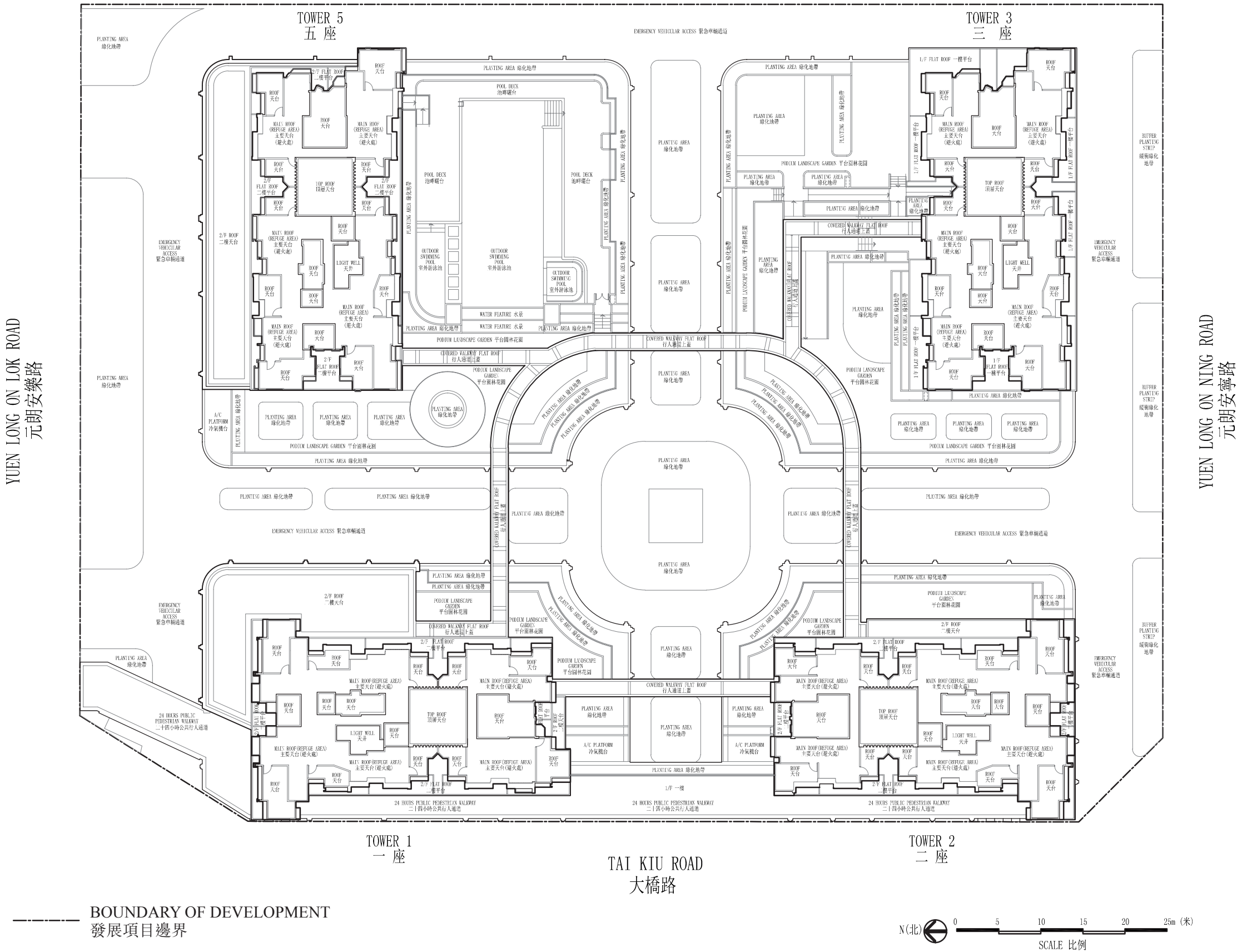
因技術原因(例如發展項目之不規則形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。

Due to technical reasons (such as the irregular shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方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。

The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

發展項目的布局圖 Layout plan of the development



發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development

GLOSSARY 詞彙表

1/F FLAT ROOF = 1樓平台

2/F ROOF = 2樓天台

A/C PLATFORM = Air-conditioning Platform 冷氣機平台

A.D. = Air Duct 氣槽

ALUM. ARCH. FEATURE = Aluminum Architectural Feature 鋁質建築裝飾物

AT 2/F ONLY = 只設於2樓

BR. = Bedroom 睡房

B.W. = Bay Window 窗台

BAL. = Balcony 露台

BATH = Bathroom 浴室

CARETAKER'S COUNTER = 管理員櫃檯

COMMON AREA = 公用地方

COVERED WALKWAY FLAT ROOF = 有蓋走道平台

DN. = Down 落

DOG HOUSE = 罩室

DOG HOUSE FOR PIPES = 喉管罩室

E.A.D. = Exhaust Air Duct 抽氣管

EL. Room / E.M.R. = Electric Meter Room 電錶房

F.A.D. / FRESH AIR DUCT = Fresh Air Duct 鮮風槽

F.S. DUCT = Fire Service Duct 消防管道槽

F.H. = Fire Hydrant 消防栓

FAN ROOM = 風機房

FAN ROOM & PUMP ROOM = Fan Room and Pump Room 風機房及泵房

FLAT ROOF = 平台

FLAT ROOF (COMMON AREA) = 平台(公用地方)

HR. = Hose Reel 消防喉轆

KIT. = Kitchen 廚房

L = Lift 升降機

LIFT LOBBY = 升降機大堂

LIFT SHAFT = 升降機槽

LIGHT WELL = 天井

LIV. / DIN. = Living Room / Dining Room 客廳 / 飯廳

M.BR. = Master Bedroom 主人睡房

M.BATH = Master Bathroom 主人浴室

MAIL BOX = 信箱

OPEN KIT. = Open Kitchen 開放式廚房

P.D. = Pipe Duct 管道槽

PLANTING AREA = 花槽地帶

RS & MR RM. = Refuse Storage and Material Recovery Room 垃圾及物料回收室

REFUGE AREA = 避難層

RELEASE AIR DUCT = 排氣槽

ROOF = 天台

SPD. = Staircase Pressurization Duct 樓梯加壓風槽

STORE = 儲物房

TEL. ROOM = 電話房

TOP ROOF = 頂層天台

TOP SLAB OF A/C PLAT. = Top slab of Air-conditioning Platform 冷氣機平台之頂部

TOP SLAB OF B.W. = Top slab of Bay Window 窗台之頂部

TOP SLAB OF BAL. = Top slab of Balcony 露台之頂部

TOP SLAB OF PRECAST = 預製件之頂部

TOP SLAB OF U.P. = Top Slab of Utility Platform 工作平台之頂部

TOWER 3 2/F ONLY = 只設於第3座2樓

TOWER 3 LOBBY = 第3座大堂

U.P. = Utility Platform 工作平台

UP. = 上

WATER METER RM = Water Meter Room 水錶房

WATER TANK = 水缸

適用於本節各樓面平面圖之備註

Remarks applicable to the floor plans of this section:

- 1) 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。 The dimensions of the floor plans are all structural dimensions in millimeters.
- 2) 露台及工作平台為不可封閉之地方。 Balcony and utility platform are non-enclosed areas.
- 3) 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最後批准之總建築圖則及其他相關圖則。
There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans.
- 4) 部份住宅物業的露台及/或工作平台側外牆有公用去水渠。 Common drain pipes are located adjacent to balcony and/or utility platform of some residential properties.
- 5) 部份住宅物業客廳、飯廳、睡房、走廊、浴室及/或廚房之裝飾橫樑或假天花內裝置冷氣喉管及/或其他機電設備。
There are ceiling bulkheads or false ceiling in living room, dining room, bedrooms, corridor, bathroom and/or kitchen of some residential properties for the air-conditioning system and/or Mechanical and Electrical services.
- 6) 樓面平面圖所示之裝置如洗滌盤、煮食爐、浴缸、坐廁、面盆等只供展示其大約位置而非其展示實際大小、設計及形狀。
The indications of fittings such as sinks, cooker hobs, bathtubs, toilet bowls, wash basins etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual sizes, designs and shapes.



發展項目的住宅物業的樓面平面圖

Floor plans of residential properties in the development

2樓 2/F

TOWER 1 座

- (A) 根據批地文件第(10)(f)條批地特別條款，發展項目每一住宅單位大小均不得超過60平方米實用面積，發展項目住宅單位總數不得少於960，而於該總數中：
- (I) 不少於800個住宅單位之實用面積須介乎35平方米至40平方米；及
- (II) 不少於160個住宅單位之實用面積須介乎超過40平方米至60平方米。
- (B) (I) 發展項目公契第V節B次節第18條訂明：
- 『「業主」不得進行或容許或容受進行任何與任何「住宅單位」有關連而會導致該「單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程(包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之任何其他政府機關事先書面同意(而地政總署署長或不時取代地政總署署長之任何其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用))。』
- (II) 發展項目公契第X節第18條訂明：
- 『「管理人」須在管理處備存由地政總署署長或不時取代地政總署署長之任何其他政府機關提供、關於本公契第V節B次節第18條項下發出之同意書的資訊的紀錄，供所有「業主」免費查閱及供所有「業主」自費及在繳付合理費用後複印，所收到之費用須撥入「特別基金」。』
- (C) 發展項目提供的住宅單位總數：1,129
- (D) 發展項目提供的分別屬不同大小範圍的住宅單位總數：
- (I) 實用面積須介乎35平方米至40平方米：815
- (II) 實用面積須介乎超過40平方米至60平方米：314

每個住宅物業的層與層之間的高度：3米

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

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。(不適用於本發展項目)

- 備註：
- 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
- 2) 住宅樓層不設4樓、13樓、14樓及24樓。
- 3) 本圖所示本住宅座數周邊之部分屬發展項目公用部分之範圍和結構(如2樓天台及有蓋走道平台等)稍低於本圖所示之住宅物業之水平高度。高度差距之詳情，請參閱發展項目的經批准的建築圖則。

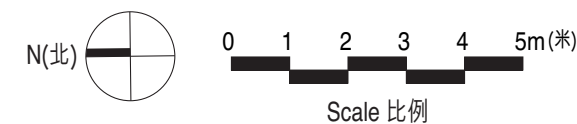
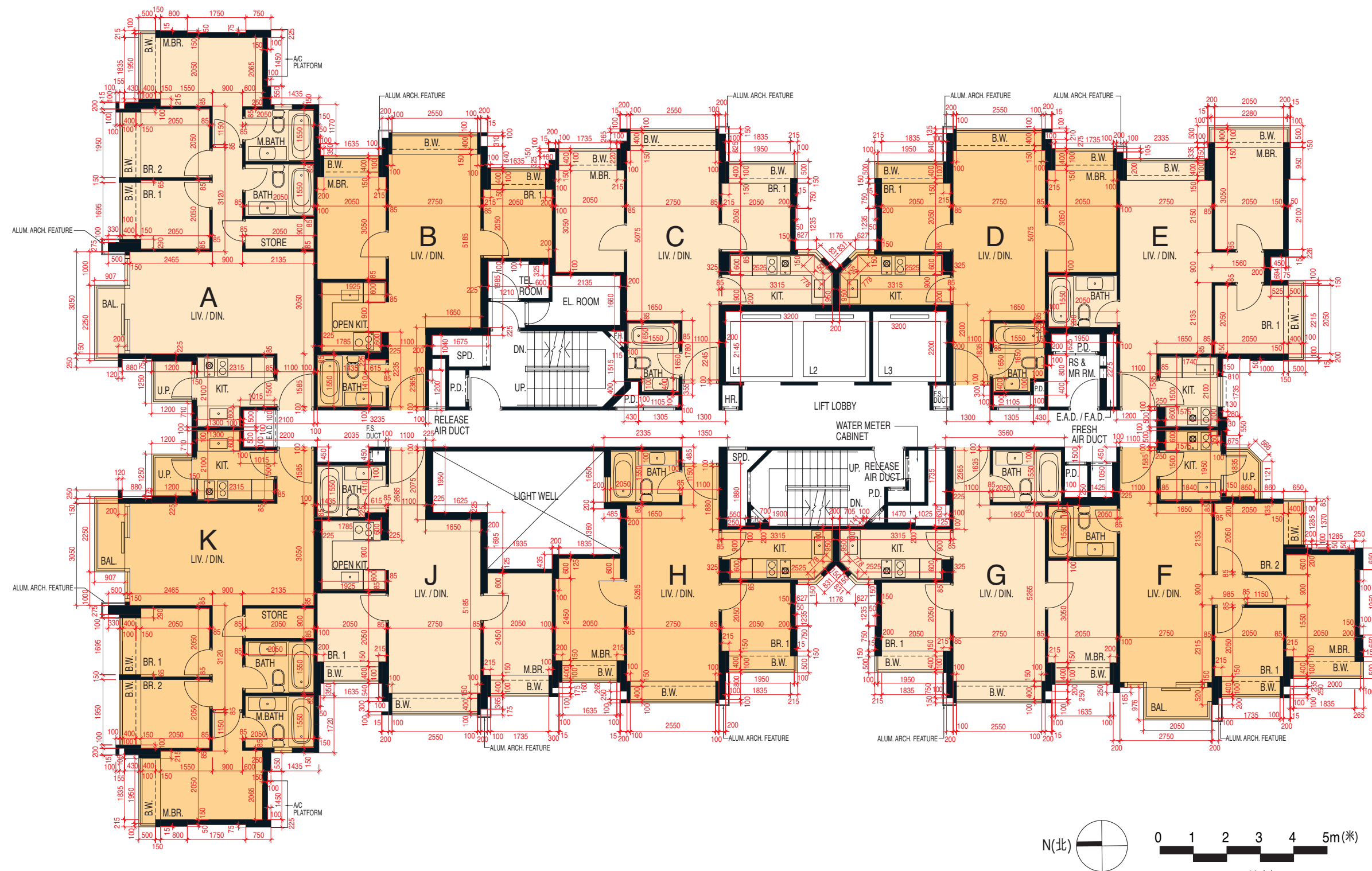
- (A) Under Special Condition (10)(f) of the Land Grant, the size of each residential unit in the Development shall not exceed 60 square metres in saleable area, the total number of residential units in the Development shall not be less than 960, and out of that total number:
- (I) not less than 800 residential units shall be ranging in saleable area from 35 square metres to 40 squares metres; and
- (II) not less than 160 residential units shall be ranging in saleable area from exceeding 40 square metres to 60 square metres.
- (B) (I) Clause 18 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:
- “Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.
- (II) Clause 18 of Section X of the Deed of Mutual Covenant of the Development provides that:
- “The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 18 of Subsection B of Section V of this Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of reasonable charge. All charges received shall be credited to the Special Fund”.
- (C) The total number of residential units provided in the Development: 1,129
- (D) The total number of residential units provided in the Development in the respective size range:
- (I) saleable area from 35 square metres to 40 squares metres: 815
- (II) saleable area from exceeding 40 square metres to 60 square metres: 314

The floor-to-floor height of each residential property: 3m

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm

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. (Not applicable to the Development)

- Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.
- 2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.
- 3) Certain areas and structures forming part of the common parts of the Development surrounding this residential tower (such as 2/F Roof and Covered Walkway Flat Roof etc.) shown on this plan are slightly lower than the level of the residential properties shown on this plan. Please refer to the approved building plans of the Development for details in level difference.



- (A) 根據批地文件第(10)(f)條批地特別條款，發展項目每一住宅單位大小均不得超過60平方米實用面積，發展項目住宅單位總數不得少於960，而於該總數中：
- (I) 不少於800個住宅單位之實用面積須介乎35平方米至40平方米；及
 - (II) 不少於160個住宅單位之實用面積須介乎超過40平方米至60平方米。
- (B) (I) 發展項目公契第V節B次節第18條訂明：
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- (C) 發展項目提供的住宅單位總數：1,129
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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。(不適用於本發展項目)

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

2) 住宅樓層不設4樓、13樓、14樓及24樓。

- (A) Under Special Condition (10)(f) of the Land Grant, the size of each residential unit in the Development shall not exceed 60 square metres in saleable area, the total number of residential units in the Development shall not be less than 960, and out of that total number:
- (I) not less than 800 residential units shall be ranging in saleable area from 35 square metres to 40 squares metres; and
 - (II) not less than 160 residential units shall be ranging in saleable area from exceeding 40 square metres to 60 square metres.
- (B) (I) Clause 18 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:
- “Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.
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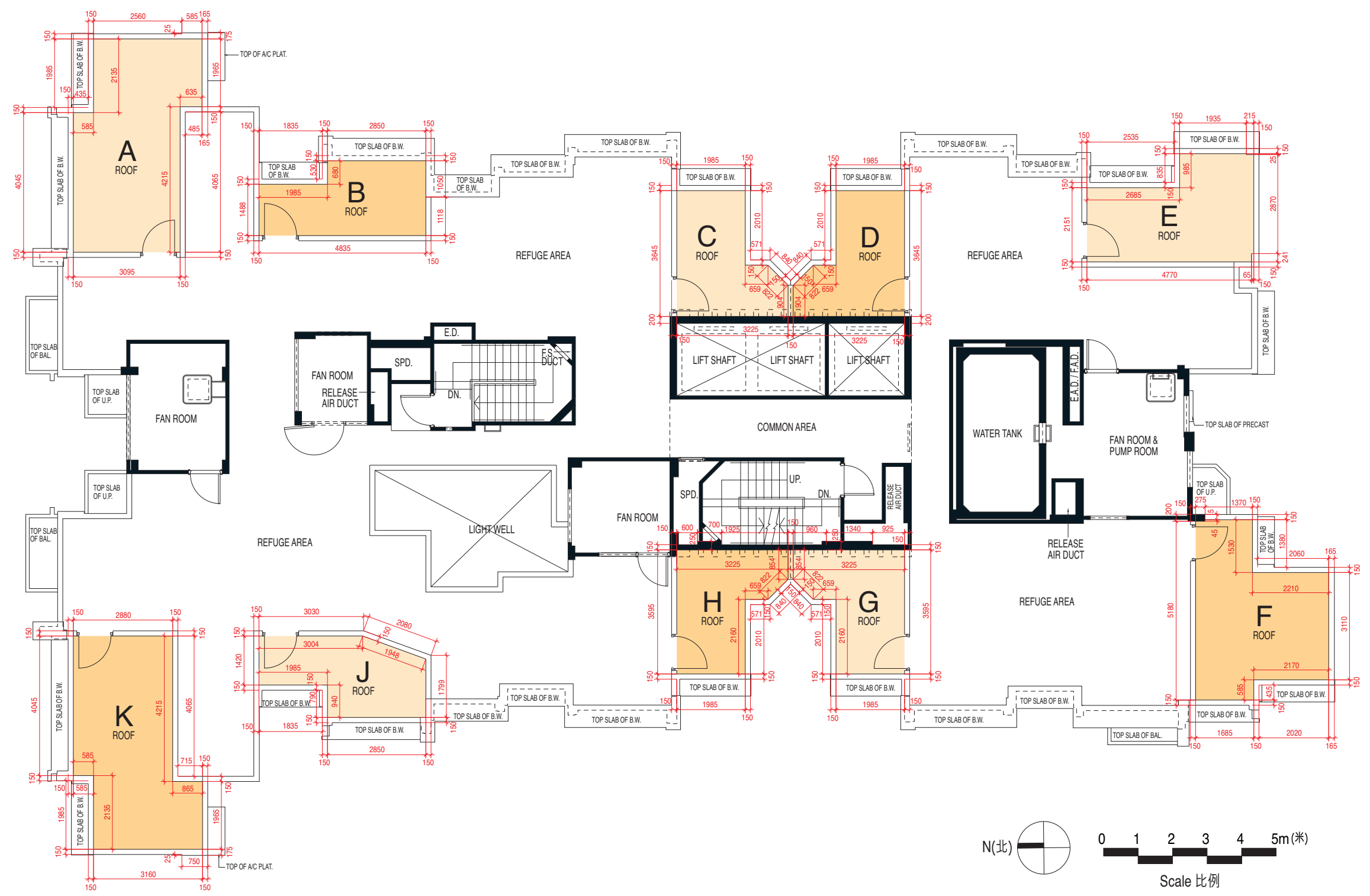
The floor-to-floor height of each residential property: 3m

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm

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. (Not applicable to the Development)

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.

2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.



發展項目的住宅物業的樓面平面圖

Floor plans of residential properties in the development

天台 ROOF

TOWER 1 座

- (A) 根據批地文件第(10)(f)條批地特別條款，發展項目每一住宅單位大小均不得超過60平方米實用面積，發展項目住宅單位總數不得少於960，而於該總數中：
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- (II) 不少於160個住宅單位之實用面積須介乎超過40平方米至60平方米。
- (B) (I) 發展項目公契第V節B次節第18條訂明：
- 『「業主」不得進行或容許或容受進行任何與任何「住宅單位」有關連而會導致該「單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程(包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之任何其他政府機關事先書面同意(而地政總署署長或不時取代地政總署署長之任何其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用))。』
- (II) 發展項目公契第X節第18條訂明：
- 『「管理人」須在管理處備存由地政總署署長或不時取代地政總署署長之任何其他政府機關提供、關於本公契第V節B次節第18條項下發出之同意書的資訊的紀錄，供所有「業主」免費查閱及供所有「業主」自費及在繳付合理費用後複印，所收到之費用須撥入「特別基金」。』
- (C) 發展項目提供的住宅單位總數：1,129
- (D) 發展項目提供的分別屬不同大小範圍的住宅單位總數：
- (I) 實用面積須介乎35平方米至40平方米：815
- (II) 實用面積須介乎超過40平方米至60平方米：314

每個住宅物業的層與層之間的高度：不適用

每個住宅物業的樓板(不包括灰泥)的厚度：不適用

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。(不適用於本發展項目)

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

2) 住宅樓層不設4樓、13樓、14樓及24樓。

- (A) Under Special Condition (10)(f) of the Land Grant, the size of each residential unit in the Development shall not exceed 60 square metres in saleable area, the total number of residential units in the Development shall not be less than 960, and out of that total number:
- (I) not less than 800 residential units shall be ranging in saleable area from 35 square metres to 40 squares metres; and
- (II) not less than 160 residential units shall be ranging in saleable area from exceeding 40 square metres to 60 square metres.
- (B) (I) Clause 18 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:
- “Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.
- (II) Clause 18 of Section X of the Deed of Mutual Covenant of the Development provides that:
- “The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 18 of Subsection B of Section V of this Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of reasonable charge. All charges received shall be credited to the Special Fund”.
- (C) The total number of residential units provided in the Development: 1,129
- (D) The total number of residential units provided in the Development in the respective size range:
- (I) saleable area from 35 square metres to 40 squares metres: 815
- (II) saleable area from exceeding 40 square metres to 60 square metres: 314

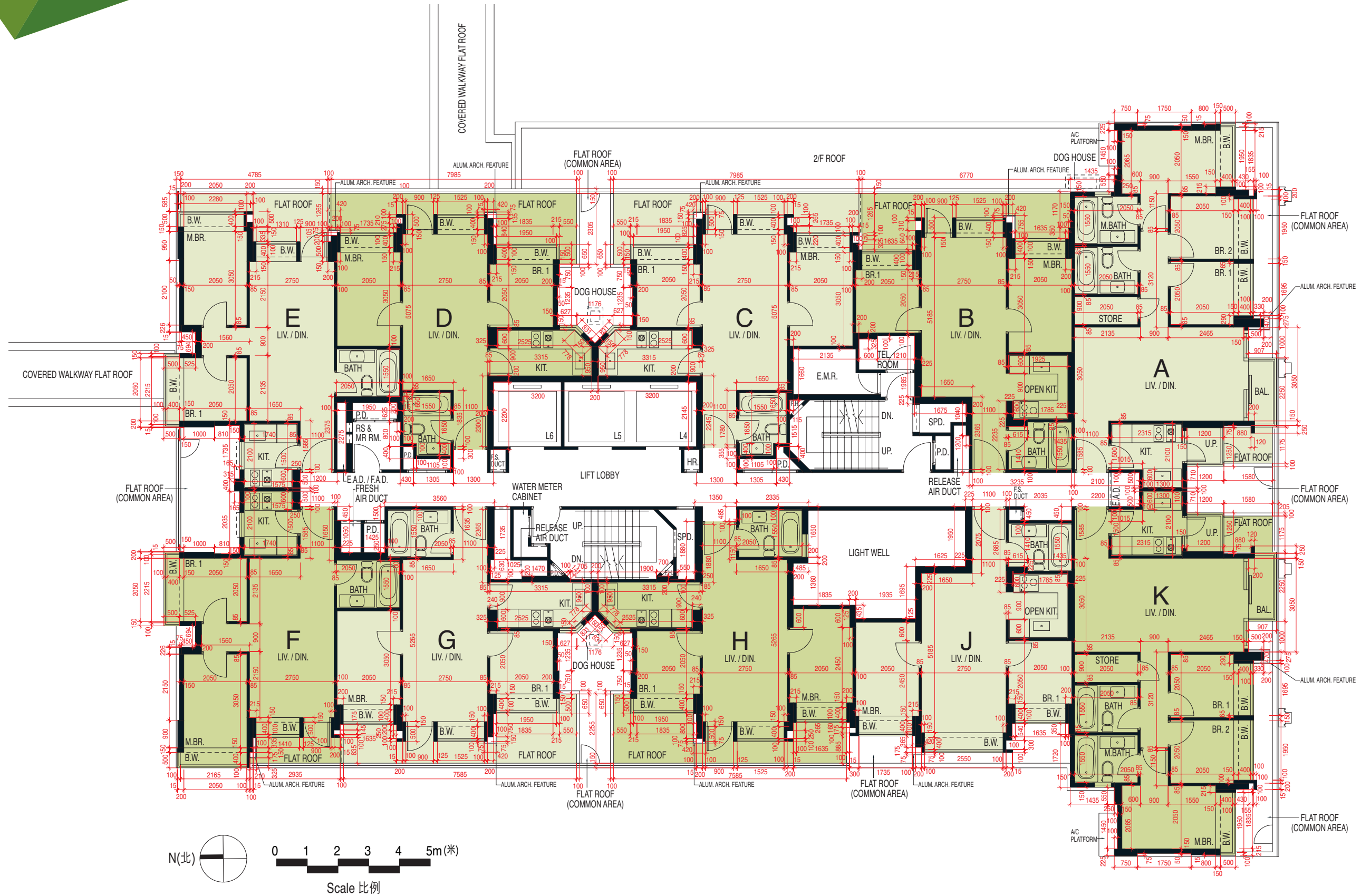
The floor-to-floor height of each residential property: Not applicable

The thickness of the floor slabs (excluding plaster) of each residential property: Not applicable

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. (Not applicable to the Development)

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.

2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.



發展項目的住宅物業的樓面平面圖

Floor plans of residential properties in the development

2樓 2/F

TOWER 2 座

- (A) 根據批地文件第(10)(f)條批地特別條款，發展項目每一住宅單位大小均不得超過60平方米實用面積，發展項目住宅單位總數不得少於960，而於該總數中：
- (I) 不少於800個住宅單位之實用面積須介乎35平方米至40平方米；及
- (II) 不少於160個住宅單位之實用面積須介乎超過40平方米至60平方米。
- (B) (I) 發展項目公契第V節B次節第18條訂明：
- 『「業主」不得進行或容許或容受進行任何與任何「住宅單位」有關連而會導致該「單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程(包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之任何其他政府機關事先書面同意(而地政總署署長或不時取代地政總署署長之任何其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用))。』
- (II) 發展項目公契第X節第18條訂明：
- 『「管理人」須在管理處備存由地政總署署長或不時取代地政總署署長之任何其他政府機關提供、關於本公契第V節B次節第18條項下發出之同意書的資訊的紀錄，供所有「業主」免費查閱及供所有「業主」自費及在繳付合理費用後複印，所收到之費用須撥入「特別基金」。』
- (C) 發展項目提供的住宅單位總數：1,129
- (D) 發展項目提供的分別屬不同大小範圍的住宅單位總數：
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每個住宅物業的層與層之間的高度：3米

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

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。(不適用於本發展項目)

- 備註：
- 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
- 2) 住宅樓層不設4樓、13樓、14樓及24樓。
- 3) 本圖所示本住宅座數周邊之部分屬發展項目公用部分之範圍和結構(如2樓天台及有蓋走道平台等)稍低於本圖所示之住宅物業之水平高度。高度差距之詳情，請參閱發展項目的經批准的建築圖則。

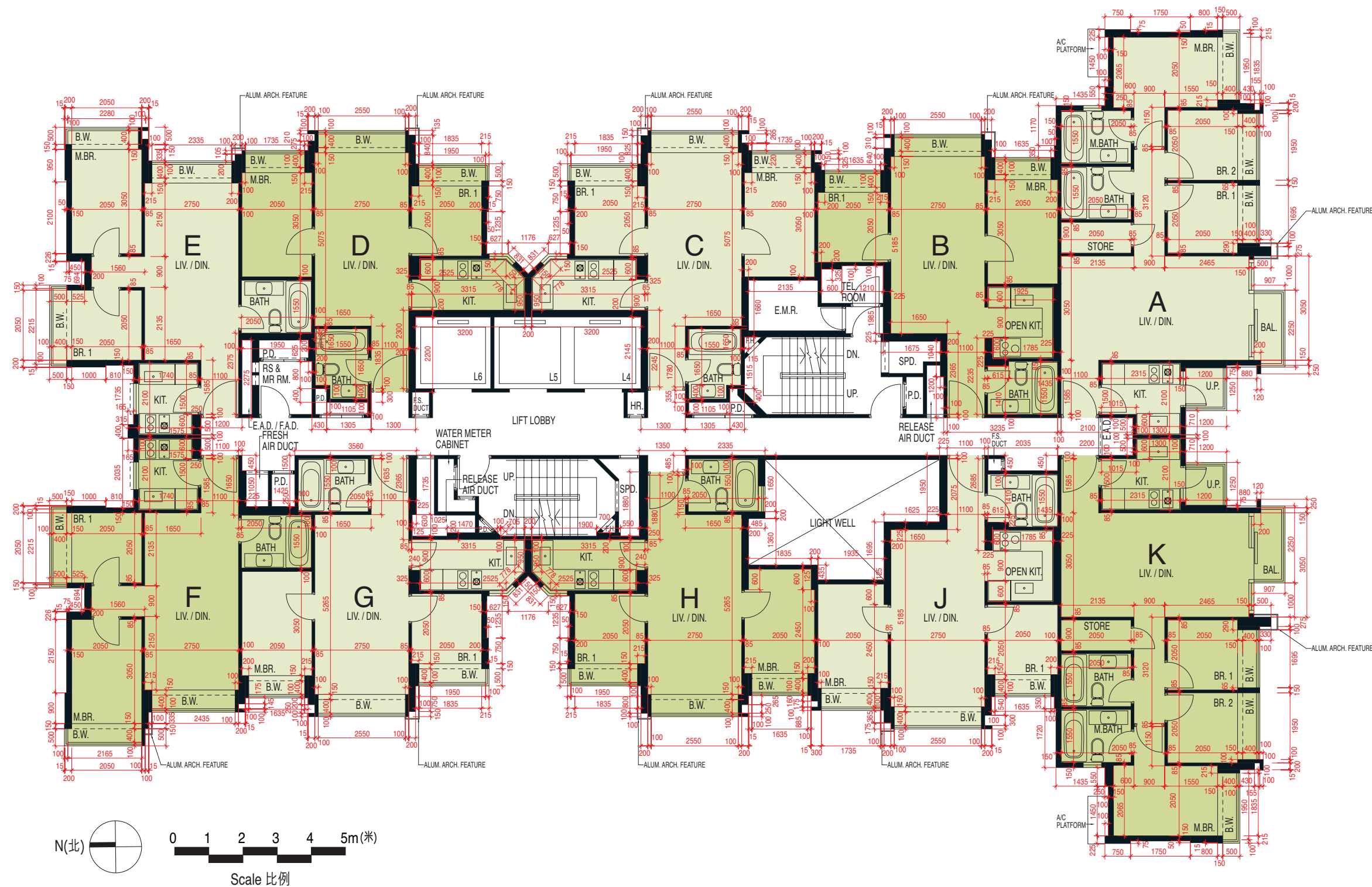
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- (I) not less than 800 residential units shall be ranging in saleable area from 35 square metres to 40 squares metres; and
- (II) not less than 160 residential units shall be ranging in saleable area from exceeding 40 square metres to 60 square metres.
- (B) (I) Clause 18 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:
- “Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.
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- (C) The total number of residential units provided in the Development: 1,129
- (D) The total number of residential units provided in the Development in the respective size range:
- (I) saleable area from 35 square metres to 40 squares metres: 815
- (II) saleable area from exceeding 40 square metres to 60 square metres: 314

The floor-to-floor height of each residential property: 3m

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm

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. (Not applicable to the Development)

- Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.
- 2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.
- 3) Certain areas and structures forming part of the common parts of the Development surrounding this residential tower (such as 2/F Roof and Covered Walkway Flat Roof etc.) shown on this plan are slightly lower than the level of the residential properties shown on this plan. Please refer to the approved building plans of the Development for details in level difference.



- (A) 根據批地文件第(10)(f)條批地特別條款，發展項目每一住宅單位大小均不得超過60平方米實用面積，發展項目住宅單位總數不得少於960，而於該總數中：
- (I) 不少於800個住宅單位之實用面積須介乎35平方米至40平方米；及
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- (C) 發展項目提供的住宅單位總數：1,129
- (D) 發展項目提供的分別屬不同大小範圍的住宅單位總數：
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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。(不適用於本發展項目)

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

2) 住宅樓層不設4樓、13樓、14樓及24樓。

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- (B) (I) Clause 18 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:
- “Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.
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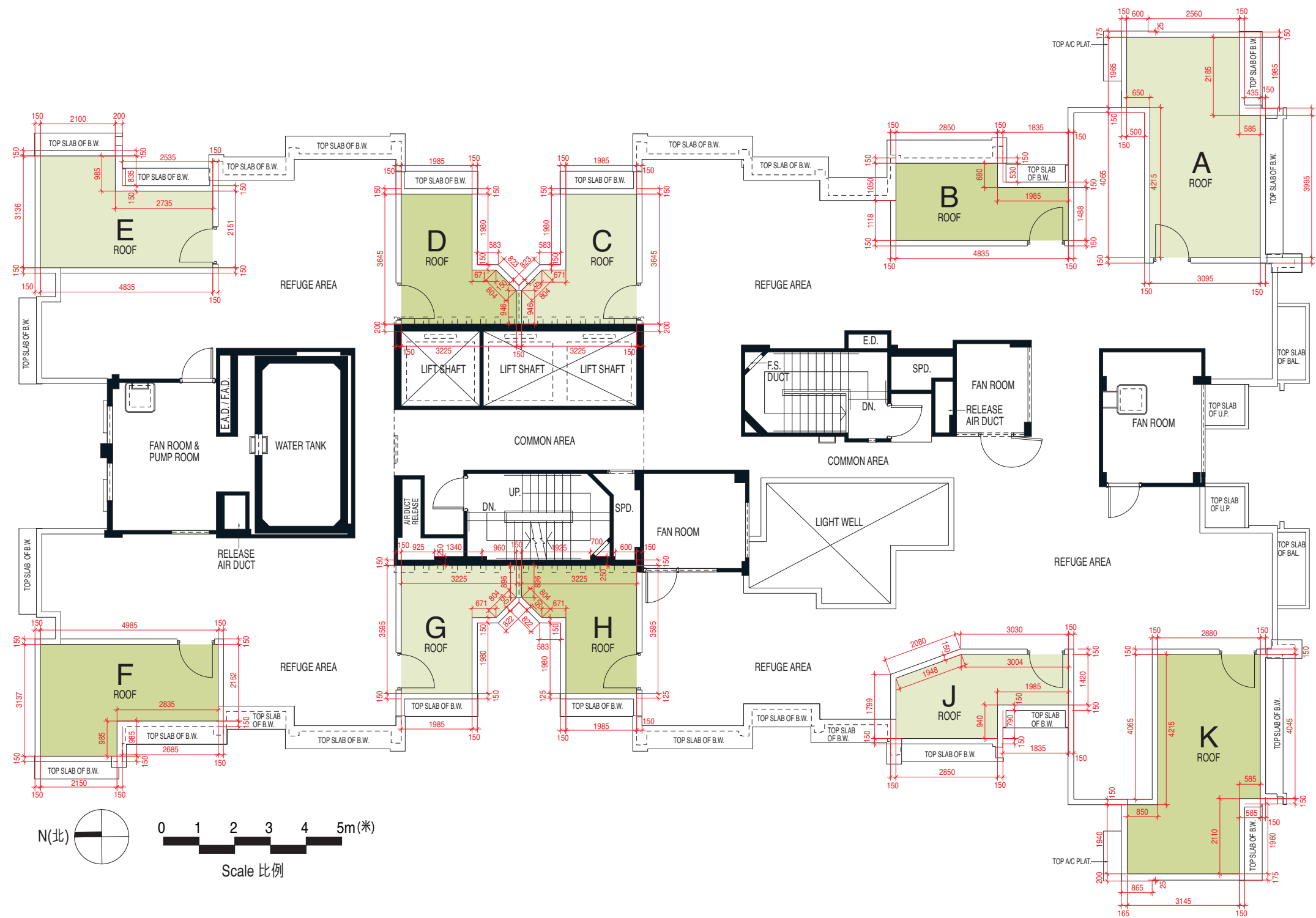
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Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.

2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.



發展項目的住宅物業的樓面平面圖

Floor plans of residential properties in the development

天台 ROOF

TOWER 2 座

- (A) 根據批地文件第(10)(f)條批地特別條款，發展項目每一住宅單位大小均不得超過60平方米實用面積，發展項目住宅單位總數不得少於960，而於該總數中：
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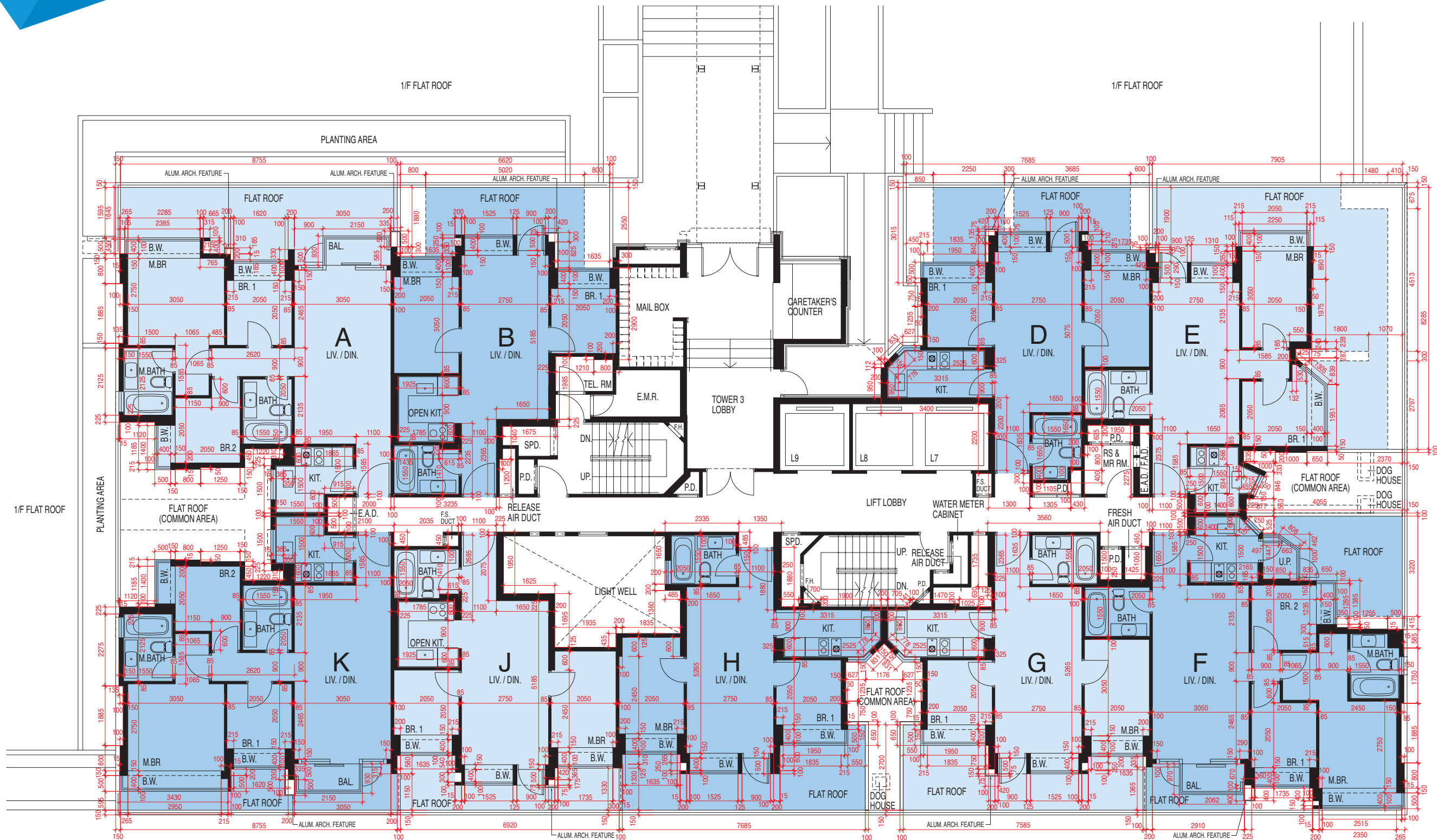
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0 1 2 3 4 5m(米)

Scale 比例

- (A) 根據批地文件第(10)(f)條批地特別條款，發展項目每一住宅單位大小均不得超過60平方米實用面積，發展項目住宅單位總數不得少於960，而於該總數中：
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 - (II) 不少於160個住宅單位之實用面積須介乎超過40平方米至60平方米。
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- (C) 發展項目提供的住宅單位總數：1,129
- (D) 發展項目提供的分別屬不同大小範圍的住宅單位總數：
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 - (II) 實用面積須介乎超過40平方米至60平方米：314

每個住宅物業的層與層之間的高度：3米

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

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。(不適用於本發展項目)

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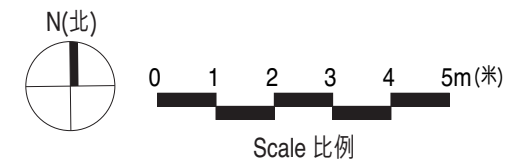
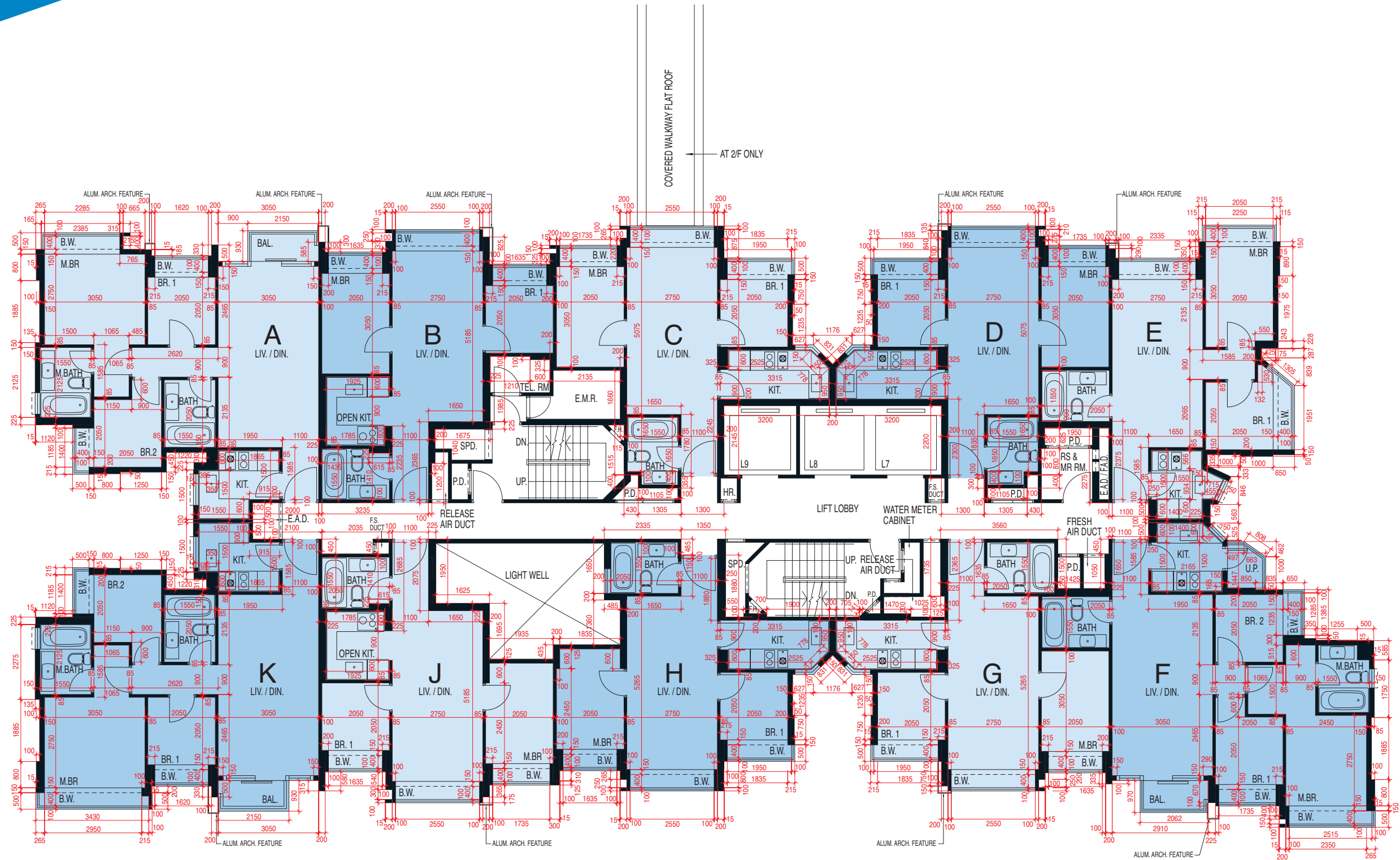
- (A) Under Special Condition (10)(f) of the Land Grant, the size of each residential unit in the Development shall not exceed 60 square metres in saleable area, the total number of residential units in the Development shall not be less than 960, and out of that total number:
- (I) not less than 800 residential units shall be ranging in saleable area from 35 square metres to 40 squares metres; and
 - (II) not less than 160 residential units shall be ranging in saleable area from exceeding 40 square metres to 60 square metres.
- (B) (I) Clause 18 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:
- “Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.
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The floor-to-floor height of each residential property: 3m

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm

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. (Not applicable to the Development)

- Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.
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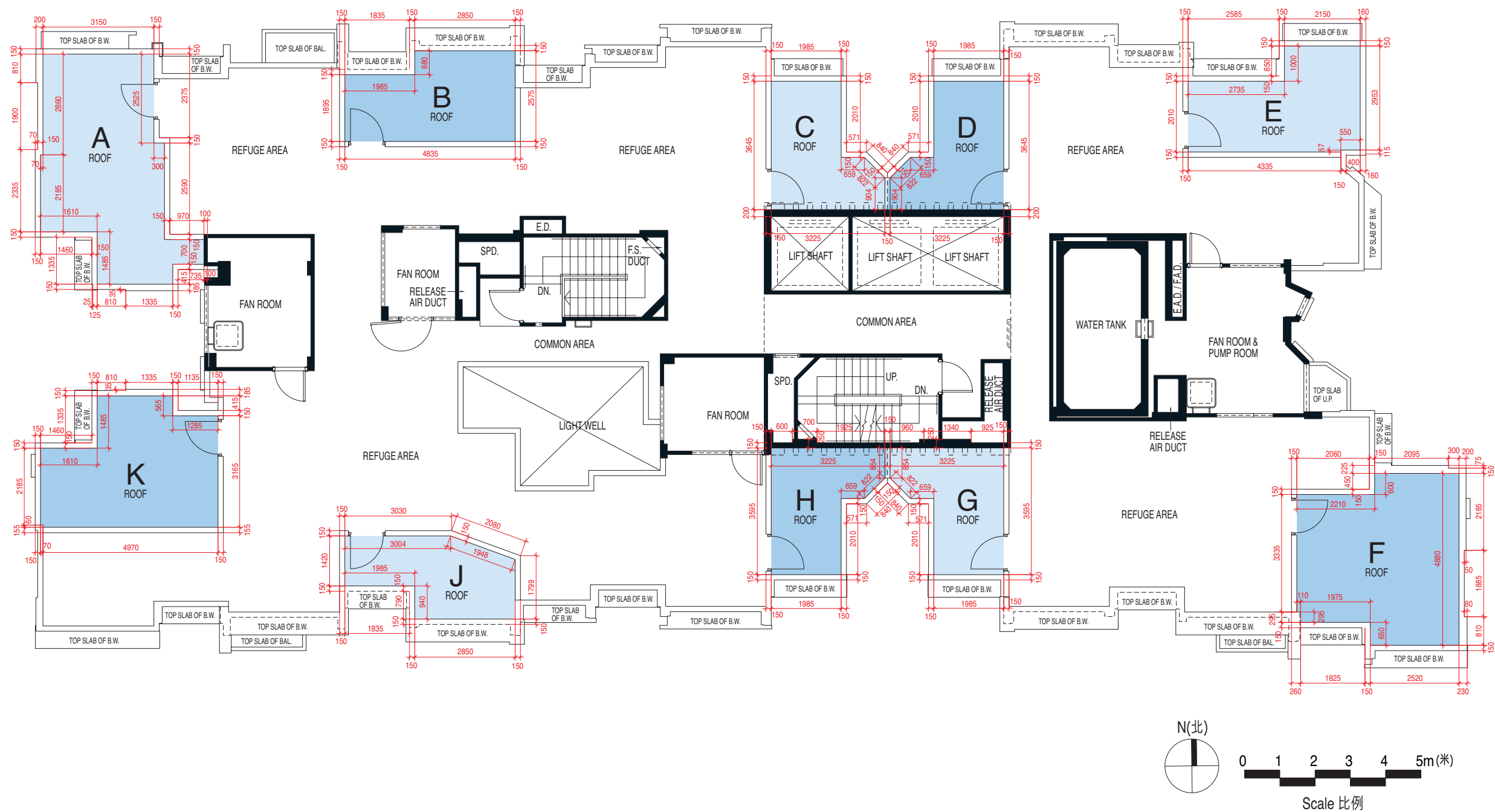
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發展項目的住宅物業的樓面平面圖

Floor plans of residential properties in the development

天台 ROOF

TOWER 3 座

- (A) 根據批地文件第(10)(f)條批地特別條款，發展項目每一住宅單位大小均不得超過60平方米實用面積，發展項目住宅單位總數不得少於960，而於該總數中：
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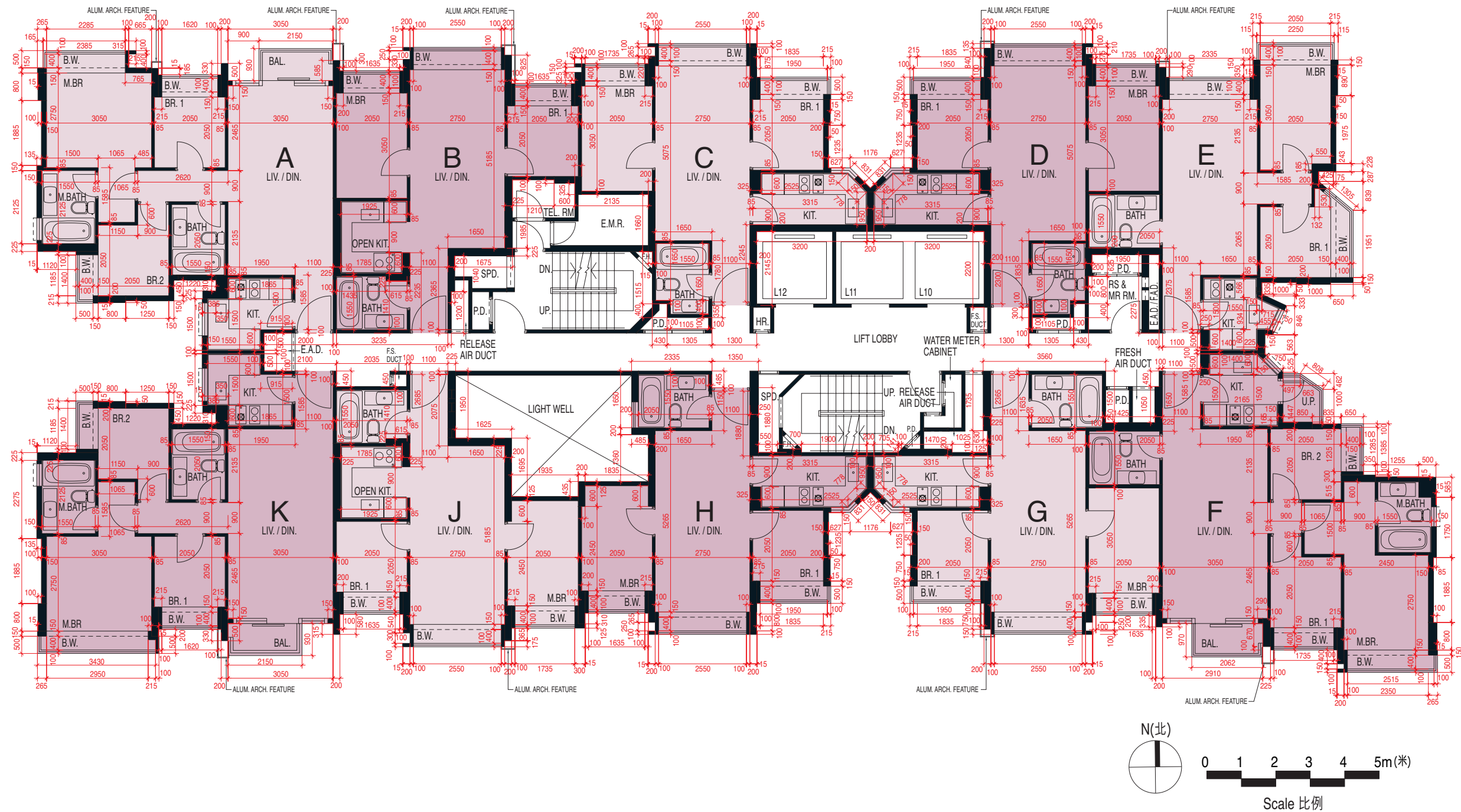
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- Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.
- 2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.
- 3) Certain areas and structures forming part of the common parts of the Development surrounding this residential tower (such as 2/F Roof and Covered Walkway Flat Roof etc.) shown on this plan are slightly lower than the level of the residential properties shown on this plan. Please refer to the approved building plans of the Development for details in level difference.



- (A) 根據批地文件第(10)(f)條批地特別條款，發展項目每一住宅單位大小均不得超過60平方米實用面積，發展項目住宅單位總數不得少於960，而於該總數中：
- (I) 不少於800個住宅單位之實用面積須介乎35平方米至40平方米；及
- (II) 不少於160個住宅單位之實用面積須介乎超過40平方米至60平方米。
- (B) (I) 發展項目公契第V節B次節第18條訂明：
- 『「業主」不得進行或容許或容受進行任何與任何「住宅單位」有關連而會導致該「單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程(包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之任何其他政府機關事先書面同意(而地政總署署長或不時取代地政總署署長之任何其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用))。』
- (II) 發展項目公契第X節第18條訂明：
- 『「管理人」須在管理處備存由地政總署署長或不時取代地政總署署長之任何其他政府機關提供、關於本公契第V節B次節第18條項下發出之同意書的資訊的紀錄，供所有「業主」免費查閱及供所有「業主」自費及在繳付合理費用後複印，所收到之費用須撥入「特別基金」。』
- (C) 發展項目提供的住宅單位總數：1,129
- (D) 發展項目提供的分別屬不同大小範圍的住宅單位總數：
- (I) 實用面積須介乎35平方米至40平方米：815
- (II) 實用面積須介乎超過40平方米至60平方米：314

每個住宅物業的層與層之間的高度：3米

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

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。(不適用於本發展項目)

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

2) 住宅樓層不設4樓、13樓、14樓及24樓。

- (A) Under Special Condition (10)(f) of the Land Grant, the size of each residential unit in the Development shall not exceed 60 square metres in saleable area, the total number of residential units in the Development shall not be less than 960, and out of that total number:
- (I) not less than 800 residential units shall be ranging in saleable area from 35 square metres to 40 squares metres; and
- (II) not less than 160 residential units shall be ranging in saleable area from exceeding 40 square metres to 60 square metres.
- (B) (I) Clause 18 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:
- “Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.
- (II) Clause 18 of Section X of the Deed of Mutual Covenant of the Development provides that:
- “The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 18 of Subsection B of Section V of this Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of reasonable charge. All charges received shall be credited to the Special Fund”.
- (C) The total number of residential units provided in the Development: 1,129
- (D) The total number of residential units provided in the Development in the respective size range:
- (I) saleable area from 35 square metres to 40 squares metres: 815
- (II) saleable area from exceeding 40 square metres to 60 square metres: 314

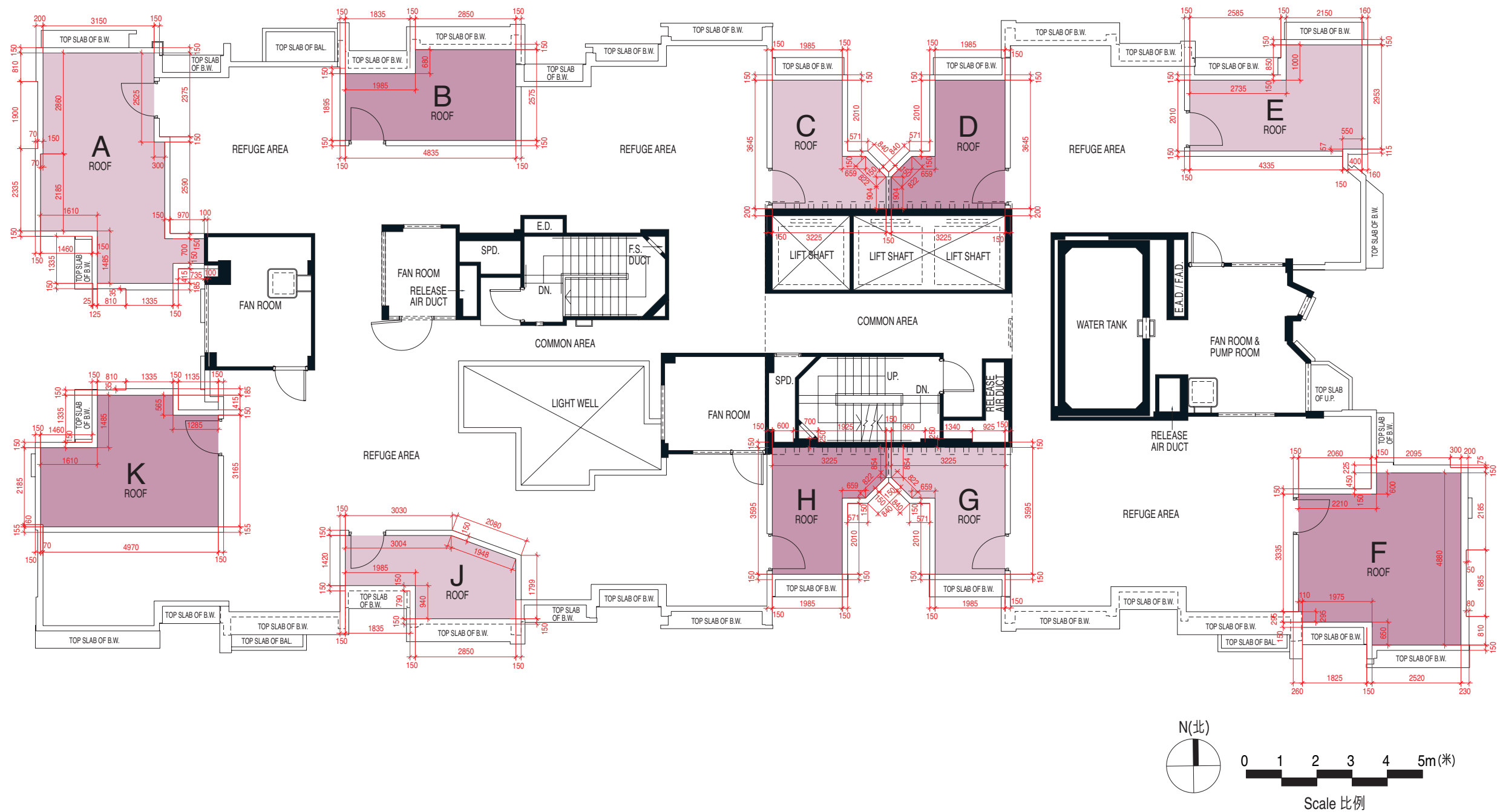
The floor-to-floor height of each residential property: 3m

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm

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. (Not applicable to the Development)

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.

2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.



- (A) 根據批地文件第(10)(f)條批地特別條款，發展項目每一住宅單位大小均不得超過60平方米實用面積，發展項目住宅單位總數不得少於960，而於該總數中：
- (I) 不少於800個住宅單位之實用面積須介乎35平方米至40平方米；及
- (II) 不少於160個住宅單位之實用面積須介乎超過40平方米至60平方米。
- (B) (I) 發展項目公契第V節B次節第18條訂明：
- 『「業主」不得進行或容許或容受進行任何與任何「住宅單位」有關連而會導致該「單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程(包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之任何其他政府機關事先書面同意(而地政總署署長或不時取代地政總署署長之任何其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用))。』
- (II) 發展項目公契第X節第18條訂明：
- 『「管理人」須在管理處備存由地政總署署長或不時取代地政總署署長之任何其他政府機關提供、關於本公契第V節B次節第18條項下發出之同意書的資訊的紀錄，供所有「業主」免費查閱及供所有「業主」自費及在繳付合理費用後複印，所收到之費用須撥入「特別基金」。』
- (C) 發展項目提供的住宅單位總數：1,129
- (D) 發展項目提供的分別屬不同大小範圍的住宅單位總數：
- (I) 實用面積須介乎35平方米至40平方米：815
- (II) 實用面積須介乎超過40平方米至60平方米：314

每個住宅物業的層與層之間的高度：不適用

每個住宅物業的樓板(不包括灰泥)的厚度：不適用

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。(不適用於本發展項目)

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。

2) 住宅樓層不設4樓、13樓、14樓及24樓。

- (A) Under Special Condition (10)(f) of the Land Grant, the size of each residential unit in the Development shall not exceed 60 square metres in saleable area, the total number of residential units in the Development shall not be less than 960, and out of that total number:
- (I) not less than 800 residential units shall be ranging in saleable area from 35 square metres to 40 squares metres; and
- (II) not less than 160 residential units shall be ranging in saleable area from exceeding 40 square metres to 60 square metres.
- (B) (I) Clause 18 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:
- “Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.
- (II) Clause 18 of Section X of the Deed of Mutual Covenant of the Development provides that:
- “The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 18 of Subsection B of Section V of this Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of reasonable charge. All charges received shall be credited to the Special Fund”.
- (C) The total number of residential units provided in the Development: 1,129
- (D) The total number of residential units provided in the Development in the respective size range:
- (I) saleable area from 35 square metres to 40 squares metres: 815
- (II) saleable area from exceeding 40 square metres to 60 square metres: 314

The floor-to-floor height of each residential property: Not applicable

The thickness of the floor slabs (excluding plaster) of each residential property: Not applicable

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. (Not applicable to the Development)

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.

2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

發展項目中的住宅物業的面積 Area of residential properties in the development

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1	2樓 2/F	A	59.989 (646) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.073 (33)	—	1.833 (20)	—	—	—	—	—	—
		B	39.892 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.710 (29)	—	11.237 (121)	—	—	—	—	—	—
		C	39.908 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.918 (31)	—	12.696 (137)	—	—	—	—	—	—
		D	39.667 (427) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.918 (31)	—	12.673 (136)	—	—	—	—	—	—
		E	39.989 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.215 (35)	—	7.534 (81)	—	—	—	—	—	—
		F	49.602 (534) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	2.803 (30)	—	2.151 (23)	—	—	—	—	—	—
		G	39.861 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.868 (31)	—	12.113 (130)	—	—	—	—	—	—
		H	39.886 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.868 (31)	—	12.225 (132)	—	—	—	—	—	—
		J	39.530 (425) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.260 (35)	—	—	—	—	—	—	—	—
		K	59.999 (646) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.073 (33)	—	1.833 (20)	—	—	—	—	—	—

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

- 註Note:
1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

發展項目中的住宅物業的面積 Area of residential properties in the development

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1	3樓-32樓 3/F-32/F	A	59.989 (646) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.073 (33)	—	—	—	—	—	—	—	—
		B	39.842 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.210 (35)	—	—	—	—	—	—	—	—
		C	39.858 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	—	—	—	—
		D	39.617 (426) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	—	—	—	—
		E	39.939 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.715 (40)	—	—	—	—	—	—	—	—
		F	49.602 (534) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	2.803 (30)	—	—	—	—	—	—	—	—
		G	39.811 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	—	—	—	—
		H	39.836 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	—	—	—	—
		J	39.530 (425) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.260 (35)	—	—	—	—	—	—	—	—
		K	59.999 (646) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.073 (33)	—	—	—	—	—	—	—	—

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

- 註Note:
- 1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
 - 2. 發展項目住宅物業並無陽台。
There is no verandah in the residential properties in the Development.
 - 3. 住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

發展項目中的住宅物業的面積 Area of residential properties in the development

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1	33樓 33/F	A	59.989 (646) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.073 (33)	—	—	—	—	19.126 (206)	—	—	—
		B	39.842 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.210 (35)	—	—	—	—	9.133 (98)	—	—	—
		C	39.858 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	8.908 (96)	—	—	—
		D	39.617 (426) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	8.908 (96)	—	—	—
		E	39.939 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.715 (40)	—	—	—	—	12.497 (135)	—	—	—
		F	49.602 (534) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	2.803 (30)	—	—	—	—	15.479 (167)	—	—	—
		G	39.811 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	8.747 (94)	—	—	—
		H	39.836 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	8.747 (94)	—	—	—
		J	39.530 (425) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.260 (35)	—	—	—	—	8.935 (96)	—	—	—
		K	59.999 (646) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.073 (33)	—	—	—	—	18.249 (196)	—	—	—

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

- 註Note:
1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

發展項目中的住宅物業的面積 Area of residential properties in the development

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	2樓 2/F	A	59.989 (646) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.073 (33)	—	1.833 (20)	—	—	—	—	—	—
		B	39.892 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.710 (29)	—	11.237 (121)	—	—	—	—	—	—
		C	39.908 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.918 (31)	—	12.696 (137)	—	—	—	—	—	—
		D	39.681 (427) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.918 (31)	—	12.673 (136)	—	—	—	—	—	—
		E	40.049 (431) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.108 (33)	—	7.386 (80)	—	—	—	—	—	—
		F	40.045 (431) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.208 (35)	—	3.530 (38)	—	—	—	—	—	—
		G	39.861 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.868 (31)	—	12.075 (130)	—	—	—	—	—	—
		H	39.886 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.868 (31)	—	12.187 (131)	—	—	—	—	—	—
		J	39.530 (425) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.260 (35)	—	—	—	—	—	—	—	—
		K	59.999 (646) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.073 (33)	—	1.833 (20)	—	—	—	—	—	—

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

- 註Note:
- 1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
 - 2. 發展項目住宅物業並無陽台。
There is no verandah in the residential properties in the Development.
 - 3. 住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

發展項目中的住宅物業的面積 Area of residential properties in the development

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	3樓-32樓 3/F-32/F	A	59.989 (646) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.073 (33)	—	—	—	—	—	—	—	—
		B	39.842 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.210 (35)	—	—	—	—	—	—	—	—
		C	39.858 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	—	—	—	—
		D	39.631 (427) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	—	—	—	—
		E	39.999 (431) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.608 (39)	—	—	—	—	—	—	—	—
		F	39.995 (431) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.708 (40)	—	—	—	—	—	—	—	—
		G	39.811 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	—	—	—	—
		H	39.836 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	—	—	—	—
		J	39.530 (425) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.260 (35)	—	—	—	—	—	—	—	—
		K	59.999 (646) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.073 (33)	—	—	—	—	—	—	—	—

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

- 註Note:
1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

發展項目中的住宅物業的面積 Area of residential properties in the development

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	33樓 33/F	A	59.989 (646) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.073 (33)	—	—	—	—	19.126 (206)	—	—	—
		B	39.842 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.210 (35)	—	—	—	—	9.133 (98)	—	—	—
		C	39.858 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	8.952 (96)	—	—	—
		D	39.631 (427) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	8.952 (96)	—	—	—
		E	39.999 (431) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.608 (39)	—	—	—	—	12.469 (134)	—	—	—
		F	39.995 (431) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.708 (40)	—	—	—	—	12.846 (138)	—	—	—
		G	39.811 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	8.791 (95)	—	—	—
		H	39.836 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	8.791 (95)	—	—	—
		J	39.530 (425) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.260 (35)	—	—	—	—	8.935 (96)	—	—	—
		K	59.999 (646) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.073 (33)	—	—	—	—	18.141 (195)	—	—	—

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The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 註Note:
- 1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
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 - 2. 發展項目住宅物業並無陽台。
There is no verandah in the residential properties in the Development.
 - 3. 住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

發展項目中的住宅物業的面積 Area of residential properties in the development

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
3	1樓 1/F	A	59.710 (643) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	—	2.903 (31)	—	17.101 (184)	—	—	—	—	—	—
		B	40.067 (431) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.710 (29)	—	11.109 (120)	—	—	—	—	—	—
		D	39.743 (428) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.918 (31)	—	13.164 (142)	—	—	—	—	—	—
		E	39.997 (431) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.048 (33)	—	30.099 (324)	—	—	—	—	—	—
		F	59.934 (645) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.068 (33)	—	12.661 (136)	—	—	—	—	—	—
		G	39.861 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.868 (31)	—	15.450 (166)	—	—	—	—	—	—
		H	39.907 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.868 (31)	—	15.866 (171)	—	—	—	—	—	—
		J	39.562 (426) 露台 Balcony: - 工作平台 Utility Platform: -	—	2.760 (30)	—	11.064 (119)	—	—	—	—	—	—
		K	59.709 (643) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	—	3.425 (37)	—	9.625 (104)	—	—	—	—	—	—

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1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
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2. 發展項目住宅物業並無陽台。
There is no verandah in the residential properties in the Development.

3. 住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

發展項目中的住宅物業的面積 Area of residential properties in the development

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
3	2樓-32樓 2/F-32/F	A	59.710 (643) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	—	2.903 (31)	—	—	—	—	—	—	—	—
		B	39.807 (428) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.210 (35)	—	—	—	—	—	—	—	—
		C	39.910 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	—	—	—	—
		D	39.578 (426) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	—	—	—	—
		E	39.947 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.548 (38)	—	—	—	—	—	—	—	—
		F	59.934 (645) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.068 (33)	—	—	—	—	—	—	—	—
		G	39.811 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	—	—	—	—
		H	39.858 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	—	—	—	—
		J	39.512 (425) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.260 (35)	—	—	—	—	—	—	—	—
		K	59.709 (643) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	—	3.425 (37)	—	—	—	—	—	—	—	—

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- 註Note:
- 1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
 - 2. 發展項目住宅物業並無陽台。
There is no verandah in the residential properties in the Development.
 - 3. 住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

發展項目中的住宅物業的面積 Area of residential properties in the development

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
3	33樓 33/F	A	59.710 (643) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	—	2.903 (31)	—	—	—	—	20.554 (221)	—	—	—
		B	39.807 (428) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.210 (35)	—	—	—	—	11.100 (119)	—	—	—
		C	39.910 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	8.908 (96)	—	—	—
		D	39.578 (426) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	8.908 (96)	—	—	—
		E	39.947 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.548 (38)	—	—	—	—	11.938 (128)	—	—	—
		F	59.934 (645) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.068 (33)	—	—	—	—	19.759 (213)	—	—	—
		G	39.811 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	8.747 (94)	—	—	—
		H	39.858 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	8.747 (94)	—	—	—
		J	39.512 (425) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.260 (35)	—	—	—	—	8.935 (96)	—	—	—
		K	59.709 (643) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	—	3.425 (37)	—	—	—	—	15.678 (169)	—	—	—

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

- 註Note:
1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

發展項目中的住宅物業的面積 Area of residential properties in the development

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
5	2樓 2/F	A	59.710 (643) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	—	2.903 (31)	—	—	—	—	—	—	—	—
		B	39.807 (428) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.210 (35)	—	—	—	—	—	—	—	—
		C	39.910 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	—	—	—	—
		D	39.578 (426) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	—	—	—	—
		E	39.997 (431) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.048 (33)	—	3.937 (42)	—	—	—	—	—	—
		F	59.934 (645) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.068 (33)	—	3.048 (33)	—	—	—	—	—	—
		G	39.811 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	—	—	—	—
		H	39.858 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	—	—	—	—
		J	39.512 (425) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.260 (35)	—	—	—	—	—	—	—	—
		K	59.709 (643) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	—	3.425 (37)	—	—	—	—	—	—	—	—

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

- 註Note:
1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

發展項目中的住宅物業的面積 Area of residential properties in the development

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
5	3樓-32樓 3/F-32/F	A	59.710 (643) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	—	2.903 (31)	—	—	—	—	—	—	—	—
		B	39.807 (428) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.210 (35)	—	—	—	—	—	—	—	—
		C	39.910 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	—	—	—	—
		D	39.578 (426) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	—	—	—	—
		E	39.947 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.548 (38)	—	—	—	—	—	—	—	—
		F	59.934 (645) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.068 (33)	—	—	—	—	—	—	—	—
		G	39.811 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	—	—	—	—
		H	39.858 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	—	—	—	—
		J	39.512 (425) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.260 (35)	—	—	—	—	—	—	—	—
		K	59.709 (643) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	—	3.425 (37)	—	—	—	—	—	—	—	—

實用面積以及露台、工作平台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
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- 註Note:
1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

發展項目中的住宅物業的面積 Area of residential properties in the development

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
5	33樓 33/F	A	59.710 (643) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	—	2.903 (31)	—	—	—	—	20.554 (221)	—	—	—
		B	39.807 (428) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.210 (35)	—	—	—	—	11.100 (119)	—	—	—
		C	39.910 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	8.908 (96)	—	—	—
		D	39.578 (426) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.418 (37)	—	—	—	—	8.908 (96)	—	—	—
		E	39.947 (430) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.548 (38)	—	—	—	—	11.938 (128)	—	—	—
		F	59.934 (645) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	3.068 (33)	—	—	—	—	19.759 (213)	—	—	—
		G	39.811 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	8.747 (94)	—	—	—
		H	39.858 (429) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.368 (36)	—	—	—	—	8.747 (94)	—	—	—
		J	39.512 (425) 露台 Balcony: - 工作平台 Utility Platform: -	—	3.260 (35)	—	—	—	—	8.935 (96)	—	—	—
		K	59.709 (643) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	—	3.425 (37)	—	—	—	—	15.678 (169)	—	—	—

實用面積以及露台、工作平台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
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- 註Note:
- 1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
 - 2. 發展項目住宅物業並無陽台。
There is no verandah in the residential properties in the Development.
 - 3. 住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

發展項目中的停車位的樓面平面圖 Floor plans of parking spaces in the development

地庫停車場 B/F Carpark



- Residential Parking Space
住客停車位
- Residential Parking Space (Disabled Parking Space)
住客停車位(傷殘人士停車位)
- Residential Visitor's Parking Space
住客訪客停車位
- Residential Visitor's Parking Space (Disabled Parking Space)
住客訪客停車位(傷殘人士停車位)
- Residential Motor Cycle Parking Space
住客電單車停車位
- Residential Bicycle Parking Space
住客單車停車位
- Residential Loading and Unloading Bay
住客上落貨位
- Refuse Collection Vehicle Parking Space
垃圾收集車停車位
- Non-industrial Parking Space
非工業停車位
- Non-industrial Parking Space (Disabled Parking Space)
非工業停車位(傷殘人士停車位)
- Non-industrial Loading and Unloading Bay
非工業上落貨位

Category of Parking Space 停車位類別	Nos. 數目	Dimension (W x L) 尺寸 (寬x長)	Area Per Each Parking Space 每個停車位面積
Residential Parking Space 住客停車位	89	2.5米m x 5米m	12.5平方米m ²
Residential Parking Space (Disabled Parking Space) 住客停車位(傷殘人士停車位)	1	3.5米m x 5米m	17.5平方米m ²
Residential Visitor's Parking Space 住客訪客停車位	3	2.5米m x 5米m	12.5平方米m ²
Residential Visitor's Parking Space (Disabled Parking Space) 住客訪客停車位(傷殘人士停車位)	1	3.5米m x 5米m	17.5平方米m ²
Residential Motor Cycle Parking Space 住客電單車停車位	5	1米m x 2.4米m	2.4平方米m ²
Residential Loading and Unloading Bay 住客上落貨位	4	3.5米m x 11米m	38.5平方米m ²
Refuse Collection Vehicle Parking Space 垃圾收集車停車位	1	5米m x 12米m	60平方米m ²
Non-industrial Parking Space 非工業停車位	54	2.5米m x 5米m	12.5平方米m ²
Non-industrial Parking Space (Disabled Parking Space) 非工業停車位(傷殘人士停車位)	1	3.5米m x 5米m	17.5平方米m ²
Non-industrial Loading and Unloading Bay 非工業上落貨位	5	3.5米m x 11米m	38.5平方米m ²
Residential Bicycle Parking Space 住客單車停車位	76	0.5米m x 1.8米m	0.9平方米m ²

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

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

公契的摘要 Summary of deed of mutual covenant

1. 發展項目之公用部分

「**公用地方**」指所有「發展項目公用地方」、「商業公用地方」、「住宅公用地方」及「停車場公用地方」。

「**公用設施**」指所有「發展項目公用設施」、「商業公用設施」、「住宅公用設施」及「停車場公用設施」。

「**發展項目公用地方**」指「註冊業主」按照「公契」條款規定，將使用權劃供各「單位」「業主」及佔用人公用與共享，而「公契」等並無授予「註冊業主」或個別「單位」「業主」使用並且尚未具體轉讓的該土地及發展項目所有地方及範圍。茲毋損前文之一般規定，其中包括「發展項目」的外牆、構成此等外牆一部份的建築鱗片及特色(如有者)和「公用地方」的窗及窗框，但為免存疑不包括「招牌」、構成「住宅公用地方」、「商業公用地方」或「停車場公用地方」一部份的外牆(如有者)、構成「商業發展項目」一部份的商舖門面(如有者)及招牌位(如有者)、朝向「單位」牆壁的內側表面牆及「單位」的窗及窗框、矮牆、電梯及入口大堂、「24小時公眾行人走道」、「24小時公眾行人走道」的有蓋範圍、「行人通道」、「結構性支承件、連接段及洞口」、「園景美化走道」、花木種植區、行人道、樓梯、走道、通道、入口、車輛出入通道、行車道、休憩用地、階梯、斜路、泵房、電掣房、「變壓器房」、緊急救援車輛通道、穿梭電梯大堂、管理員櫃檯、管理處、「業主委員會」辦事處、保安護衛室、看更宿舍、垃圾車車位、垃圾及物料回收房、消防入水口及消防花灑系統入水口、煤氣入口、總電訊廣播設備室、機電房、總水錶房、消防花灑系統水箱、消防花灑系統泵房、消防控制閥房、建築特色、校對錶櫃、行人路、管理員宿舍、煤氣控制室、電話房、電纜槽、發電機房、緊急發電機房、燃料缸、食水及沖廁水泵房、增壓泵房、儀錶房(不附屬於任何「單位」者)、風機房(如有者)、消防控制室(如有者)、平台(不附屬於任何「單位」者)、天台(不附屬於任何「單位」者)、電錶房、消防泵房、消防水箱、服務管槽及花槽/花木種植地方，以及符合《建築物管理條例》(香港法例第344章)第2條所訂「公用部份」釋義的地方，但不包括「停車場公用地方」、「商業公用地方」及「住宅公用地方」。

「**發展項目公用設施**」指「發展項目公用地方」內供發展項目所有「單位」公用或安裝供其共享作為生活便利設施的所有裝置和設施，而並非供個別「單位」專享。茲毋損前文之一般規定，其中包括圍牆、排水渠、沙井、渠道、總水管、污水管、溝渠、水道(如有者)、電纜、「變壓器房」設施、井(如有者)、煤氣閥櫃、水管、電線、鹹水及食水進水管和總水管、滅火或保安器材與設施、泵、開關裝置、儀錶、電燈、衛生配件、廢物處置設備與設施、公共天線及其他器具、設備及設施。

「**商業公用地方**」指「註冊業主」將使用權劃供「商業發展項目」各「業主」及佔用人公用與共享，而「公契」等並無授予或保留予「註冊業主」或「商業發展項目」個別「業主」使用權的該土地及發展項目所有地方或範圍。茲毋損前文之一般規定，其中包括機電房、校對錶櫃、平台清潔水泵房、行人路、迴旋通道、變壓器房、廁所、無障礙男女廁所、總電掣房、隔油池房、廚房抽氣風機房、平台消防及消防花灑系統水箱泵房、空調機房、電訊廣播設備室、鮮風櫃房、鮮風氣槽、管理處(如有者)、走廊、「商業客貨上落車位」及「商業發展項目」外牆(不包括「招牌位」)。

「**商業公用設施**」指「商業發展項目」所有「業主」及佔用人公用或安裝供彼等共享作為生活便利設施的「商業公用地方」內所有裝置和設施。

「**住宅公用地方**」指「註冊業主」按照「公契」條款規定，將使用權劃供各「住宅單位」「業主」及佔用人公用與共享，而「公契」等並無授予「註冊業主」或個別「住宅單位」「業主」使用權並且尚未具體轉讓的該土地及發展項目所有地方或範圍。茲毋損前文之一般規定，其中包括專為「住宅單位」而設並供各「住宅單位」「業主」及佔用人公用與共享的發展項目所有外牆部份和構成此等外牆一部份的建築鱗片及裝飾(如有者)，但不包括「住宅單位」的窗及窗框、非結構性預製外牆(不附屬於任何「單位」者)、矮牆、簷篷、平台(不附屬於任何「單位」者)、天台(不附屬於任何「單位」者)、「訪客停車位」、「住宅客貨上落車位」、「單車停車位」、「康樂設施」、公眾有蓋園景美化地方、平台綠化花園、電錶房、電訊廣播設備室、入口電梯大堂、食水泵房、沖廁水箱、沖廁水泵房、沖廁水箱、一樓有蓋走道、斜路、消防花灑系統水箱房、花槽/花木種植地方、空調平台、迴旋通道、機械通風房、抽風排氣管/樓梯增壓槽、排放風管、天井、公共平台、管理員櫃檯、緊急發電機房、低壓電掣房、消防水箱及泵房、消防泵房、濾水裝置機房、電纜豎管房、天台防火層、垃圾房、消防增壓泵房、消防控制室、管理處(如有者)、鮮風櫃房、鮮風櫃房平台、建築特色、陽篷、花槽、住宅電梯大堂、加闊電梯大堂、郵遞室、傳力板、電梯槽、樓梯、走道、風機房、消防花灑系統水箱、水管槽、喉轆櫃、電錶房/電話房、水錶房、清潔水箱房、電梯機房及電梯越位槽。

「**住宅公用設施**」指「住宅公用地方」內供所有「住宅單位」公用或安裝供其共享的所有裝置和設施，而並非供個別「單位」或發展項目整體專用或專享。茲毋損前文之一般規定，其中包括排水渠、開關裝置、渠道、通風氣槽、儀錶、水管、泵、電線、電纜、燈、天線、外部裝飾百葉鋁板、電梯、電梯機房內裝置及設施、水箱、沖廁水箱、食水箱、鋼筋混凝土消防花灑系統水箱、水錶櫃、消防水箱、火警警報及滅火器材、廢物處置設備及器具、「康樂設施」內康樂及其他設施，以及其他鋪管或非鋪管服務設施器具。

「**停車場公用地方**」指「註冊業主」按照「公契」條款規定，將使用權劃供「停車場」各「業主」及佔用人公用與共享的該土地及發展項目所有地方或範圍，但不包括「政府批地書」第(31)條批地特別條款訂明的核准停車場平面佈置圖所指定停車位。茲毋損前文之一般規定，其中包括車輛及單車行車道、斜路、行人路、傷殘人士運轉車位、迴旋通道及風機房、抽風排氣管、停車場通風槽及電氣房、校對錶櫃及樓梯。

「**停車場公用設施**」指「停車場公用地方」內供所有「停車場」「業主」及佔用人公用或安裝供其共享的所有裝置和設施，而並非供個別「停車場」或發展項目整體專用或專享。茲毋損前文之一般規定，其中包括排水渠、沙井、渠道、總水管(如有者)、水箱、污水管、溝渠、水道、電纜、井(如有者)、水管、電線、鹹水及食水進水管(如有者)及總水管、消防捲閘、滅火或保安器材與設施、泵、開關裝置、儀錶、燈、通風氣槽及機器房、出入閘設備、凸面鏡及其他器具、設備和設施。

2. 轉讓予發展項目每個住宅物業的不分割份數數額

座數	樓層	單位	不分割份數
1	2樓	2樓A單位連其毗連平台	60/57280
		2樓B單位連其毗連平台	42/57280
		2樓C單位連其毗連平台	42/57280
		2樓D單位連其毗連平台	42/57280
		2樓E單位連其毗連平台	42/57280
		2樓F單位連其毗連平台	50/57280
		2樓G單位連其毗連平台	42/57280
		2樓H單位連其毗連平台	42/57280
		2樓J單位	41/57280
		2樓K單位連其毗連平台	60/57280
	3樓-32樓* (26層)	A單位	59/57280
		B單位	41/57280
		C單位	41/57280
		D單位	41/57280
		E單位	41/57280
		F單位	49/57280
		G單位	41/57280
		H單位	41/57280
		J單位	41/57280
		K單位	59/57280
	33樓	33樓A單位及緊接其上的天台	60/57280
		33樓B單位及緊接其上的天台	42/57280
		33樓C單位及緊接其上的天台	42/57280
		33樓D單位及緊接其上的天台	42/57280
		33樓E單位及緊接其上的天台	42/57280
		33樓F單位及緊接其上的天台	50/57280
		33樓G單位及緊接其上的天台	42/57280
		33樓H單位及緊接其上的天台	42/57280
		33樓J單位及緊接其上的天台	42/57280
		33樓K單位及緊接其上的天台	60/57280

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座數	樓層	單位	不分割份數
2	2樓	2樓A單位連其毗連平台	60/57280
		2樓B單位連其毗連平台	42/57280
		2樓C單位連其毗連平台	42/57280
		2樓D單位連其毗連平台	42/57280
		2樓E單位連其毗連平台	42/57280
		2樓F單位連其毗連平台	42/57280
		2樓G單位連其毗連平台	42/57280
		2樓H單位連其毗連平台	42/57280
		2樓J單位	41/57280
		2樓K單位連其毗連平台	60/57280
	3樓-32樓* (26層)	A單位	59/57280
		B單位	41/57280
		C單位	41/57280
		D單位	41/57280
		E單位	41/57280
		F單位	41/57280
		G單位	41/57280
		H單位	41/57280
		J單位	41/57280
		K單位	59/57280
	33樓	33樓A單位及緊接其上的天台	60/57280
		33樓B單位及緊接其上的天台	42/57280
		33樓C單位及緊接其上的天台	42/57280
		33樓D單位及緊接其上的天台	42/57280
		33樓E單位及緊接其上的天台	42/57280
		33樓F單位及緊接其上的天台	42/57280
		33樓G單位及緊接其上的天台	42/57280
		33樓H單位及緊接其上的天台	42/57280
		33樓J單位及緊接其上的天台	42/57280
		33樓K單位及緊接其上的天台	60/57280

座數	樓層	單位	不分割份數
3	1樓	1樓A單位連其毗連平台	61/57280
		1樓B單位連其毗連平台	42/57280
		1樓D單位連其毗連平台	42/57280
		1樓E單位連其毗連平台	42/57280
		1樓F單位連其毗連平台	60/57280
		1樓G單位連其毗連平台	42/57280
		1樓H單位連其毗連平台	42/57280
		1樓J單位連其毗連平台	42/57280
		1樓K單位連其毗連平台	61/57280
	2樓-32樓* (27層)	A單位	60/57280
		B單位	41/57280
		C單位	41/57280
		D單位	41/57280
		E單位	41/57280
		F單位	59/57280
		G單位	41/57280
		H單位	41/57280
		J單位	41/57280
		K單位	60/57280
	33樓	33樓A單位及緊接其上的天台	61/57280
		33樓B單位及緊接其上的天台	42/57280
		33樓C單位及緊接其上的天台	42/57280
		33樓D單位及緊接其上的天台	42/57280
		33樓E單位及緊接其上的天台	42/57280
		33樓F單位及緊接其上的天台	60/57280
		33樓G單位及緊接其上的天台	42/57280
		33樓H單位及緊接其上的天台	42/57280
		33樓J單位及緊接其上的天台	42/57280
		33樓K單位及緊接其上的天台	61/57280

座數	樓層	單位	不分割份數
5	2樓	A單位	60/57280
		B單位	41/57280
		C單位	41/57280
		D單位	41/57280
		2樓E單位連其毗連平台	42/57280
		2樓F單位連其毗連平台	60/57280
		G單位	41/57280
		H單位	41/57280
		J單位	41/57280
		K單位	60/57280
	3樓-32樓* (26層)	A單位	60/57280
		B單位	41/57280
		C單位	41/57280
		D單位	41/57280
		E單位	41/57280
		F單位	59/57280
		G單位	41/57280
		H單位	41/57280
		J單位	41/57280
		K單位	60/57280
	33樓	33樓A單位及緊接其上的天台	61/57280
		33樓B單位及緊接其上的天台	42/57280
		33樓C單位及緊接其上的天台	42/57280
		33樓D單位及緊接其上的天台	42/57280
		33樓E單位及緊接其上的天台	42/57280
		33樓F單位及緊接其上的天台	60/57280
		33樓G單位及緊接其上的天台	42/57280
		33樓H單位及緊接其上的天台	42/57280
		33樓J單位及緊接其上的天台	42/57280
		33樓K單位及緊接其上的天台	61/57280

註：“*” = 不設4樓、13樓、14樓及24樓。

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備註：每個住宅單位之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。發展項目所有住宅單位之管理份數總數為51,790。發展項目之管理份數總數為56,898。

3. 發展項目管理人的委任年期

遵從《建築物管理條例》(香港法例第344章)各條款及「公契」第VI節A次節第2條(b)及(c)款之規定，「管理人」港基物業管理有限公司現獲委任為管理該土地及發展項目的首屆管理人，首屆任期為「公契」生效日起兩年，嗣後繼續留任管理發展項目，直至其委任權責遵照「公契」條款終止為止。

4. 發展項目各住宅物業業主分擔管理開支的基準

「管理人」將按照以下原則釐定每名「業主」應分擔的管理開支金額：

- (a) 發展項目每個「單位」的「業主」應按比例分擔年度「管理預算案」A部份評定的款項，攤付金額按照「業主」所持「單位」的「管理份數」佔發展項目內所有「單位」「管理份數」總數的比例計算。A部份應涵蓋「管理人」認為乃關乎該土地及發展項目或因應全體「業主」之利益招致的預算管理開支(不包括「管理預算案」B部份、C部份及D部份列明的預算管理開支)；
- (b) 除(a)款所載的款項外，每名「業主」另須就其擁有的每個「住宅單位」分擔年度「管理預算案」B部份評定的款項，攤付金額按照「業主」所持「住宅單位」的「管理份數」佔發展項目內所有「住宅單位」「管理份數」總數的比例計算。B部份應涵蓋「管理人」認為乃關乎「住宅單位」或純粹因應所有「住宅單位」「業主」之利益招致的預算管理開支，其中包括但不限於「康樂設施」的運作、維修、修理、清潔、照明及保安開支，而為免存疑B部份並應涵蓋「管理人」認為乃關乎使用「訪客停車位」及「住宅客貨上落車位」的「停車場公用地方」及「停車場公用設施」個別範圍預算管理開支；及
- (c) 除(a)款所載的款項外，每名「業主」另須就其擁有的每個「停車位」分擔年度「管理預算案」C部份評定的款項，攤付金額按照「業主」所持「停車位」的「管理份數」佔發展項目內所有「停車位」「管理份數」總數的比例計算。C部份應涵蓋「管理人」認為乃關乎「停車位」或純粹因應所有「停車位」「業主」之利益招致的預算管理開支，但為免存疑並不包括「管理人」合理地認為乃關乎(i)使用「訪客停車位」及「住宅客貨上落車位」的「停車場公用地方」及「停車場公用設施」預算管理開支，此等開支應視為屬於年度「管理預算案」B部份；及(ii)使用「商業客貨上落車位」的「停車場公用地方」及「停車場公用設施」預算管理開支，此等開支應視為屬於年度「管理預算案」D部份。

除非「管理人」另行決定，否則每名「業主」應在每個曆月首日(不論有否發出法定付款通知)向「管理人」付款，金額為「業主」承擔的該年度管理開支分擔總額的十二分之一。

(註：年度「管理預算案」D部份指「管理人」認為乃純粹關乎「商業單位」或純粹為「商業單位」「業主」的利益而招致的預算管理開支。)

5. 釐定管理費按金的基準

每個「單位」首任「業主」向「註冊業主」承讓「單位」後，應向「管理人」支付按金，以保證其按時繳付「公契」指定其應付的所有款項。按金相等於一個月的管理開支攤付金額。「業主」不得以按金抵扣管理開支的每月攤付款項或其應分擔的其他款項。按金不會退還但可以轉戶。

6. 賣方預留自用的發展項目地方

不適用。

公契的摘要 Summary of deed of mutual covenant

1. The common parts of the development

“**Common Areas**” means all of the Development Common Areas, Commercial Common Areas, Residential Common Areas and Car Park Common Areas.

“**Common Facilities**” means all of the Development Common Facilities, Commercial Common Facilities, Residential Common Facilities and Car Park Common Facilities.

“**Development Common Areas**” means all those areas or parts of the land and the development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the Deed of Mutual Covenant for the common use and benefit of the Owners and occupiers of the Units and is not given by the Deed of Mutual Covenant or otherwise to the Registered Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, external walls of the development, the architectural fins and features (if any) forming part of such external walls and the windows and window frames of the Common Areas (but excluding, for the avoidance of doubt, the Signage(s), the external walls (if any) forming part of the Residential Common Areas, the Commercial Common Areas or the Car Park Common Areas, the shopfront (if any) and signage space (if any) forming part of the Commercial Development, the internal surface of the walls facing the Units and the windows and window frames of the Units), parapet-walls, lift and entrance lobby, 24-Hour Public Pedestrian Walkway, covered area of 24-Hour Public Pedestrian Walkway, Pedestrian Link, Structural Supports, Connections and Openings, Landscaped Walkway, planting areas, footpaths, stairs, walkways, passageways, entrances, run-in/out, driveways, open spaces, staircases, ramps, pump rooms, switch rooms, Transformer Rooms, emergency vehicular access, shuttle lift lobby, caretakers’ counter, management office, Owners’ Committee office, guard room, quarters for watchman, refuse collection vehicle space, refuse storage and material recovery chamber, fire services inlet and sprinkler inlet, gas inlet, main telecommunication broadcasting equipment room, electrical and mechanical room, master water meter room, sprinkler water tank, sprinkler pump room, fire services control valve room, architectural features, check meter cabinet, pavement, caretakers’ quarter, town gas control room, telephone room, cable duct, generator room, emergency generator room, fuel tank room, potable and flushing water pump room, booster pump room, meter rooms (which do not form part of any Units), fan rooms (if any), fire services control room (if any), flat roofs (which do not form part of any Units), roofs (which do not form part of any Units), electric meter room, fire services pump rooms, fire services water tanks, service duct and planter/ planting area and such areas within the meaning of “common parts” as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Car Park Common Areas, the Commercial Common Areas and the Residential Common Areas.

“**Development Common Facilities**” means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of all the Units of the development as part of the amenities thereof and not for the exclusive benefit of any individual Unit and, without limiting the generality of the foregoing, including fence walls, drains, manhole, channels, water mains, sewers, gutters, watercourses (if any), cables, Transformer Rooms’ facilities, wells (if any), town gas valve cabinet, pipes, wires, salt and fresh water intakes and

mains, fire fighting or security equipment and facilities, pumps, switches, meters, lights, sanitary fittings, refuse disposal equipment and facilities, communal aerials and other apparatus equipment and facilities.

“**Commercial Common Areas**” means all those areas or parts of the land and the development the right to the use of which is designated by the Registered Owner for the common use and benefit of the Owners and occupiers of the Commercial Development and is not given or reserved by the Deed of Mutual Covenant or otherwise to the Registered Owner or any individual Owner of the Commercial Development and which include, without limiting the generality of the foregoing, electrical and mechanical room, check meter cabinet, podium cleaning water pump room, pavement, circulation passages, transformer room, lavatory, uni-sex accessible toilet, main switch room, grease trap room, kitchen exhaust fan room, podium fire services and sprinkler water tank pump room, air-conditioning plant rooms, telecommunication broadcasting equipment room, air handling unit rooms, fresh air shafts, management office (if any), corridors, Commercial Loading and Unloading Spaces and external walls of the Commercial Development (excluding the Signage(s)).

“**Commercial Common Facilities**” means all those installations and facilities in the Commercial Common Areas used in common by or installed for the common benefit of all the Owners and occupiers of the Commercial Development as part of the amenities thereof.

“**Residential Common Areas**” means all those areas or parts of the land and the development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the Deed of Mutual Covenant for common use and benefit of the Owners and occupiers of Residential Units and is not given by the Deed of Mutual Covenant or otherwise to the Registered Owner or the Owner of any individual Residential Unit and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include all those part or parts of the external walls of the development which serve the Residential Units and are for the common use and benefit of the Owners and occupiers of the Residential Units and architectural fins and features (if any) forming part of such external walls but excluding the windows and window frames of the Residential Units, non-structural prefabricated external walls (which do not form part of any Units), parapet-walls, canopies, flat roofs (which do not form part of any Units), roofs (which do not form part of any Units), Visitors’ Parking Spaces, Residential Loading and Unloading Spaces, Bicycle Parking Spaces, Recreational Facilities, communal covered landscape area, podium landscape garden, electricity meter rooms, telecommunication and broadcasting equipment room, entrance lift lobby, potable water pump room, flushing water tank, flushing water pump rooms, covered walkway at 1/F., ramps, sprinkler water tank room, planters/planting area, air-conditioning platform, circulation passage, mechanical ventilation room, exhaust air duct/staircase pressurization duct, release air duct, light well, common flat roof, caretaker’s counter, emergency generator room, low voltage switch room, fire services water tank and pump room, fire services pump rooms, filtration plant room, cable riser duct room, refuge roof floor, refuse rooms, fire services booster pump room, fire services control room, management office (if any), air handling unit rooms, flat roof for air handling unit rooms, architectural features, sunshades, planters, residential lift lobbies, wider common lift lobbies, mail room, transfer plate, lift shafts, staircases,

walkways, fan room, sprinkler water tank, pipe ducts, hose reel cabinets, electric meter rooms/telephone rooms, water meter room, cleaning water tank room, lift machine rooms and lift overruns.

“**Residential Common Facilities**” means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of all the Residential Units and not for the exclusive use or benefit of any individual Unit or the development as a whole and which, without limiting the generality of the foregoing, include drains, switches, channels, ventilation air ducts, meters, pipes, pumps, wires, cables, lights, antennae, external decorative aluminium louvres, lifts, installations and facilities in the lift machine rooms, water tanks, flushing water tank, potable water tanks, reinforced concrete sprinkler water tanks, water meter cabinet, fire services water tanks, fire warning and fighting equipment, refuse disposal equipment and apparatus, recreational and other facilities in the Recreational Facilities and other service facilities apparatus whether ducted or otherwise.

“**Car Park Common Areas**” means all those areas or parts of the land and the development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the Deed of Mutual Covenant for the common use and benefit of the Owners and occupiers of Car Parks except those parking spaces designated on the approved carpark layout plan under Special Condition No.(31) of the Government Grant and which include, without limiting the generality of the foregoing, the driveways for vehicles and bicycles, ramps, pavement, manoeuvring space for the disabled, circulation passages and fan rooms, exhaust air duct, car park vent shaft and electric room, check meter cabinet and staircases.

“**Car Park Common Facilities**” means all those installations and facilities in the Car Park Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Car Parks and not for the exclusive use or benefit of any individual Car Park or the development as a whole and, without limiting the generality of the foregoing, including drains, manhole, channels, water mains (if any), water tanks, sewers, gutters, watercourses, cables, wells (if any), pipes, wires, salt and fresh water intakes (if any) and mains, fire shutter, fire fighting or security equipment and facilities, pumps, switches, meters, lights, ventilation air duct and plant room, access barrier equipment, convex mirror and other apparatus and equipment and facilities.

公契的摘要 Summary of deed of mutual covenant

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

Tower	Floor	Unit	No. of Undivided Shares
1	2/F	Flat A on 2/F together with Flat Roof adjacent thereto	60/57280
		Flat B on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat C on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat D on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat E on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat F on 2/F together with Flat Roof adjacent thereto	50/57280
		Flat G on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat H on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat J on 2/F	41/57280
		Flat K on 2/F together with Flat Roof adjacent thereto	60/57280
	3/F-32/F* (26 storeys)	Flat A	59/57280
		Flat B	41/57280
		Flat C	41/57280
		Flat D	41/57280
		Flat E	41/57280
		Flat F	49/57280
		Flat G	41/57280
		Flat H	41/57280
		Flat J	41/57280
		Flat K	59/57280
	33/F	Flat A on 33/F and Roof immediately above	60/57280
		Flat B on 33/F and Roof immediately above	42/57280
		Flat C on 33/F and Roof immediately above	42/57280
		Flat D on 33/F and Roof immediately above	42/57280
		Flat E on 33/F and Roof immediately above	42/57280
		Flat F on 33/F and Roof immediately above	50/57280
		Flat G on 33/F and Roof immediately above	42/57280
		Flat H on 33/F and Roof immediately above	42/57280
		Flat J on 33/F and Roof immediately above	42/57280
		Flat K on 33/F and Roof immediately above	60/57280

Tower	Floor	Unit	No. of Undivided Shares
2	2/F	Flat A on 2/F together with Flat Roof adjacent thereto	60/57280
		Flat B on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat C on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat D on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat E on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat F on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat G on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat H on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat J on 2/F	41/57280
		Flat K on 2/F together with Flat Roof adjacent thereto	60/57280
	3/F-32/F* (26 storeys)	Flat A	59/57280
		Flat B	41/57280
		Flat C	41/57280
		Flat D	41/57280
		Flat E	41/57280
		Flat F	41/57280
		Flat G	41/57280
		Flat H	41/57280
		Flat J	41/57280
		Flat K	59/57280
	33/F	Flat A on 33/F and Roof immediately above	60/57280
		Flat B on 33/F and Roof immediately above	42/57280
		Flat C on 33/F and Roof immediately above	42/57280
		Flat D on 33/F and Roof immediately above	42/57280
		Flat E on 33/F and Roof immediately above	42/57280
		Flat F on 33/F and Roof immediately above	42/57280
		Flat G on 33/F and Roof immediately above	42/57280
		Flat H on 33/F and Roof immediately above	42/57280
		Flat J on 33/F and Roof immediately above	42/57280
		Flat K on 33/F and Roof immediately above	60/57280

Tower	Floor	Unit	No. of Undivided Shares
3	1/F	Flat A on 1/F together with Flat Roof adjacent thereto	61/57280
		Flat B on 1/F together with Flat Roof adjacent thereto	42/57280
		Flat D on 1/F together with Flat Roof adjacent thereto	42/57280
		Flat E on 1/F together with Flat Roof adjacent thereto	42/57280
		Flat F on 1/F together with Flat Roof adjacent thereto	60/57280
		Flat G on 1/F together with Flat Roof adjacent thereto	42/57280
		Flat H on 1/F together with Flat Roof adjacent thereto	42/57280
		Flat J on 1/F together with Flat Roof adjacent thereto	42/57280
		Flat K on 1/F together with Flat Roof adjacent thereto	61/57280
	2/F-32/F * (27 storeys)	Flat A	60/57280
		Flat B	41/57280
		Flat C	41/57280
		Flat D	41/57280
		Flat E	41/57280
		Flat F	59/57280
		Flat G	41/57280
		Flat H	41/57280
		Flat J	41/57280
		Flat K	60/57280
	33/F	Flat A on 33/F and Roof immediately above	61/57280
		Flat B on 33/F and Roof immediately above	42/57280
		Flat C on 33/F and Roof immediately above	42/57280
		Flat D on 33/F and Roof immediately above	42/57280
		Flat E on 33/F and Roof immediately above	42/57280
		Flat F on 33/F and Roof immediately above	60/57280
		Flat G on 33/F and Roof immediately above	42/57280
		Flat H on 33/F and Roof immediately above	42/57280
		Flat J on 33/F and Roof immediately above	42/57280
		Flat K on 33/F and Roof immediately above	61/57280

公契的摘要 Summary of deed of mutual covenant

Tower	Floor	Unit	No. of Undivided Shares
5	2/F	Flat A	60/57280
		Flat B	41/57280
		Flat C	41/57280
		Flat D	41/57280
		Flat E on 2/F together with Flat Roof adjacent thereto	42/57280
		Flat F on 2/F together with Flat Roof adjacent thereto	60/57280
		Flat G	41/57280
		Flat H	41/57280
		Flat J	41/57280
		Flat K	60/57280
	3/F-32/F * (26 storeys)	Flat A	60/57280
		Flat B	41/57280
		Flat C	41/57280
		Flat D	41/57280
		Flat E	41/57280
		Flat F	59/57280
		Flat G	41/57280
		Flat H	41/57280
		Flat J	41/57280
		Flat K	60/57280
	33/F	Flat A on 33/F and Roof immediately above	61/57280
		Flat B on 33/F and Roof immediately above	42/57280
		Flat C on 33/F and Roof immediately above	42/57280
		Flat D on 33/F and Roof immediately above	42/57280
		Flat E on 33/F and Roof immediately above	42/57280
		Flat F on 33/F and Roof immediately above	60/57280
		Flat G on 33/F and Roof immediately above	42/57280
		Flat H on 33/F and Roof immediately above	42/57280
		Flat J on 33/F and Roof immediately above	42/57280
		Flat K on 33/F and Roof immediately above	61/57280

Note : “*” = There are no designation of 4/F, 13/F, 14/F and 24/F.

Remark: The number of management shares of a residential property is the same as the number of undivided shares allocated to that residential property. However, the total number of undivided shares in the Development is different from the total number of management shares in the Development. The total number of management shares of all residential properties in the Development is 51,790. The total number of management shares in the Development is 56,898.

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

Subject to the provisions of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong), and sub-clauses (b) and (c) of clause 2 of sub-section A of section VI of the Deed of Mutual Covenant, the Manager, Citybase Property Management Limited, is appointed as the first manager to manage the land and the development for the initial term of TWO years from the date of the Deed of Mutual Covenant and thereafter shall continue to manage the development until its appointment terminated in accordance with the provisions of the Deed of Mutual Covenant.

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

The Manager shall determine the amount which each Owner shall contribute towards the management expenditure in accordance with the following principles:

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

Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to (i) the use of the Visitors’ Parking Spaces and Residential Loading and Unloading Spaces which shall be treated as falling within Part B of the annual Management Budget and (ii) the use of the Commercial Loading and Unloading Spaces which shall be treated as falling within Part D of the annual Management Budget.

Unless otherwise determined by the Manager each Owner shall on the first day of each and every calendar month (whether legally demanded or not) pay to the Manager a sum representing one-twelfth of such Owner’s liability to contribute to the management expenditure for that year.

(Note: Part D of the annual Management Budget means the estimated management expenditure which in the opinion of the Manager are attributable solely to the Commercial Units or solely for the benefit of all the Owners of the Commercial Units.)

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

The first Owner of each Unit shall upon the assignment of the Unit from the Registered Owner deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the Deed of Mutual Covenant a sum equivalent to one month’s monthly contribution of the management expenses and such sum shall not be used to set off against monthly contribution of the management expenses or any other contributions to be made by him and such sum is non-refundable but transferable.

6. The area in the development retained by the vendor for its own use

Not applicable.

批地文件的摘要 Summary of land grant

- 發展項目位於元朗市地段第518號(「該地段」)。
- 該地段的批地年期為50年，由2011年3月24日開始生效。
- 「批地文件」第(7)條批地特別條款訂明：
 - 遵從本批地特別條款(b)款之規定，該地段或其任何部份或現已或將會建於該地段任何一座或多座建築物除作非工業用途外(不包括寫字樓、貨倉、酒店及加油站)，不可作任何其他用途。
 - 除下列用途外，現已或將會建於該地段之任何建築物或其任何部份不可作其他用途：
 - 最低兩層只可作非工業用途(不包括寫字樓、貨倉、酒店及加油站)，惟為免存疑，如有任何地庫層(如已建成)，則不論大小或樓面面積，均會就本批地特別條款的目的計為一個樓層，而地庫層的用途必須遵從本批地特別條款(b)(iii)款訂明的額外限制規定；
 - 其餘樓層(如有多於兩個地庫層，則不包括位於最低兩層對上的一個或多個地庫層(如已建成))只可作私人住宅用途；及
 - 任何地庫層(如已建成)不論是最低兩層之一或是最低兩層對上的地庫層，一律作非工業用途(不包括住宅、寫字樓、貨倉、酒店及加油站)。
 - 任何樓層如專門用作或將用作本文第(25)條批地特別條款(可依照本文第(27)條批地特別條款調整)和本文第(26)條批地特別條款指定提供的停車位、客貨上落車位或機器房或兩者，一律不計入本批地特別條款(b)款所載的一個樓層。「署長」就任何樓層是否專門用作或將用作本批地特別條款(c)款訂明用途所作的決定將作終論，並對「買方」約束。
 - 根據本文第(25)條批地特別條款(可依照本文第(27)條批地特別條款調整)和本文第(26)條批地特別條款指定提供的停車位及客貨上落車位將設於地庫層。
- 「批地文件」第(6)條批地特別條款訂明：

「買方」應在該地段建造一座或多座建築物，並必須全面遵從此等「批地條款」及香港現時或於任何時間生效的所有關乎建築、衛生及規劃之「條例」、附例及規例。此等一座或多座建築物必須在2016年9月30日(註：該日期已延至2016年12月31日)或之前建成並適宜佔用居住。
- 「批地文件」第7條批地一般條款訂明：
 - 「買方」應在遵照此等「批地條款」進行建造或重建(本詞指下文(b)款所述的重建工程)的整個批租期：
 - 依照經批核的設計及規劃和任何核准建築圖則維修所有建築物，並且不得作任何修改或改動；及
 - 按照此等「批地條款」或日後任何合約修訂條文維修現已或將會建造的所有建築物，以保持其維修充足及狀態良好，並於批租期屆滿或提前終止時以保養完好的狀況交還此等建築物。
 - 如在批租期內拆卸位於該地段或其任何部份之任何建築物，「買

方」必須另建良好健全而總樓面面積最少相等的同類型及同價值的一座或多座建築物作替代，並須經「署長」批核。倘如上所述拆卸建築物，「買方」應在拆卸後一個曆月內向「署長」申請同意於該地段進行重建。「買方」接獲同意書後，必須在三個曆月內展開必要的重建工程，並於「署長」指定的期限內以「署長」滿意的方式完成重建。

- 「批地文件」第9條批地一般條款訂明：

任何根據此等「批地條款」規定鋪造的任何私家街、私家路及後巷，選址必須令「署長」滿意，並按照「署長」決定納入或不涵蓋於本文協定批租的該地段範圍。無論屬何情況，此等私家街、私家路及後巷必須在「政府」規定時免費交還「政府」。如向「政府」交還上述私家街、私家路及後巷，「政府」將進行該處的路面、路緣石、排水渠(包括污水及暴雨水渠)、渠道及路燈建設工程，費用則由「買方」支付，其後則以公帑維修。如上述私家街、私家路及後巷仍屬於本文協定批租的該地段一部份，「買方」應自費在該處提供照明、路面、路緣石、排水渠、渠道及進行維修工程，以全面令「署長」滿意。「署長」可因應公眾利益，按需要執行或達致執行路燈安裝及維修工程。「買方」須承擔此等路燈安裝工程的資本費用，並且允許工人和車輛自由進出及往返批租範圍，以便安裝及維修路燈。

- 「批地文件」第(2)條批地特別條款訂明：

- 「買方」應：
 - 在本「協議」生效日後48個曆月內(註：該期限已延至2016年9月30日)(或「署長」批准的其他延長期限)，自費以「署長」批准的方式及物料、標準、樓層、走線和設計進行下列工程，全面令「署長」滿意：
 - 在本文所夾附圖則以綠色顯示的日後興建公共道路範圍(以下簡稱「綠色範圍」)進行鋪設及平整工程；及
 - 提供和建造「署長」全權酌情為必要的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物(以下統稱「構築物」)；以便在「綠色範圍」建造建築物和供車輛及行人往來；
 - 本「協議」生效日後48個曆月內(註：該期限已延至2016年9月30日)(或「署長」批准的其他延長期限)，自費以「署長」滿意的方式在「綠色範圍」鋪設表面、建造路緣和渠道，以及按「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道傢俬及道路標記；及
 - 自費維修「綠色範圍」及「構築物」和在該處建造、安裝及提供之所有構築物、表面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道傢俬、道路標記及機器，以令「署長」滿意，直至「綠色範圍」的佔管權按照本文第(3)條批地特別條款交回「政府」為止。

- 「批地文件」第(3)條批地特別條款訂明：

茲為執行本文第(2)條批地特別條款所訂的必要工程，「買方」將在本

「協議」生效日獲授予「綠色範圍」之佔管權。「買方」應在「署長」要求時將「綠色範圍」交還「政府」，而於任何情況下「綠色範圍」亦會被視為在「署長」發函說明「買方」已以其滿意的方式全面履行此等「批地條款」當日交還「政府」。「買方」佔管「綠色範圍」期間，應允許所有「政府」和公共車輛及行人於所有合理時間自由進出及通行「綠色範圍」，並確保不會因為執行本文第(2)條批地特別條款規定的工程等而干預或阻礙此等通行權。

- 「批地文件」第(4)條批地特別條款訂明：

如非事前獲「署長」書面同意，「買方」不得在「綠色範圍」儲物或搭建任何臨時構築物又或作並非執行本文第(2)條批地特別條款所訂工程的任何其他用途。

- 「批地文件」第(8)條批地特別條款訂明：

如非事前獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，概不可移除或干預現於該地段或毗連土地生長的樹木。

- 「批地文件」第(9)條批地特別條款訂明：

- 「買方」應提交或達致提交園景美化設計總圖予「署長」，述明該地段之園景美化建議，以供審批。
- 「買方」應自費按照經批核的園景美化設計總圖在該地段進行園景美化，如非事前獲「署長」書面同意，不得作任何修改、更改、改動、變更或取代。
- 「買方」嗣後應自費保養和維修園景美化工程，以維持其在安全、清潔、整齊、可使用及健康的狀況，全面令「署長」滿意。

- 「批地文件」第(12)條批地特別條款訂明：

- 「買方」可在該地段搭建、建造和提供經「署長」書面批准的康樂設施及相關之附屬設施(以下簡稱「設施」)。「設施」的類型、大小、設計、高度及分佈規劃應事前獲得「署長」書面批准。
- 如「設施」的任何部份根據本批地特別條款(b)款規定獲豁免計入總樓面面積及上蓋面積(以下簡稱「豁免設施」)：
 - 「豁免設施」應劃為並構成本文第(22)(a)(v)條批地特別條款所載的「公用地方」；
 - 「買方」應自費維修「豁免設施」，以保持其維修充足及狀態良好，同時以「署長」滿意的方式運作「豁免設施」；及
 - 「豁免設施」只可供現已或將會建於該地段的一座或多座住宅大廈居民及彼等之真正訪客使用，其他人士或人等一概不可使用。

- 「批地文件」第(16)條批地特別條款訂明：

- 「買方」應自費以「署長」全面滿意的形式，在「署長」規定或批准的位置、方式、物料、標準、樓層、走線和設計鋪設、平整、提供、建造及表面整飾分段的行人路或行人道(連同「署長」全權酌情指定的樓梯、斜路、照明裝置及自動扶梯)(以下簡稱「行人通道」)，以作本批地特別條款(b)款指定的用途。

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- (b)「行人通道」應採取最短路線並興建上蓋，建造和設計應符合以下要求：

(i)在「署長」批准的指定位置和樓層貫通將會建於該地段上每座建築物；及

(ii)貫通該地段內所有主要設施，包括商舖、住宅大廈、休憩用地及在該處提供的社區設施。

(c)「買方」應自費以「署長」全面滿意的方式提供一條或多條行人走道，每條闊度不可少於4.5米或大於6.0米(此等一條或多條行人走道以下統稱「走道」)，以連接本文第(17)(c)條批地特別條款所載的「行人天橋」和現已或將會建於該地段的一座或多座建築物。

(d)「買方」須在本文協定的整個批租年期內每日24小時無間斷地免費開放「走道」予公眾通行作所有合法用途。

(e)「買方」應在本文協定的整個批租年期內自費維修「行人通道」及「走道」，以保持其維修充足及狀態良好，全面令「署長」滿意。
- 14.「批地文件」第(17)條批地特別條款訂明：
- (a)「買方」應在2016年9月30日(或「署長」批准的其他日期)或之前，自費以「署長」全面滿意的方式，以「署長」指定或批准的高度、樓層及闊度、物料、設計、規格和標準，在現已或將會建於該地段的一座或多座建築物外圍提供及建造並於嗣後維修結構性支承件、連接段及洞口(以下簡稱「結構性支承件、連接段及洞口」)，位置分別為本文所夾附圖則分別顯示並註明為G與H點之間、沿J、L及M點、沿N、U及V點、沿W點或「署長」書面批准的其他地點，以連接「走道」從而貫通現已或將會建於該地段的一座或多座建築物至「走道」及本批地特別條款(c)款所載的「行人天橋」。

(b)「買方」應在本文協定的整個批租年期內自費維修「結構性支承件、連接段及洞口」，以保持其維修充足及狀態良好，全面令「署長」滿意。

(c)「政府」及其授權的人士或人等現獲保留免費的支承及連接權利，可在本文所夾附圖則分別顯示並註明為G與H點之間、沿J、L及M點、沿N、U及V點、沿W點或「署長」書面批准的其他地點接駁三條行人天橋(以下統稱「行人天橋」)，其中兩條跨越大橋路建造，一條跨越元朗安樂路建造，每條內闊度最少5米，內淨空高度最少2.5米，垂直淨空最少高於完工街面水平5.1米。「署長」就何謂完工街面水平的決定將作終論並對「買方」約束。

(d)如「買方」不履行本批地特別條款(a)、(b)及(g)款訂明的責任，「政府」可執行必要的建造和維修工程，費用則由「買方」承擔。「買方」須在「政府」要求時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「買方」約束。

(e)「政府」、其人員、承辦商、代理、工人及其他正式獲授權人等均有權在本文協定的整個批租年期內，在事前向「買方」發出通知後於所有合理時間，不論攜帶工具、設備、機器或駕車與否，進出或往返該地段及現已或將會建於該地段的一座或多座
- 建築物，以建造、接駁、檢查、管理、維修、修理及更新「行人天橋」和進行、檢查、檢驗及監督本批地特別條款(d)款所訂的工程及「署長」認為必要的任何其他工程。

(f)倘若因為或鑒於「政府」、其人員、承辦商、代理、工人及其他正式獲授權人等行使本批地特別條款(c)、(d)及(c)款保留或賦予的權利而使「買方」蒙受或連帶招致任何損失、損害、滋擾或騷擾等，「政府」、其人員、承辦商、代理、工人及其他正式獲授權人等概毋須就此承擔責任，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向彼等提出索償等。

(g)

(i)如該地段或其任何部份進行重建，以致必須拆卸「結構性支承件、連接段及洞口」或其任何部份，「買方」須應「署長」規定在「署長」指定的期限內自費以「署長」全面滿意的方式更換「結構性支承件、連接段及洞口」，即建造和完成新的結構性支承件、連接段及洞口，設計、規格及標準、物料、高度、闊度、樓層和位置以「署長」批准或指定為準。

(ii)如依照本批地特別條款(g)(i)款建造新的結構性支承件、連接段及洞口，此等「批地條款」中「結構性支承件、連接段及洞口」一詞將被視為指上述的新結構性支承件、連接段及洞口。

15.「批地文件」第(18)條批地特別條款訂明：

(a)除非遵從本批地特別條款(b)款的規定或事前獲「署長」書面批准，否則現於本文所夾附圖則以粉紅色間黑斜線及粉紅色間黑交叉線顯示的範圍(以下分別稱為「粉紅色間黑斜線範圍」及「粉紅色間黑交叉線範圍」)之上、下、對上、對下或內部概不可興建或建造或放置任何建築物、構築物或其支承件，惟於「粉紅色間黑斜線範圍」及「粉紅色間黑交叉線範圍」之下建造一個或多個地庫樓層不在此限。

(b)「買方」應自費按照本文第(9)條批地特別條款所載的核准園景美化設計總圖在「粉紅色間黑交叉範圍」進行園景美化，以及在位於該地段地面提供行人走道(該行人走道以下簡稱「園景美化走道」)，以全面令「署長」滿意。

(c)「粉紅色間黑斜線範圍」及「粉紅色間黑交叉線範圍」除遵從本批地特別條款(a)款規定建造一個或多個地庫樓層外，不可作提供園景美化走道以外的任何用途。

(d)「買方」應在本文協定的整個批租年期內自費維修園景美化走道，以保持其維修充足及狀態良好，全面令「署長」滿意。

16.「批地文件」第(25)條批地特別條款訂明：

(a)(i)該地段應設有令「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於現已或將會建於該地段之一座或多座建築物內住宅單位的居民及彼等之真正訪客、來賓或賓客車輛(以下簡稱「住宅停車位」)。

住宅停車位的比率按以下表格列明該地段已建或擬建的住宅單位的面積計算(除非署長同意採用不同於以下表格列明的住宅停車位數目之比率)：

每個住宅單位的面積 (總樓面面積)	擬提供的住宅停車位數目
少於40平方米	每22.9個住宅單位或其中部分得一個停車位
不少於40平方米， 但少於70平方米	每13.8個住宅單位或其中部分得一個停車位
不少於70平方米	每5.4個住宅單位或其中部分得一個停車位

(iii)如現已或將會建於該地段之任何一座住宅大廈有超過75個住宅單位，應額外設置車位供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於現已或將會建於該地段之一座或多座建築物內住宅單位居民的彼等真正訪客、來賓或賓客的車輛，分配比例為每座住宅單位大廈一(1)個車位或「署長」批准的其他數額，惟最少須提供一(1)個車位。

(iv)根據本批地特別條款(a)(i)款(可根據本文第(27)條批地特別條款調整)及本批地特別條款(a)(iii)款提供的車位除作此等條款分別訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售或提供洗車服務等用途。

(b)(i)該地段應設置「署長」滿意的車位以供車輛停泊，分配比例為現已或將會建於該地段作非工業用途(不包括住宅、寫字樓、貨倉、酒店及加油站)的一座或多座建築物首2,000平方米總樓面面積每50平方米或不足此數設置一(1)個車位，而當中餘下總樓面面積則每200平方米或不足此數設置一(1)個車位作此等用途，或按「署長」批准的其他比例分配。

(iii)根據本批地特別條款(b)(i)款提供的車位除供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於現已或將會建於該地段之一座或多座建築物內佔用人及彼等之真正訪客、來賓或賓客的車輛作次款訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售或提供洗車服務等用途。

(c)(i)在本特別條款第(a)及(b)款提供的車位中，「買方」須按下列比率或「署長」批准的其他比率保留與指定車位，供《道路交通條例》、其下的任何規例及任何修訂法例界定的殘疾人士停泊車輛(以下簡稱「殘疾人士停車位」)：

(I)按本特別條款第(a)(i)分條(可按批地文件特別條款第(27)條修訂)每200個車位或其中部分，若該部分超過100個車位，設有不少於一個車位(惟至少保留與指定一個車位)；

(II)按本特別條款第(b)(i)分條，每200個車位或其中部分，若該部分超過100個車位，設有不少於一個車位(惟至

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少保留與指定一個車位)；

(III) 按本特別條款第(a)(iii)分條，設有不少於一個車位。

(iii)「傷殘人士停車位」除供符合《道路交通條例》、其任何附屬規例及任何相關修訂法例傷殘人士定義並且是現已或將會建於該地段之一座或多座建築物的居民或佔用人及彼等之真正訪客、來賓及賓客停泊車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售或提供洗車服務等用途。

(d) (i) 除非「署長」同意其他比率，必須按下列比率在該地段內提供車位供按《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的電單車作停泊用途，使「署長」滿意。按本特別條款第(a)(i)分條(可按批地文件特別條款第(27)條修訂)規定須提供的住宅車位總數之百分之五(5%)(以下簡稱「住宅電單車車位」)。如果提供的車位數目是小數，須進至下一個整數。

(ii)「住宅電單車停車位」除供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於現已或將會建於該地段之一座或多座建築物內住宅單位的居民及彼等之真正訪客、來賓或賓客的電單車外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示電單車作招售或提供洗車服務等用途。

(c) 該地段應設有「署長」滿意的車位，以供停泊屬於現已或將會建於該地段之一座或多座建築物內住宅單位的居民及彼等之真正訪客、來賓或賓客的單車，分配比例為每15個住宅單位或不足此數設置一(1)個車位(而每個住宅單位的大小為總樓面面積少於70平方米)，或按「署長」批准的其他比例分配。

17.「批地文件」第(26)條批地特別條款訂明：

(a) 必須按下列比率在該地段內提供裝卸區作貨車裝卸用途，使「署長滿意」：

(i) 該地段已建或擬建的建築物每800個住宅單位或其中部分設一個裝卸區或按「署長」批准的其他比率提供，惟在該地段已建或擬建的每座住宅單位大廈至少有一個裝卸區，該裝卸區須設置在每座住宅單位大廈毗鄰或之內；

(ii) 該地段已建或擬建作非工業(不包括私人住宅、寫字樓、倉庫、酒店及加油站)用途的建築物的總樓面面積的每1000平方米或其中部分設一個裝卸區。

(b) 每個根據本批地特別條款(a)款提供的車位(即貨車裝卸車位)應闊3.5米及長11.0米，最低淨空高度為4.7米。此等車位除供給該條款所載一座或多座建築物相關的貨車裝卸外，不得作任何其他用途。

18.「批地文件」第(29)條批地特別條款訂明：

(a) 儘管已遵守和履行此等「批地條款」以令「署長」滿意，「住宅停車位」及「住宅電單車停車位」不可：

(i) 轉讓，除非：

(I) 連同賦予專有權使用及佔用現已或將會建於該地段一座或多座建築物的一個或多個住宅單位之不分割份數一併轉讓；或

(II) 承讓人現時已擁有具專有權使用及佔用現已或將會建於該地段一座或多座建築物的一個或多個住宅單位之不分割份數；或

(ii) 分租(租予現已或將會建於該地段一座或多座建築物內住宅單位之居民除外)。

於任何情況下，現已或將會建於該地段各建築物內任何一個住宅單位的業主或居民概不可承讓或承租多於三(3)個「住宅停車位」及「住宅電單車停車位」。

19.「批地文件」第(31)條批地特別條款訂明：

上述載於核准圖則(即經「署長」核准顯示所有車位及客貨上落車位佈局的圖則)註明的車位及客貨上落車位除作本文第(25)及(26)條批地特別條款分別訂明的用途外，不得作任何其他用途。「買方」須負責按照上述核准圖則維修車位、客貨上落車位及其他車位，包括但不限於電梯、樓梯平台及運轉及迴旋區。如非事前獲「署長」書面同意，不可更改上述佈置圖則。除上述核准圖則註明的停車位外，該地段任何部份或該處任何建築物或構築物均不可作停泊車輛之用。

20.「批地文件」第(33)條批地特別條款訂明：

(a) 如該地段或任何「政府」官地現時或以往曾經配合或因應該地段或其任何部份的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程，或此等「批地條款」規定「買方」執行的其他工程，不論事前是否獲「署長」書面同意，「買方」亦須於當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保護和支撐該地段內的土地及任何毗連或毗鄰「政府」官地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。「買方」應在「批地文件」協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其維修充足及狀態良好，令「署長」滿意。

(c) 無論何時，如因任何平整、水準測量、發展事宜或「買方」進行的其他工程或任何其他原因則導致或引致該地段範圍內任何土地或任何鄰連或毗鄰「政府」官地或批租土地滑土、山泥傾瀉或地陷，「買方」須自費還原及修復，以令「署長」滿意，並向「政府」、其代理和承辦商作出賠償由此土地滑土、山泥傾瀉或地陷而引起、招致或所蒙受的所有費用、收費、損害、索求及索償。

(d) 除了「批地條款」規定對違反任何該等條款的任何其他權利或濟助外，「署長」有權發出書面通知要求「買方」進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或輔助工程或其他工程或恢復原狀及修葺任何塌方、山泥傾瀉或地陷。如果「買方」不理會或未能在通知指定的時期內執行該

通知要求，並使「署長」滿意，「署長」可立即執行與進行任何必要工程。「買方」須在要求時歸還「政府」因此產生的費用連同任何行政費或專業費用及開支。

21.「批地文件」第(35)條批地特別條款訂明：

「買方」現確認該地段之下可能有含溶洞大理石，並接受在該地段進行任何發展或重建時，需要進行大規模岩土工程勘察工作。「買方」亦接受，該等勘察工作可能顯示，在該地段進行工程時，必須由具備經驗的岩土工程師高度參與涉及的岩土工程設計和監督工作。「買方」現確認，就任何岩土工程勘察工作、設計工程、建築、監督或任何其他事宜所引致的一切成本、收費、費用或其他開支，完全由「買方」負責。「買方」再確認，「政府」無須就該等成本、收費、費用或其他開支承擔任何責任。

22.「批地文件」第(36)條批地特別條款訂明：

(a) 倘若該土地或其他受開發該土地所影響的區域之泥土、廢土、瓦礫、建築廢料或建材(「該等廢料」)遭侵蝕、沖洗或傾倒到公共巷徑或道路上，或路旁暗渠、前濱或海牀、污水渠、雨水渠或溝渠或其他「政府」財產(「該等政府財產」)，「買方」須自費清理「該等廢料」並補救「該等廢料」對「該等政府財產」造成的損壞。「買方」須對上述侵蝕、沖洗或傾倒對私人財產造成的任何損壞或滋擾所引致的一切訴訟、申索及索求向「政府」作出彌償。

(b) 儘管有本批地特別條款第(a)(i)段，「署長」可以(惟沒有義務)應「買方」要求清理「該等廢料」並補救「該等廢料」對「該等政府財產」造成的損壞，而「買方」須應要求向「政府」支付有關費用。

23.「批地文件」第(37)條批地特別條款訂明：

「買方」可獲同意使用臨時沖廁淡水供應，但前提是日後如有鹹水供應，「買方」須接受有關安排並須裝設適合鹹水使用的水管。

24.「批地文件」第(38)條批地特別條款訂明：

「買方」須在任何時候，特別是在進行任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及足夠的謹慎、技巧及預防措施，以避免對在該地段或其任何部分或綠色範圍或該地段或其任何部分及綠色範圍兩者之上、上面、之下或毗鄰的任何「政府」或其他現有排水渠、水路或水道、總水管、道路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務設施」)造成任何損壞、干擾或阻礙。「買方」須於進行任何「工程」前進行或安排進行所需的適當搜查及勘探，以確定「服務設施」之位置及水平高度，及須就如何處理任何或會受「工程」影響之「服務設施」向「署長」提交書面建議書供其就各方面批核，且不得於「署長」就「工程」及上述建議書發出書面批准前進行任何工程。「買方」須遵守及自費達成「署長」於發出上述批准時可就「服務設施」施加的要求，包括任何必要的改道、重鋪或復修的成本。「買方」須自費在一切方面維修、彌補及修復由「工程」不論以任何方式引起的對該地段或其任何部分或綠色範圍或該地段或其任何部分及綠色範圍兩者或任何「服務設施」造成的任何損壞、干擾或阻礙(明渠、污水渠、雨水渠、排水渠或總水管除外，其須由「署長」負責修復(除非「署長」另作選擇)，且「買方」須

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應要求向「政府」支付該等工程的費用)，使「署長」滿意。倘「買方」未能進行任何該地段或其任何部分或綠色範圍或該地段或其任何部分及綠色範圍兩者或任何「服務設施」之改道、重鋪、維修、補救及復原至使「署長」滿意，「署長」可進行其認為有需要的改道、重鋪、維修、補救及復原，且「買方」須應要求向「政府」支付有關工程之費用。

25. 「批地文件」第(39)條批地特別條款訂明：

- (a) 「買方」應自費以「署長」滿意的方式在該地段邊界範圍內或在「政府」官地建造及維修「署長」視為必要的排水渠及水渠，以截流和引流所有降於或流入該地段的暴雨水或雨水，排放至附近的河溪、集水井、水道或「政府」雨水渠。如因上述暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及索求，「買方」必須獨力承擔責任並向「政府」及其人員賠償。
- (b) 「署長」可進行將該地段任何排水渠及污水渠接駁至「政府」雨水渠及污水管(當已鋪設及啟用)，毋須就由此引致的損失或損害向「買方」承擔責任，且「買方」須應要求向「政府」支付上述接駁工程的費用。另一選擇是，「買方」可自費進行上述接駁工程，至使「署長」滿意，且在該情況下，「買方」須自費保養任何一段建於「政府」土地上的接駁工程，及應要求將其移交予「政府」供其日後保養(保養費用由「政府」支付)，且「買方」須應要求向「政府」支付上述接駁工程的技術審核費用。如「買方」未能保養上述接駁工程中建於「政府」土地上的任何一段，「署長」可進行其認為有需要的保養工程，且「買方」須應要求向「政府」支付有關工程的費用。

26. 「批地文件」第(40)條批地特別條款訂明：

- (a) 該地段展開任何工程之前，「買方」必須先諮詢香港鐵路有限公司(以下簡稱「該公司」)，確保工程不會損毀、干預或危害任何鐵路工程、構築物、設施或裝置，又或《香港鐵路條例》第2條(以下簡稱「鐵路條例」)界定釋義的鐵路及其任何支線(以下簡稱「鐵路」)之安全運作(就此而言，「署長」之決定將作終論)。如「署長」規定，「買方」須自費採取「該公司」指定的預防措施，以確保任何鐵路工程、構築物、設施或裝置和「鐵路」運作安全。於本批地特別條款，「工程」包括但不限於地盤勘察工程、打樁或其他地基工程和其他土木工程及建造工程。
- (c) 「買方」須自費遵守建築事務監督、消防處處長及所有其他相關「政府」及法定主管機構就連接或鄰近「鐵路」周圍或位於鐵路保護邊界內或建築事務監督因應「鐵路」所劃定範圍內一座或多座建築物任何部份之建造(包括所採用物料)、修理及維修工程頒佈的所有特別規定。
- (d) 「買方」須允許「政府」、「署長」、「該公司」及其妥為授權的人員、承辦商及代理人有權在所有時間內，不論連同工具、車輛、機器或設備與否，進出或往返該地段及其上的已建的一座或多座建築物以進行工程，及進行任何與「鐵路」有關連的測量、檢查、測試、保養、改善或發展工程。「政府」、「署長」及其妥為授權的人員、承辦商及代理人就因行使本分節賦予之權利而起的或其附帶引起的對「買方」造成或其蒙受的任何損失、

損害、滋擾或干擾概無責任，且「買方」不得向上述人士提出申索或反對。

27. 「批地文件」第(41)條批地特別條款訂明：

- (a) 如非事前獲環境保護署署長書面批准，現已或將會建於本文所夾附圖則以粉紅色加黑圈顯示之該地段範圍內一座或多座建築物所有部份，一律不得用作私人住宅用途或任何易受空氣質素影響或易受噪音影響的用途。

28. 「批地文件」第(45)條批地特別條款訂明：

該地段不可搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論放置於陶泥金塔或骨灰盅等亦然。

註：本節中「署長」一詞指地政總署署長。本節中「買方」一詞指「批地文件」訂明的「買方」；如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司「買方」則包括其繼承人及受讓人。

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1. The development is situated on the Yuen Long Town Lot No.518 (“the lot”).
2. The lot was granted for a term of 50 years commencing from 24th March 2011.
3. Special Condition No.(7) of the Land Grant stipulates that:-
 - (a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding office, godown, hotel and petrol filling station) purposes.
 - (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:
 - (i) in respect of the lowest two floors, for non-industrial (excluding office, godown, hotel and petrol filling station) purposes provided that for the avoidance of doubt, a basement floor (if erected), irrespective of the size or floor area of such floor, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement floor shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;
 - (ii) in respect of the remaining floors (excluding any basement floor or basement floors (if erected) above the lowest two floors in the event that there are more than two basement floors), for private residential purposes; and
 - (iii) in respect of any basement floor (if erected), whether being one of the lowest two floors or a basement floor above the lowest two floors, for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes.
 - (c) Any floor used or to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition Nos.(25) (as may be adjusted pursuant to Special Condition No.(27) hereof) and (26) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The decision of the Director as to whether a floor is used or to be used solely for the purposes as referred to in this sub-clause (c) shall be final and binding on the Purchaser.
 - (d) The parking, loading and unloading spaces to be provided in accordance with Special Condition Nos.(25) (as may be adjusted pursuant to Special Condition No.(27) hereof) and (26) hereof shall be provided in the basement floors.
4. Special Condition No.(6) of the Land Grant stipulates that:-

The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of September, 2016 (Note: that date has been extended to the 31st day of December, 2016).
5. General Condition No.7 of the Land Grant stipulates that:-
 - (a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with these Conditions:
 - (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
 - (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.
6. General Condition No.9 of the Land Grant stipulates that:-

Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Purchaser and thereafter they shall be maintained at public expense. If the said private street, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Purchaser in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Purchaser shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.
7. Special Condition No.(2) of the Land Grant stipulates that:-
 - (a) The Purchaser shall:
 - (i) within 48 calendar months from the date of this Agreement (Note: that time limit has been extended to the 30th day of September 2016)(or such other extended periods as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (I) lay and form that portion of the future public road shown coloured green on the plan annexed hereto (hereinafter referred to as “the Green Area”); and
 - (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Structures”) so that building, vehicular and pedestrian traffic may be carried on the Green Area;
 - (ii) within 48 calendar months from the date of this Agreement (Note: that time limit has been extended to the 30th day of September 2016)(or such other extended periods as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
 - (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No.(3) hereof.
8. Special Condition No.(3) of the Land Grant stipulates that:-

For the purpose only of carrying out the necessary works specified in Special Condition No.(2) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(2) hereof or otherwise.
9. Special Condition No.(4) of the Land Grant stipulates that:-

The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(2) hereof.
10. Special Condition No.(8) of the Land Grant stipulates that:-

No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
11. Special Condition No.(9) of the Land Grant stipulates that:-
 - (a) The Purchaser shall submit or cause to be submitted to the Director for his approval a landscape master plan indicating the landscaping proposals for the lot.
 - (c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape master plan and no amendment, variation, alteration, modification or substitution shall be made without the prior written consent of the Director.

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

12. Special Condition No.(12) of the Land Grant stipulates that:-

- (a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Facilities”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (c) In the event that any part of the Facilities is exempted from the gross floor area and the site coverage calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”):
- (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(22)(a)(v) hereof;
- (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
- (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the lot and their bona fide visitors and by no other person or persons.

13. Special Condition No.(16) of the Land Grant stipulates that:-

- (a) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface such segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators as the Director in his absolute discretion may require)(hereinafter referred to as “the Pedestrian Link”) for the purposes as specified in sub-clause (b) of this Special Condition at such positions, in such manner, with such materials and to such standards, levels, alignment and designs as may be required or approved by the Director.
- (b) The Pedestrian Link shall follow the shortest possible routes and shall be covered and constructed and designed so as to:
- (i) link up each and every building to be erected on the lot at such locations and levels of the building as the Director shall approve; and
- (ii) link up all major facilities within the lot including the shops, residential blocks, open space and community facilities provided thereon.
- (c) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director provide a pedestrian walkway or walkways which shall each have a width of not less than 4.5 metres and not more than 6.0 metres (which walkway or walkways are hereinafter collectively referred to as “the Walkway”) so as to link up the Footbridges referred to in Special Condition No.(17)(c) hereof and the building and buildings erected or to be erected on the lot.
- (d) The Purchaser shall throughout the term hereby agreed to be granted

keep the Walkway open for the use by all members of the public 24 hours a day for all lawful purposes free of charge without any interruption.

- (e) The Purchaser shall throughout the term hereby agreed to be granted maintain at his own expense the Pedestrian Link and the Walkway in good and substantial condition and repair in all respects to the satisfaction of the Director.

14. Special Condition No.(17) of the Land Grant stipulates that:-

- (a) The Purchaser shall on or before the 30th day of September, 2016 (or such other date as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director provide and construct and thereafter maintain at the perimeters of the building or buildings erected or to be erected on the lot between the points G and H through J, L and M through N, U and V through W respectively shown and marked on the plan annexed hereto or at such other points as may be approved in writing by the Director structural supports, connections and openings at such heights, levels and widths, with such materials and of such design, specifications and standards as may be required or approved by the Director (hereinafter referred to as “the Structural Supports, Connections and Openings”) to receive the Walkway so as to link up the building and buildings erected or to be erected on the lot with the Walkway and the Footbridges referred to in sub-clause (c) of this Special Condition.
- (b) The Purchaser shall throughout the term hereby agreed to be granted at his own expense maintain the Structural Supports, Connections and Openings in good and substantial condition and repair in all respects to the satisfaction of the Director.
- (c) There is reserved to the Government and the person or persons to whom such rights may be granted by the Government free of all costs and charges a right of support and a right to connect at the locations between the points G and H through J, L and M through N, U and V through W respectively shown and marked on the plan annexed hereto or at such other points as may be approved in writing by the Director three footbridges (hereinafter collectively referred to as “the Footbridges”) with two to be constructed over Tai Kiu Road and one over Yuen Long On Lok Road which shall each have a minimum internal width of 5 metres and a minimum clear internal headroom of 2.5 metres and a minimum vertical clearance from and above the finished street level of 5.1 metres. The decision of the Director as to what constitutes the finished street level shall be final and binding on the Purchaser.
- (d) In the event of the non-fulfilment of the Purchaser’s obligations under sub-clauses (a), (b) and (g) of this Special Condition, the Government may carry out the necessary construction and maintenance works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Purchaser.
- (e) The Government, its officers, contractors, agents, workmen and other duly authorized persons with or without tools, equipment, machinery or motor vehicles shall at all reasonable times throughout the term

hereby agreed to be granted and upon giving prior notice to the Purchaser have the right of free ingress, egress and regress to and from the lot and the building or buildings erected or to be erected thereon for the purpose of constructing, connecting, inspecting, managing, maintaining, repairing and renewing the Footbridges and the carrying out, inspecting, checking and supervising of the works under sub-clause (d) of this Special Condition and any other works which the Director may consider necessary.

- (f) The Government, its officers, contractors, agents, workmen and other duly authorized persons shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise by it or them of the rights reserved or conferred under sub-clauses (c), (d) and (e) of this Special Condition, and no claim for compensation or otherwise shall be made against it or them by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (g) (i) In the event of any redevelopment of the lot or any part thereof whereby the Structural Supports, Connections and Openings or any part thereof are required to be demolished, the Purchaser shall, if required by the Director within such time limit as may be imposed by the Director, at the Purchaser’s own expense and in all respects to the satisfaction of the Director replace the same by the construction and completion of such new structural supports, connections and openings of such design, specifications and standards, with such materials and at such heights, widths, levels and positions as the Director may approve or require.
- (ii) In the event that any new structural supports, connections and openings are constructed under sub-clause (g)(i) of this Special Condition, all the references to “the Structural Supports, Connections and Openings” in these Conditions shall be deemed to refer to the said new structural supports, connections and openings.

15. Special Condition No.(18) of the Land Grant stipulates that:-

- (a) Save as provided under sub-clause (b) of this Special Condition or otherwise with the prior written approval of the Director, no building or structure or support for any building or structure shall be erected or constructed or placed on, over, under, above, below or within the areas shown coloured pink hatched black and pink cross-hatched black on the plan annexed hereto (hereinafter respectively referred to as “the Pink Hatched Black Area” and “the Pink Cross-Hatched Black Area”) except a basement floor or floors under the Pink Hatched Black Area and the Pink Cross-Hatched Black Area.
- (b) The Purchaser shall at his own expense and in accordance with the approved landscaped master plan referred to in Special Condition No.(9) hereof landscape the Pink Cross-Hatched Black Area and provide a pedestrian walkway thereon at ground level of the lot (which pedestrian walkway is hereinafter referred to “the landscape walkway”) in all respects to the satisfaction of the Director.
- (c) Save as provided under sub-clause (a) of this Special Condition for a basement floor or floors under the Pink Hatched Black Area and the Pink Cross-Hatched Black Area, the Pink Cross-Hatched Black Area shall not be used for any purpose other than for the provision of the

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landscaped walkway.

- (d) The Purchaser shall throughout the term hereby agreed to be granted maintain at his own expense the landscaped walkway in good and substantial condition and repair in all respects to the satisfaction of the Director.

16. Special Condition No.(25) of the Land Grant stipulates that:-

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

Size of each residential unit (in terms of gross floor area)	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 22.9 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 13.8 residential units or part thereof
Not less than 70 square metres	One space for every 5.4 residential units or part thereof

- (iii) If more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the lot shall be provided at a rate of one space for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of one space being provided.
- (iv) The spaces provided under sub-clauses (a)(i) (as may be adjusted pursuant to Special Condition No.(27) hereof) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or for the provision of car cleansing services or otherwise.
- (b) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at a rate of one space for every 50 square metres or part thereof of the first 2,000 square metres of the gross floor area of the building or buildings erected

or to be erected on the lot to be used for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes and one space for every 200 square metres or part thereof of the remaining gross floor area to be used for such purposes or at such other rates as may be approved by the Director.

- (iii) The spaces provided under sub-clause (b)(i) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the purpose stipulated in the said sub-clause and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or for the provision of car cleansing services or otherwise.
- (c) (i) Out of the spaces provided under sub-clauses (a) and (b) of this Special Condition, the Purchaser shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “the Parking Spaces for Disabled Persons”), at the following rates or at such other rates as may be approved by the Director:
- (I) not less than one space for every 200 spaces provided in accordance with sub-clause (a)(i) of this Special Condition (as may be adjusted pursuant to Special Condition No. (27) hereof) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated);
- (II) not less than one space for every 200 spaces provided in accordance with sub-clause (b)(i) of this Special Condition or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated); and
- (III) one space out of the spaces provided in accordance with sub-clause (a)(iii) of this Special Condition.
- (c) (iii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or for the provision of car cleansing services or otherwise.
- (d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “the Residential Motor Cycle Parking Spaces”) at a rate of 5 percent of the total number of the Residential Parking Spaces required to be provided under sub-clause (a)(i) of this Special Condition (as may be adjusted pursuant to Special Condition No. (27) hereof) or at such

other rates as may be approved by the Director provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

- (ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or for the provision of car cleansing services or otherwise.
- (e) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof with the size of each residential unit being less than 70 square metres in gross floor area or at such other rates as may be approved by the Director.
17. Special Condition No.(26) of the Land Grant stipulates that:-
- (a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates:
- (i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units; and
- (ii) one space for every 1,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition (i.e. spaces for the loading and unloading of goods vehicles) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

18. Special Condition No.(29) of the Land Grant stipulates that:-

- (a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:
- (i) assigned except
- (I) together with undivided shares in the lot giving the right of

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exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot.

19. Special Condition No.(31) of the Land Grant stipulates that:-

The said parking and loading and unloading spaces indicated on the said approved plan (i.e. a plan approved by the Director indicating the layout of all the parking and loading and unloading spaces) shall not be used for any purpose other than for the purposes set out respectively in Special Condition Nos.(25) and (26) hereof. The Purchaser shall maintain the parking and loading and unloading spaces and other spaces, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes.

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

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

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and

contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

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

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

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

22. Special Condition No.(36) of the Land Grant stipulates that:-

(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as “the waste”) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as “the Government properties”), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Purchaser, remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof.

23. Special Condition No.(37) of the Land Grant stipulates that:-

Consent to use temporary mains fresh water for flushing will be given, provided that the Purchaser will be required to install plumbing suitable

for the use of salt water and to accept salt water supply if available in future.

24. Special Condition No.(38) of the Land Grant stipulates that:-

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

25. Special Condition No.(39) of the Land Grant stipulates that:-

(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

(b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be

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

26. Special Condition No.(40) of the Land Grant stipulates that:-

- (a) Prior to the commencement of any works whatsoever on the lot, the Purchaser shall consult the MTR Corporation Limited (hereinafter referred to as “the Corporation”) so as to ensure that any such works do not damage, interfere with or endanger any railway works, structures, facilities or installations or the safe operation of the railway as defined under section 2 of the Mass Transit Railway Ordinance, (hereinafter referred to as “the MTR Ordinance”) and any extension thereto (hereinafter referred to as “the Railway”)(as to which the decision of the Director shall be conclusive) and if required by the Director the Purchaser shall, at his own expense, take such precautions as may be required by the Corporation to ensure the safety of any railway works, structures, facilities or installations and the operation of the Railway. For the purposes of this Special Condition, “works” shall include but not be limited to site investigation works, piling or other foundation works and other civil engineering and building works.
- (c) The Purchaser shall at his own expense comply with all special requirements of the Building Authority, the Director of Fire Services and all other relevant Government and statutory authorities in connection with the construction (including the materials to be used), repair and maintenance of any part or parts of the building or buildings connected or in close proximity to the Railway or within the railway protection boundaries or areas designated by the Building Authority for the Railway.
- (d) The Purchaser shall permit the Government, the Director, the Corporation and their duly authorized officers, contractors and agents the right of ingress, egress and regress to, from and through the lot and any building or buildings erected thereon at all times with or without tools, motor vehicles, machinery or equipment to carry out works, and for the purposes of any survey, inspection, examination, maintenance, improvement or development in connection with the Railway. The Government, the Director and their duly authorized officers, contractors and agents shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise of the rights conferred under this sub-clause and no claim or objection shall be made against him or them by the Purchaser.

27. Special Condition No.(41) of the Land Grant stipulates that:-

- (a) Except with the prior written approval of the Director of Environmental Protection, no part of any building or buildings erected or to be erected on the lot within the area shown coloured pink circled black on the plan annexed hereto shall be used for private residential purposes or any air sensitive uses or noise sensitive uses.

28. Special Condition No.(45) of the Land Grant stipulates that:-

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

Remarks :

The “Director” as mentioned in this section means the Director of Lands. The “Purchaser” as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in case of a corporation its successors and assigns.

公共設施及公眾休憩用地的資料 Information on public facilities and public open spaces

A. 批地文件訂明為政府建造及提供或作公眾用途的設施資料

1. 「批地文件」第(2)、(3)、(4)及(5)條批地特別條款所載的「綠色範圍」

(I) 「批地文件」條款：

「批地文件」第(2)條批地特別條款訂明：

(a) 「買方」應：

- (i) 於本「協議」生效日後48個曆月內(註：該期限已延至2016年9月30日)(或「署長」批准的其他延長期限)，自費以「署長」批准的方式及物料、標準、樓層、走線和設計進行下列工程，全面令「署長」滿意：

(I) 在本文所夾附圖則以綠色顯示的日後興建公共道路範圍(以下簡稱「綠色範圍」)進行鋪設及平整工程；及

(II) 提供和建造「署長」全權酌情為必要的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物(以下統稱「構築物」)；

以便在「綠色範圍」建造建築物和供車輛及行人往來；

- (ii) 本「協議」生效日後48個曆月內(註：該期限已延至2016年9月30日)(或「署長」批准的其他延長期限)，自費以「署長」滿意的方式在「綠色範圍」鋪設表面、建造路緣和渠道，以及按「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道傢俬及道路標記；及

- (iii) 自費維修「綠色範圍」及「構築物」和在該處建造、安裝及提供之所有構築物、表面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道傢俬、道路標記及機器，以令「署長」滿意，直至「綠色範圍」的佔管權按照本文第(3)條批地特別條款交回「政府」為止。

- (b) 如「買方」不履行本批地特別條款(a)款訂明的責任，「政府」可執行必要的工程，費用則由「買方」承擔。「買方」須在「政府」要求時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「買方」約束。

- (c) 倘因「買方」履行本批地特別條款(a)款所訂責任或因「政府」行使本批地特別條款(b)款所訂權利等而使「買方」或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾等，「政府」概毋須就此承擔責任，「買方」亦不可就此等損失、損害、滋擾或騷擾向「政府」、「署長」或其授權人員提出申索賠償等。

「批地文件」第(3)條批地特別條款訂明：

茲為執行本文第(2)條批地特別條款所訂的必要工程，「買方」將在本「協議」生效日獲授予「綠色範圍」之佔管權。「買方」應在「署長」要求時將「綠色範圍」交還「政府」，而於任何情況下「綠色範圍」亦會被視為在「署長」發函說明「買方」已以其滿意的方式全面履行此等「批地條款」當日交還「政府」。「買方」佔管「綠色範圍」期間，應允許所有「政府」和公共車輛及行人於所有合理時間自由進出及通行「綠色

範圍」，並確保不會因為執行本文第(2)條批地特別條款規定的工程等而干預或阻礙此等通行權。

「批地文件」第(4)條批地特別條款訂明：

如非事前獲「署長」書面同意，「買方」不得在「綠色範圍」儲物或搭建任何臨時構築物又或作並非執行第(2)條批地特別條款所訂工程的任何其他用途。

「批地文件」第(5)條批地特別條款訂明：

(a) 「買方」佔管「綠色範圍」期間，必須在所有合理時間：

- (i) 允許「政府」、「署長」、其人員、承辦商、代理或任何其授權人等進出、再返回和通行該地段及「綠色範圍」，以檢查、檢驗及監督任何遵照本文第(2)(a)條批地特別條款規定進行的任何工程，並且執行、檢查、檢驗和監督遵照本文第(2)(b)條批地特別條款訂明的工程及「綠色範圍」內「署長」視為必要的任何其他工程；

- (ii) 允許「政府」及其授權的相關公用事業公司有權按需要進出、再返回和通行該地段及「綠色範圍」，以在「綠色範圍」或任何毗連土地內、上或下執行工程，其中包括但不限於鋪設及其後維修所有水管、電線、管線、電纜管道和其他導體及附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體(如有者)及其他服務。「買方」應與「政府」和「政府」正式授權的相關公用事業公司充分合作，以處理所有關乎任何上述「綠色範圍」工程的事項；及

- (iii) 允許「水務監督」人員及彼等授權的其他人等有權按需要進出、再返回和通行該地段及「綠色範圍」，以執行「水務監督」人員或彼等授權人員要求的任何關於運作、維修、修理、更換和更改「綠色範圍」內任何其他水務裝置的工程。

- (b) 倘因「政府」、「署長」及其人員、承辦商、代理及任何其他人士等或根據本批地特別條款(a)款正式獲授權的公用事業公司行使權利導致「買方」或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾等，「政府」、「署長」及其人員、承辦商、代理及任何其他人士等或根據本批地特別條款(a)款正式獲授權的公用事業公司概毋須承擔責任。

「批地文件」第(38)條批地特別條款訂明：

「買方」須在任何時候，特別是在進行任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及足夠的謹慎、技巧及預防措施，以避免對在該地段或其任何部分或綠色範圍或該地段或其任何部分及綠色範圍兩者之上、上面、之下或毗鄰的任何「政府」或其他的現有排水渠、水路或水道、總水管、道路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務設施」)造成任何損壞、干擾或阻礙。「買方」須於進行任何「工程」前進行或安排進行所需的適當搜查及勘探，以確定「服務設施」之位置及水平高度，及須就如何處理任何或會受「工程」影響之「服務設施」向「署長」提交書面建議書供其就各方面批核，且不得於「署長」就「工程」及上述建議書發出書面批准前進行任何工程。「買方」須遵守及自費達成「署長」

於發出上述批准時可就「服務設施」施加的要求，包括任何必要的改道、重鋪或復修的成本。「買方」須自費在一切方面維修、彌補及修復由「工程」不論以任何方式引起的對該地段或其任何部分或綠色範圍或該地段或其任何部分及綠色範圍兩者或任何「服務設施」造成的任何損壞、干擾或阻礙(明渠、污水渠、雨水渠、排水渠或總水管除外，其須由「署長」負責修復(除非「署長」另作選擇)，且「買方」須應要求向「政府」支付該等工程的費用)，使「署長」滿意。倘「買方」未能進行任何該地段或其任何部分或綠色範圍或該地段或其任何部分及綠色範圍兩者或任何「服務設施」之改道、重鋪、維修、補救及復原至使「署長」滿意，「署長」可進行其認為有需要的改道、重鋪、維修、補救及復原，且「買方」須應要求向「政府」支付有關工程之費用。

(II) 「公契」條款：

「公契」第VI節B次節第1(bp)條訂明，「管理人」有職責和權力『維修「綠色範圍」連同在該處建造、安裝及提供的「構築物」和所有構築物、表面、溝渠、污水管、排水渠、消防栓、服務裝置、街燈、交通標誌、街道傢俬、道路標記及機器，以令「地政總署署長」滿意，直至「綠色範圍」遵照「政府批地書」第(3)條批地特別條款規定交還「政府」為止。』

(III) 撥出私人地方供公眾使用的契據之條文

並無關於上述公共設施的撥出私人地方供公眾使用的契據。

2. 「批地文件」第(16)條批地特別條款所載的「走道」

(I) 「批地文件」條款：

「批地文件」第(16)條批地特別條款訂明：

- (a) 「買方」應自費以「署長」全面滿意的形式，在「署長」規定或批准的位置、方式、物料、標準、樓層、走線和設計鋪設、平整、提供、建造及表面整飾分段的行人路或行人道(連同「署長」全權酌情指定的樓梯、斜路、照明裝置及自動扶梯)(以下簡稱「行人通道」)，以作本批地特別條款(b)款指定的用途。

- (b) 「行人通道」應採取最短路線並興建上蓋，建造和設計應符合以下要求：

(i) 在「署長」批准的指定位置和樓層貫通將會建於該地段上每座建築物；及

(ii) 貫通該地段內所有主要設施，包括商舖、住宅大廈、休憩用地及在該處提供的社區設施。

- (c) 「買方」應自費以「署長」全面滿意的方式提供一條或多條行人走道，每條闊度不可少於4.5米或大於6.0米(此等一條或多條行人走道以下統稱「走道」)，以連接本文第(17)(c)條批地特別條款所載的「行人天橋」和現已或將會建於該地段的一座或多座建築物。

- (d) 「買方」須在本文協定的整個批租年期內每日24小時無間斷地免費開放「走道」予公眾通行作所有合法用途。

- (e) 「買方」應在本文協定的整個批租年期內自費維修「行人通道」及「走道」，以保持其維修充足及狀態良好，全面令「署長」滿意。

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- (f) 「署長」可全權酌情決定將「走道」或其中任何部份的所有範圍豁免，不計入本文第(10)(c)及(10)(e)條批地特別條款分別訂明的總樓面面積及總上蓋面積。
- (g) 現明確協議及聲明，儘管「買方」須承擔本批地特別條款(d)款訂明的責任，「買方」並無意向將「走道」撥供公眾使用，而「政府」並未同意將「走道」劃為公眾有權通行的範圍。
- (h) 現明確協議及聲明，儘管本批地特別條款(d)款訂明「買方」須承擔責任，「買方」概不可因此預期或索償任何特許權，或關於額外上蓋面積或地積比率的權利，不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文等亦然。為免存疑，「買方」現明確放棄任何及所有關乎《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文所訂額外上蓋面積或地積比率之特許權的申索或相關權利。

(II)「公契」條款：

按照「公契」第I節訂明的釋義，「24小時公眾行人走道」指『「政府批地書」第(16)(c)條批地特別條款所載的一條或多條行人走道，每日24小時供公眾使用。』

「公契」第VI節B次節第1(bs)條訂明，「管理人」有職責和權力『維修「行人通道」、「24小時公眾行人走道」及「結構性支承件、連接段及洞口」，以保持其維修充足及狀態良好，全面令「地政總署署長」滿意。』

「公契」第IV節D次節第(a)款訂明，『「24小時公眾行人走道」應每日24小時無間斷地免費開放予公眾通行作所有合法用途。』

(III)撥出私人地方供公眾使用的契據之條文

並無關於上述公共設施的撥出私人地方供公眾使用的契據。

3. 「批地文件」第(17)條批地特別條款所載的「結構性支承件、連接段及洞口」

(I)「批地文件」條款：

「批地文件」第(17)條批地特別條款訂明：

- (a) 「買方」應在2016年9月30日(或「署長」批准的其他日期)或之前，自費以「署長」全面滿意的方式，以「署長」指定或批准的高度、樓層及闊度、物料、設計、規格和標準，在現已或將會建於該地段的一座或多座建築物外圍提供及建造並於嗣後維修結構性支承件、連接段及洞口(以下簡稱「結構性支承件、連接段及洞口」)，位置分別為本文所夾附圖則分別顯示並註明為G與H點之間、沿J、L及M點、沿N、U及V點、沿W點或「署長」書面批准的其他地點，以連接「走道」從而貫通現已或將會建於該地段的一座或多座建築物至「走道」及本批地特別條款(c)款所載的「行人天橋」。
- (b) 「買方」應在本文協定的整個批租年期內自費維修「結構性支承件、連接段及洞口」，以保持其維修充足及狀態良好，全面令「署長」滿意。

- (c) 「政府」及其授權的人士或人等現獲保留免費的支承及連接權利，可在本文所夾附圖則分別顯示並註明為G與H點之間、沿J、L及M點、沿N、U及V點、沿W點或「署長」書面批准的其他地點接駁三條行人天橋(以下統稱「行人天橋」)，其中兩條跨越大橋路建造，一條跨越元朗安樂路建造，每條內闊度最少5米，內淨空高度最少2.5米，垂直淨空最少高於完工街面水平5.1米。「署長」就何謂完工街面水平的決定將作終論並對「買方」約束。

- (d) 如「買方」不履行本批地特別條款(a)、(b)及(g)款訂明的責任，「政府」可執行必要的建造和維修工程，費用則由「買方」承擔。「買方」須在「政府」要求時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「買方」約束。

- (e) 「政府」、其人員、承辦商、代理、工人及其他正式獲授權人等均有權在本文協定的整個批租年期內，在事前向「買方」發出通知後於所有合理時間，不論攜帶工具、設備、機器或駕車與否，進出或往返該地段及現已或將會建於該地段的一座或多座建築物，以建造、接駁、檢查、管理、維修、修理及更新「行人天橋」和進行、檢查、檢驗及監督本批地特別條款(d)款所訂的工程及「署長」認為必要的任何其他工程。

- (f) 倘若因為或鑒於「政府」、其人員、承辦商、代理、工人及其他正式獲授權人等行使本批地特別條款(c)、(d)及(e)款保留或賦予的權利而使「買方」蒙受或連帶招致任何損失、損害、滋擾或騷擾等，「政府」、其人員、承辦商、代理、工人及其他正式獲授權人等概毋須就此承擔責任，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向彼等提出索償等。

- (g) (i) 如該地段或其任何部份進行重建，以致必須拆卸「結構性支承件、連接段及洞口」或其任何部份，「買方」須應「署長」規定在「署長」指定的期限內自費以「署長」全面滿意的方式更換「結構性支承件、連接段及洞口」，即建造和完成新的結構性支承件、連接段及洞口，設計、規格及標準、物料、高度、闊度、樓層和位置以「署長」批准或指定為準。

- (ii) 如依照本批地特別條款(g)(i)款建造新的結構性支承件、連接段及洞口，此等「批地條款」中「結構性支承件、連接段及洞口」一詞將被視為指上述的新結構性支承件、連接段及洞口。

- (h) 為免存疑，「買方」現確認及同意「政府」概無聲明或保證日後會建造「行人天橋」或其任何部份，倘日後不興建「行人天橋」或其任何部份而導致、引起或招致任何索償、損失或損害，「政府」概不就此向「買方」承擔任何責任。

- (i) 倘因「買方」、其傭僕、工人及承辦商因應「結構性支承件、連接段及洞口」的建造和維修工程作出或漏作任何行為，以致引起或招致任何性質的訴訟、法律程序、費用、索償、開支、損失、損害、收費及索求，「買方」現承諾向「政府」，其人員、承辦商、代理、工人及其他正式獲授權人等作出賠償並確保彼等免責。

(II)「公契」條款：

「公契」第VI節B次節第1(bs)條訂明，「管理人」有職責和權力『維修「行人通道」、「24小時公眾行人走道」及「結構性支承件、連接段及洞口」，以保持其維修充足及狀態良好，全面令「地政總署署長」滿意。』

(III)撥出私人地方供公眾使用的契據之條文

並無關於上述公共設施的撥出私人地方供公眾使用的契據。

B. 「批地文件」規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施的資料

見上文A。

C. 「批地文件」規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地的資料

不適用。

D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(香港法例第123章，附例F)第22(1)條而撥供公眾用途的任何部份之資料

不適用。

公眾有權按照批地文件使用上述公共設施。

上述公共設施須由發展項目中的住宅物業的擁有人出資管理、營運或維持，而該等擁有人按規定須以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的部分開支。

註：

本節中「署長」一詞指地政總署署長。本節中「買方」一詞指「批地文件」訂明的「買方」；如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司「買方」則包括其繼承人及受讓人。

在切實可行範圍內盡量顯示上述公共設施位置的圖則已載於本節末頁。

公共設施及公眾休憩用地的資料 Information on public facilities and public open spaces

A. Information on any facilities that are required under the land grant to be constructed and provided for the government, or for public use

1. The Green Area as referred to in Special Condition Nos.(2), (3), (4) and (5) of the Land Grant

(I) Provisions under the Land Grant

Special Condition No.(2) of the Land Grant stipulates that:-

(a) The Purchaser shall:

(i) within 48 calendar months from the date of this Agreement (Note: that time limit has been extended to the 30th day of September 2016)(or such other extended periods as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form that portion of the future public road shown coloured green on the plan annexed hereto (hereinafter referred to as “the Green Area”); and

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Structures”)

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

(ii) within 48 calendar months from the date of this Agreement (Note: that time limit has been extended to the 30th day of September 2016)(or such other extended periods as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No.(3) hereof.

(b) In the event of the non-fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Purchaser.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim for compensation or otherwise shall be made against the Government or

the Director or his authorized officers by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

Special Condition No.(3) of the Land Grant stipulates that:-

For the purpose only of carrying out the necessary works specified in Special Condition No.(2) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(2) hereof or otherwise.

Special Condition No.(4) of the Land Grant stipulates that:-

The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(2) hereof.

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

(a) The Purchaser shall at all reasonable times while he is in possession of the Green Area:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(2)(b) hereof and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may

require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents and other persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any other persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.

Special Condition No.(38) of the Land Grant stipulates that:-

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

(II) Provisions under the Deed of Mutual Covenant

Sub-clause 1(bp) of Sub-Section B of Section VI of the Deed of Mutual Covenant stipulates that the Manager shall have the duties and powers “to maintain the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street

lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director of Lands until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No.(3) of the Government Grant.”

(III) Provisions under any deed of dedication

There is no deed of dedication that concerns the public facilities.

2. The Walkway as referred to in Special Condition No.(16) of the Land Grant

(I) Provisions under the Land Grant

Special Condition No.(16) of the Land Grant stipulates that:-

- (c) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director provide a pedestrian walkway or walkways which shall each have a width of not less than 4.5 metres and not more than 6.0 metres (which walkway or walkways are hereinafter collectively referred to as “the Walkway”) so as to link up the Footbridges referred to in Special Condition No.(17)(c) hereof and the building and buildings erected or to be erected on the lot.
- (d) The Purchaser shall throughout the term hereby agreed to be granted keep the Walkway open for the use by all members of the public 24 hours a day for all lawful purposes free of charge without any interruption.
- (e) The Purchaser shall throughout the term hereby agreed to be granted maintain at his own expense the Pedestrian Link and the Walkway in good and substantial condition and repair in all respects to the satisfaction of the Director.
- (f) The Director may at his sole discretion decide the whole of the area of the Walkway or part thereof that may be excluded from the calculation of the total gross floor area and the total site coverage respectively stipulated in Special Condition Nos.(10)(c) and (10)(e) hereof.
- (g) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clause (d) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Walkway to the public for the right of passage.
- (h) It is expressly agreed and declared that the obligation on the part of the Purchaser contained in sub-clause (d) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt, the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(II) Provisions under the Deed of Mutual Covenant

“24-Hour Public Pedestrian Walkway” as defined under Section I of the Deed of Mutual Covenant means “the pedestrian walkway or walkways referred to in Special Condition No.(16)(c) of the Government Grant for the use by all members of the public 24 hours a day.”

Sub-clause 1(bs) of Sub-Section B of Section VI of the Deed of Mutual Covenant stipulates that the Manager shall have the duties and powers “to maintain the Pedestrian Link, the 24-Hour Public Pedestrian Walkway and the Structural Supports, Connections and Openings in good and substantial condition and repair in all respects to the satisfaction of the Director of Lands.”

Sub-clause (a) of Sub-Section D of Section IV of the Deed of Mutual Covenant stipulates that “the 24-Hour Public Pedestrian Walkway will be kept open for the use by all members of the public 24 hours a day for all lawful purposes free of charge and without any interruption.”

(III) Provisions under any deed of dedication

There is no deed of dedication that concerns the public facilities.

3. The Structural Supports, Connections and Openings as referred to in Special Condition No.(17) of the Land Grant

(I) Provisions under the Land Grant

Special Condition No.(17) of the Land Grant stipulates that:-

- (a) The Purchaser shall on or before the 30th day of September, 2016 (or such other date as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director provide and construct and thereafter maintain at the perimeters of the building or buildings erected or to be erected on the lot between the points G and H through J, L and M through N, U and V through W respectively shown and marked on the plan annexed hereto or at such other points as may be approved in writing by the Director structural supports, connections and openings at such heights, levels and widths, with such materials and of such design, specifications and standards as may be required or approved by the Director (hereinafter referred to as “the Structural Supports, Connections and Openings”) to receive the Walkway so as to link up the building and buildings erected or to be erected on the lot with the Walkway and the Footbridges referred to in sub-clause (c) of this Special Condition.
- (b) The Purchaser shall throughout the term hereby agreed to be granted at his own expense maintain the Structural Supports, Connections and Openings in good and substantial condition and repair in all respects to the satisfaction of the Director.
- (c) There is reserved to the Government and the person or persons to whom such rights may be granted by the Government free of all costs and charges a right of support and a right to connect at the locations between the points G and H through J, L and M through N, U and V through W respectively shown and marked on the plan annexed hereto or at such other points as may be approved in writing by the Director three footbridges (hereinafter collectively referred to as “the Footbridges”) with two to be constructed over Tai Kiu Road and one over Yuen Long On Lok Road which shall each have a minimum internal width of 5 metres and a minimum clear internal headroom of 2.5 metres and a minimum vertical clearance from and above the finished street level of 5.1 metres. The decision of the Director as to what constitutes the finished street level shall be final and binding on the Purchaser.
- (d) In the event of the non-fulfilment of the Purchaser’s obligations under sub-clauses (a), (b) and (g) of this Special Condition, the Government

may carry out the necessary construction and maintenance works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Purchaser.

- (e) The Government, its officers, contractors, agents, workmen and other duly authorized persons with or without tools, equipment, machinery or motor vehicles shall at all reasonable times throughout the term hereby agreed to be granted and upon giving prior notice to the Purchaser have the right of free ingress, egress and regress to and from the lot and the building or buildings erected or to be erected thereon for the purpose of constructing, connecting, inspecting, managing, maintaining, repairing and renewing the Footbridges and the carrying out, inspecting, checking and supervising of the works under sub-clause (d) of this Special Condition and any other works which the Director may consider necessary.
- (f) The Government, its officers, contractors, agents, workmen and other duly authorized persons shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise by it or them of the rights reserved or conferred under sub-clauses (c), (d) and (e) of this Special Condition, and no claim for compensation or otherwise shall be made against it or them by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (g) (i) In the event of any redevelopment of the lot or any part thereof whereby the Structural Supports, Connections and Openings or any part thereof are required to be demolished, the Purchaser shall, if required by the Director within such time limit as may be imposed by the Director, at the Purchaser’s own expense and in all respects to the satisfaction of the Director replace the same by the construction and completion of such new structural supports, connections and openings of such design, specifications and standards, with such materials and at such heights, widths, levels and positions as the Director may approve or require.
- (ii) In the event that any new structural supports, connections and openings are constructed under sub-clause (g)(i) of this Special Condition, all the references to “the Structural Supports, Connections and Openings” in these Conditions shall be deemed to refer to the said new structural supports, connections and openings.
- (h) For the avoidance of doubt, the Purchaser hereby acknowledges and agrees that the Government in no way represents or warrants that the Footbridges or any part thereof will be constructed in the future and the Government shall be under no liability whatsoever to the Purchaser for any claim, loss or damage howsoever arising out of or in connection therewith or as a consequence thereof if the Footbridges or any part thereof are not constructed.
- (i) The Purchaser hereby indemnifies and shall keep indemnified the Government, its officers, contractors, agents, workmen and other duly authorized persons from and against all liabilities and all actions, proceedings, costs, claims, expense, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Purchaser, his servants, workmen and contractors in connection with the construction and

公共設施及公眾休憩用地的資料 Information on public facilities and public open spaces

maintenance of the Structural Supports, Connections and Openings.

(II) Provisions under the Deed of Mutual Covenant

Sub-clause 1(bs) of Sub-Section B of Section VI of the Deed of Mutual Covenant stipulates that the Manager shall have the duties and powers “to maintain the Pedestrian Link, the 24-Hour Public Pedestrian Walkway and the Structural Supports, Connections and Openings in good and substantial condition and repair in all respects to the satisfaction of the Director of Lands.”

(III) Provisions under any deed of dedication

There is no deed of dedication that concerns the public facilities.

B. Information on any facilities that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

See A. above.

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

Not applicable.

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

Not applicable.

The general public has the right to use the above mentioned public facilities in accordance with the Land Grant.

The above mentioned public facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

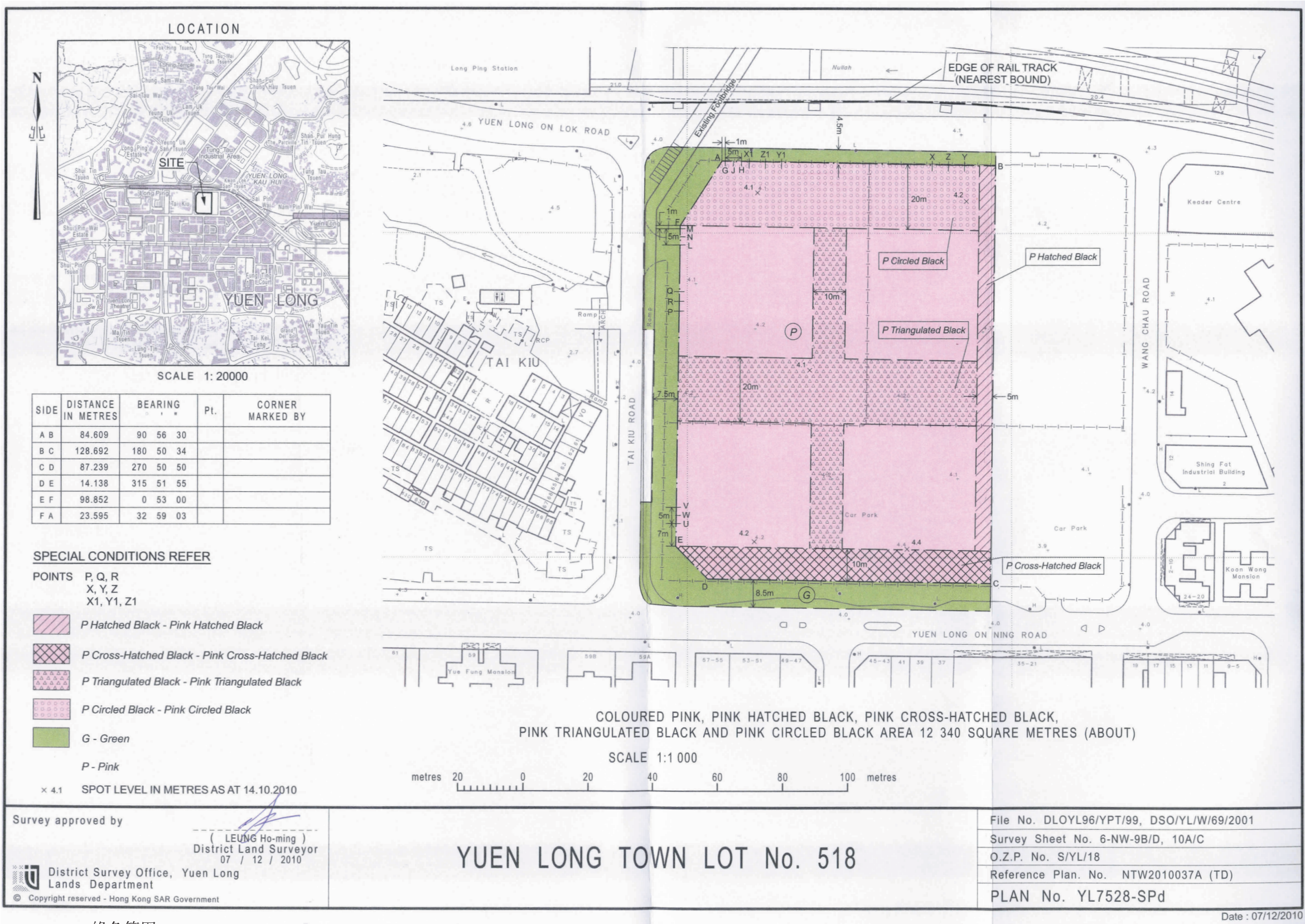
Remarks:

The “Director” as mentioned in this section means the Director of Lands. The “Purchaser” as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in case of a corporation its successors and assigns.

Plans showing the locations aforementioned public facilities as far as it is practicable to do so are appended hereto at the end of this section.

公共設施及公眾休憩用地的資料 Information on public facilities and public open spaces

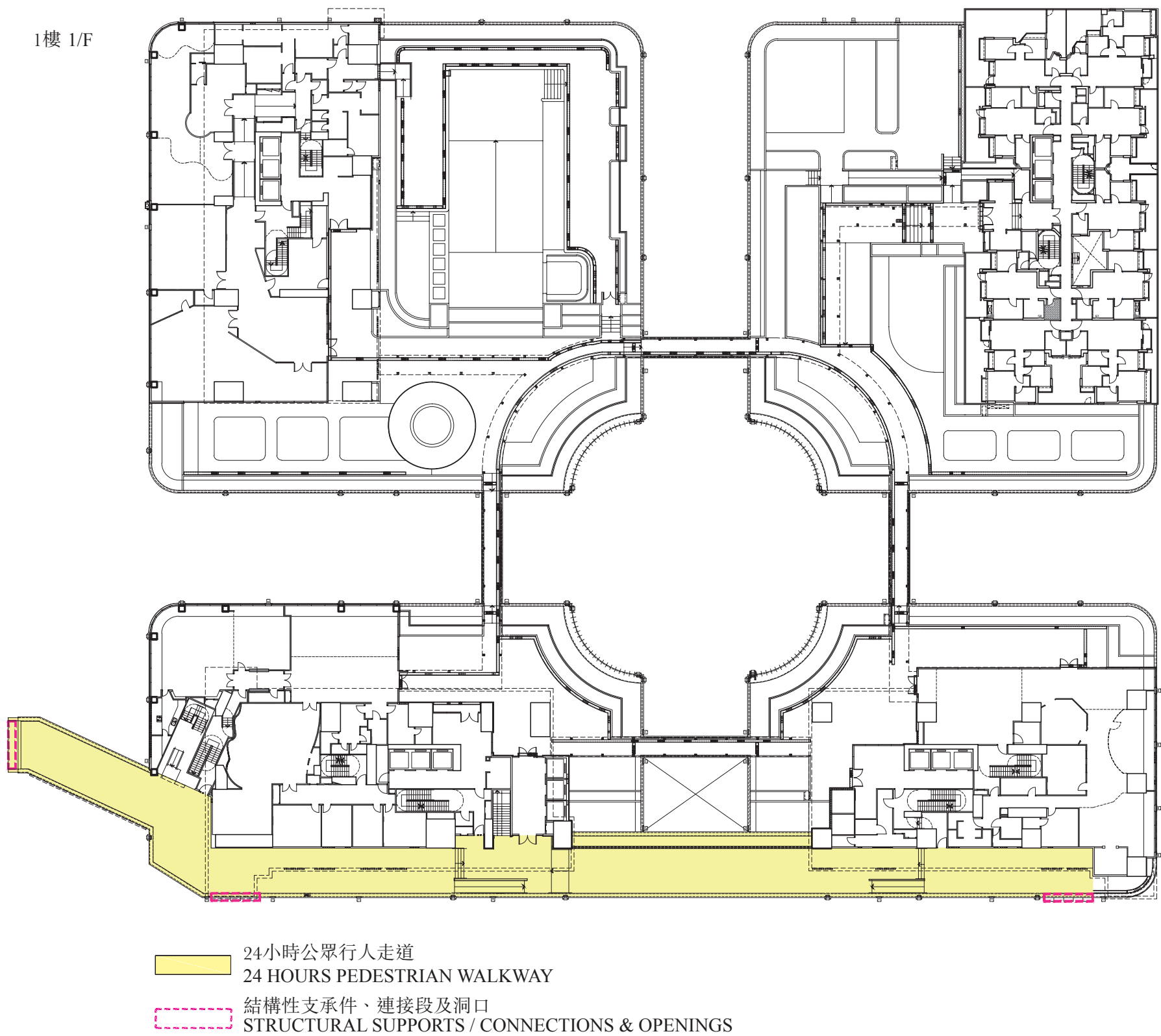
地下 G/F



綠色範圍
G - GREEN AREA

備註：此圖僅作顯示「綠色範圍」的位置，圖中所示之其他事項未必能反映其最新狀況。
Remark: This plan is for showing the location of the Green Area only. Other matters shown in this plan may not reflect their latest conditions.

公共設施及公眾休憩用地的資料 Information on public facilities and public open spaces

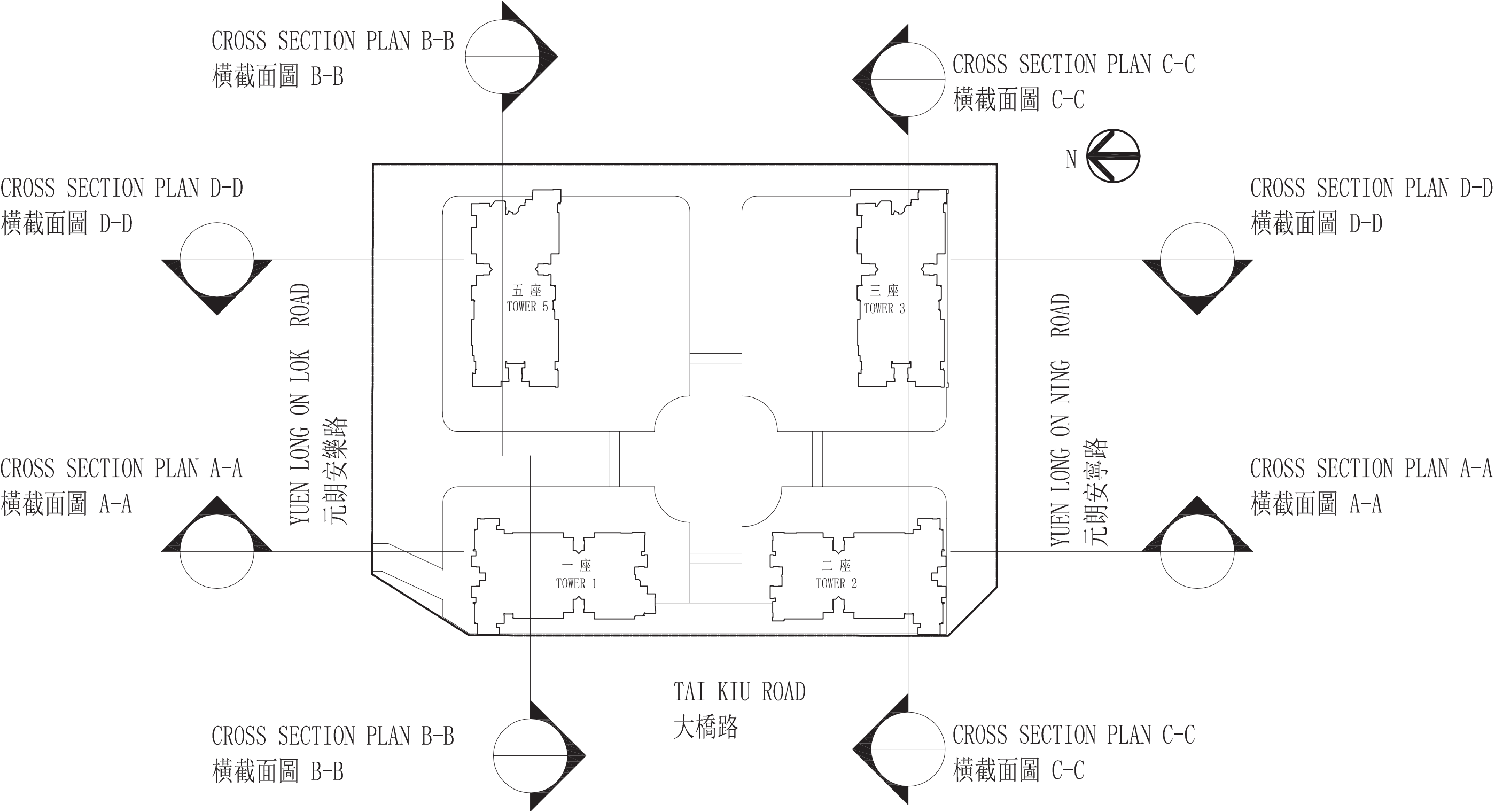


備註：此圖僅作顯示「走道」及「結構性支承件、連接段及洞口」的位置，圖中所示之其他事項未必能反映其最新狀況。
Remark: This plan is for showing the locations of the Walkway and the Structural Supports, Connections and Openings only. Other matters shown in this plan may not reflect their latest conditions.

對買方的警告 Warning to purchasers

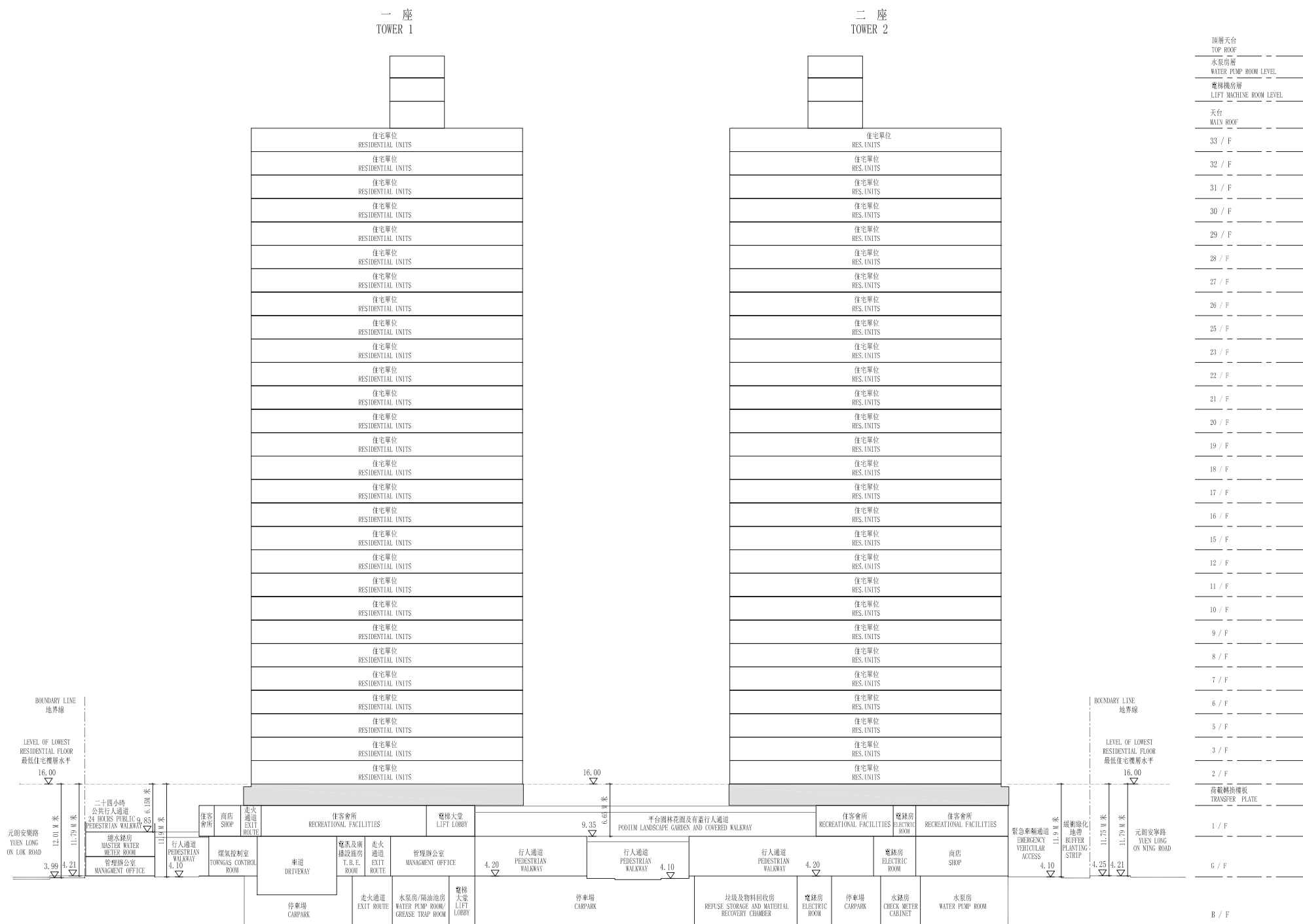
1. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—
 - (a) 該律師事務所可能不能夠保障買方的利益；及
 - (b) 買方可能要聘用一間獨立的律師事務所；及
 - (c) 如屬上述(b)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser-
 - (a) that firm may not be able to protect the purchaser's interests; and
 - (b) the purchaser may have to instruct a separate firm of solicitors; and
 - (c) that in the case of paragraph (b) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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



索引圖 KEY PLAN

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



CROSS-SECTION PLAN A-A
橫截面圖 A-A

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

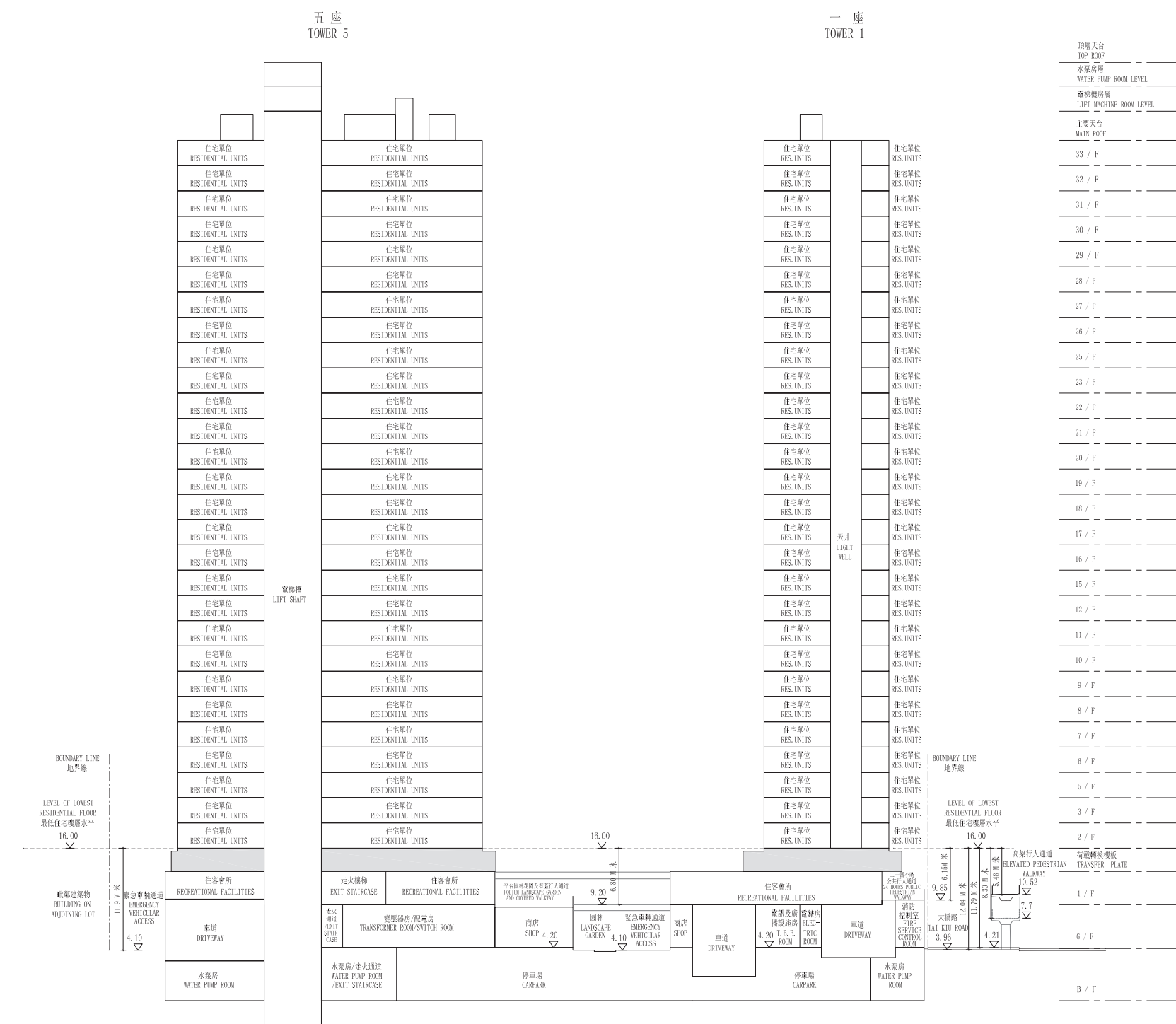
毗連建築物(發展項目第1座)的一段元朗安樂路為香港主水平基準以上3.99至4.21米。

The part of the Yuen Long On Lok Road adjacent to the building (Tower 1 of the Development) is 3.99 to 4.21 metres above the Hong Kong Principal Datum.

毗連建築物(發展項目第2座)的一段元朗安寧路為香港主水平基準以上4.21至4.25米。

The part of the Yuen Long On Ning Road adjacent to the building (Tower 2 of the Development) is 4.21 to 4.25 metres above the Hong Kong Principal Datum.

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



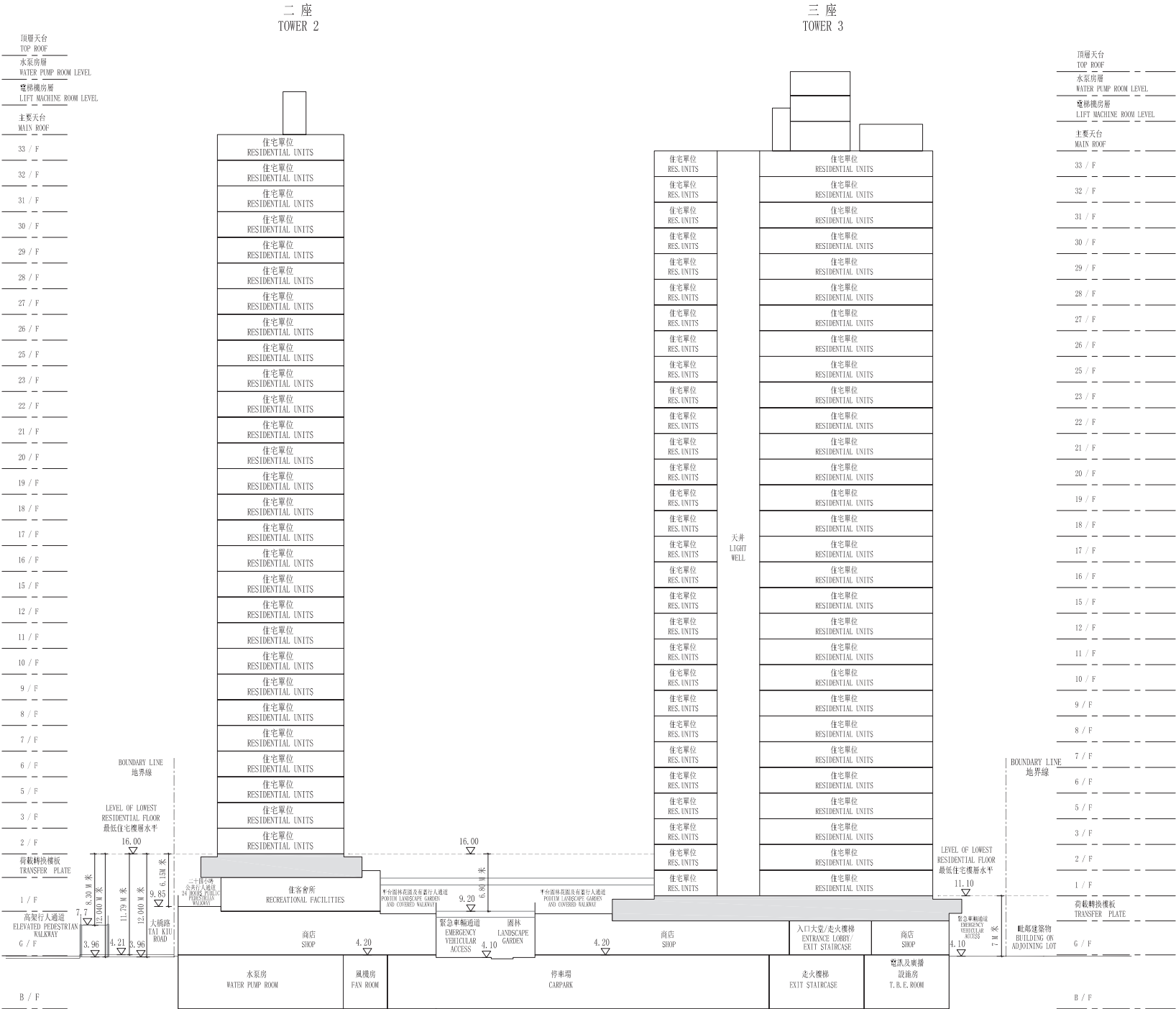
CROSS-SECTION PLAN B-B
橫截面圖 B-B

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

毗連建築物(發展項目第1座)的一段大橋路為香港主水平基準以上3.96至4.21米。
The part of the Tai Kiu Road adjacent to the building (Tower 1 of the Development) is 3.96 to 4.21 metres above the Hong Kong Principal Datum.

毗連建築物(發展項目第1座)的一段大橋路上之一段高架行人通道為香港主水平基準以上7.7至10.52米。
The part of the elevated pedestrian walkway on the part of the Tai Kiu Road adjacent to the building (Tower 1 of the Development) is 7.7 to 10.52 metres above the Hong Kong Principal Datum.

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



CROSS-SECTION PLAN C-C
橫截面圖 C-C

_____ height in metres above Hong Kong
Principal Datum (HKPD)

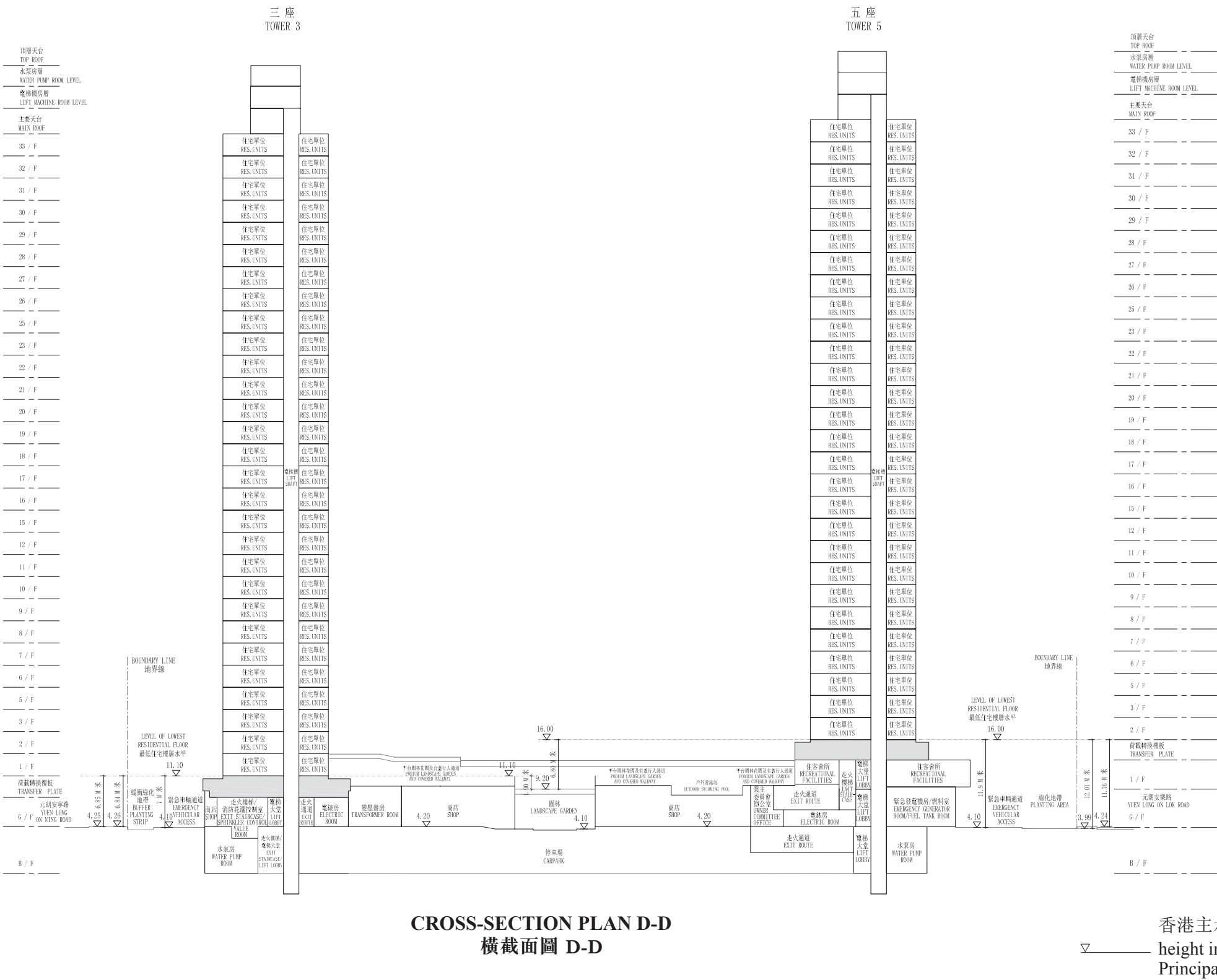
毗連建築物(發展項目第2座)的一段大橋路為香港主水平基準以上3.96至4.21米。

The part of the Tai Kiu Road adjacent to the building (Tower 2 of the Development) is 3.96 to 4.21 metres above the Hong Kong Principal Datum.

毗連建築物(發展項目第2座)的一段大橋路上之一段高架行人通道為香港主水平基準以上3.96至7.7米。

The part of the elevated pedestrian walkway on the part of the Tai Kiu Road adjacent to the building (Tower 2 of the Development) is 3.96 to 7.7 metres above the Hong Kong Principal Datum.

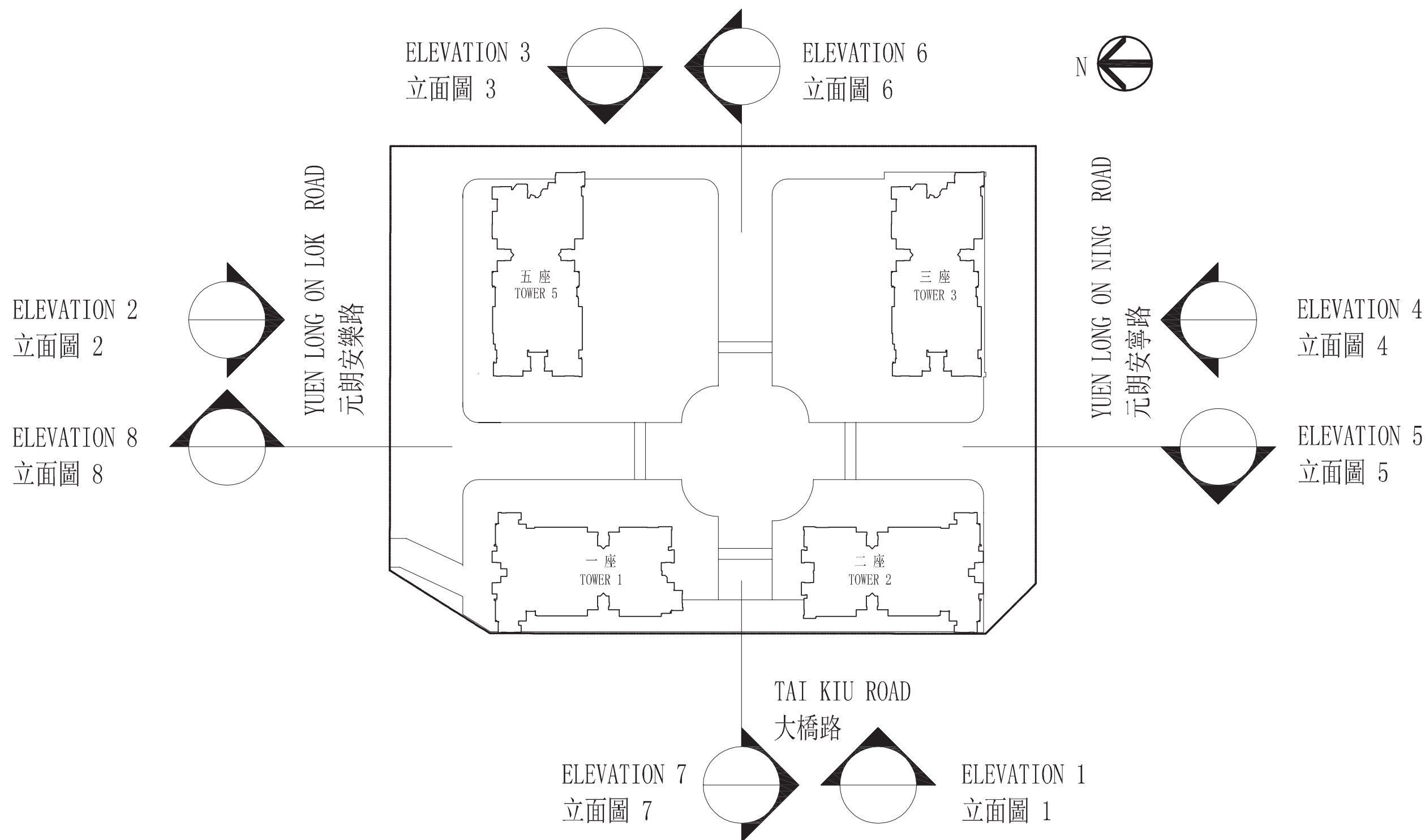
發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



毗連建築物(發展項目第3座)的一段元朗安寧路為香港主水平基準以上4.25至4.26米。
The part of the Yuen Long On Ning Road adjacent to the building (Tower 3 of the Development) is 4.25 to 4.26 metres above the Hong Kong Principal Datum.

毗連建築物(發展項目第5座)的一段元朗安樂路為香港主水平基準以上3.99至4.24米。
The part of the Yuen Long On Lok Road adjacent to the building (Tower 5 of the Development) is 3.99 to 4.24 metres above the Hong Kong Principal Datum.

立面圖 Elevation plan



索引圖 KEY PLAN

立面圖 Elevation plan



發展項目的認可人士已經證明該等立面：

- (1) 以2016年9月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

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

- (1) are prepared on the basis of the approved building plans for the Development as of 22nd September 2016; and
- (2) are in general accordance with the outward appearance of the Development.

立面圖 Elevation plan



ELEVATION 2
立面圖 2

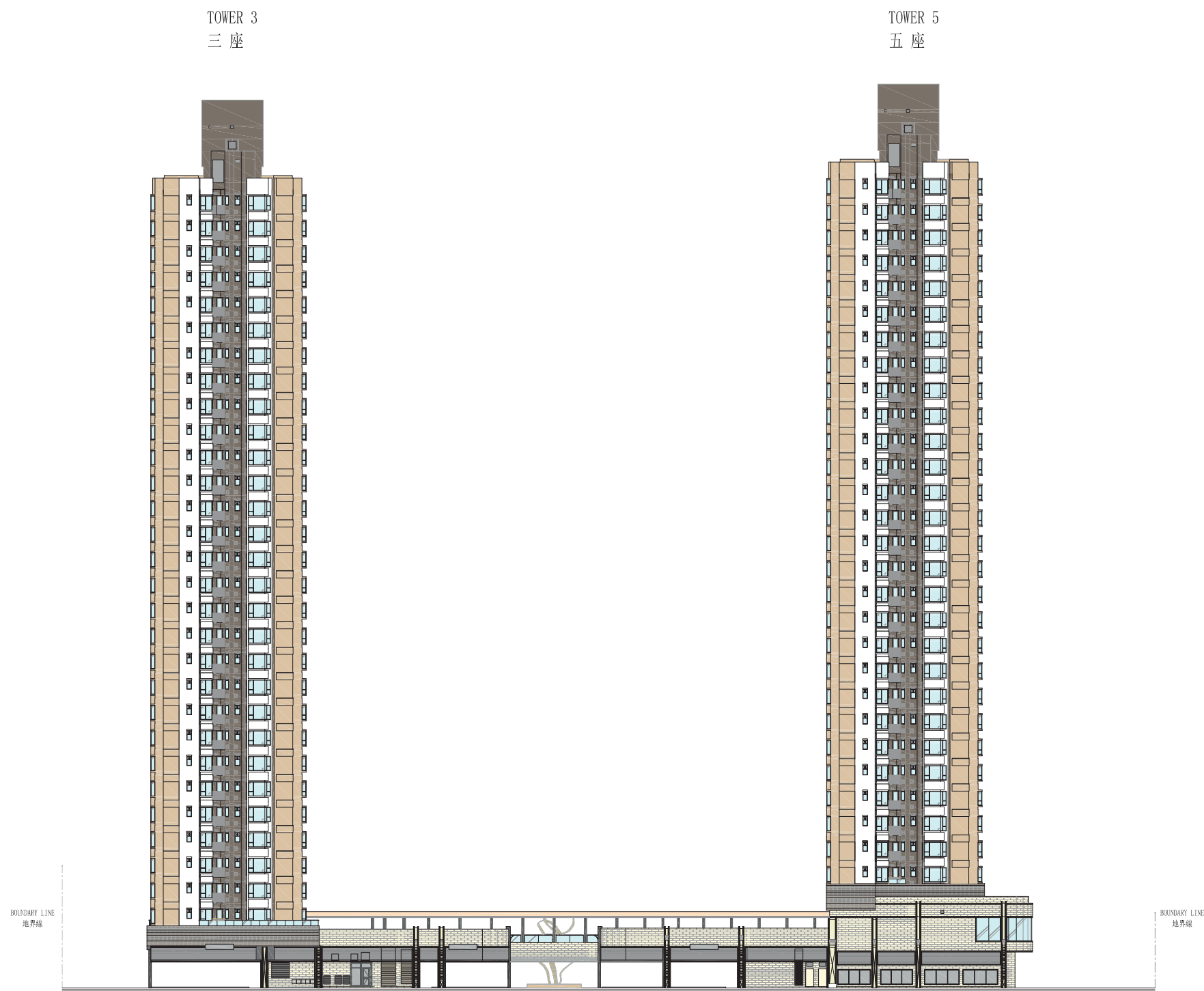
發展項目的認可人士已經證明該等立面：

- (1) 以2016年9月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

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

- (1) are prepared on the basis of the approved building plans for the Development as of 22nd September 2016; and
- (2) are in general accordance with the outward appearance of the Development.

立面圖 Elevation plan



ELEVATION 3
立面圖 3

發展項目的認可人士已經證明該等立面：

- (1) 以2016年9月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

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

- (1) are prepared on the basis of the approved building plans for the Development as of 22nd September 2016; and
- (2) are in general accordance with the outward appearance of the Development.

立面圖 Elevation plan



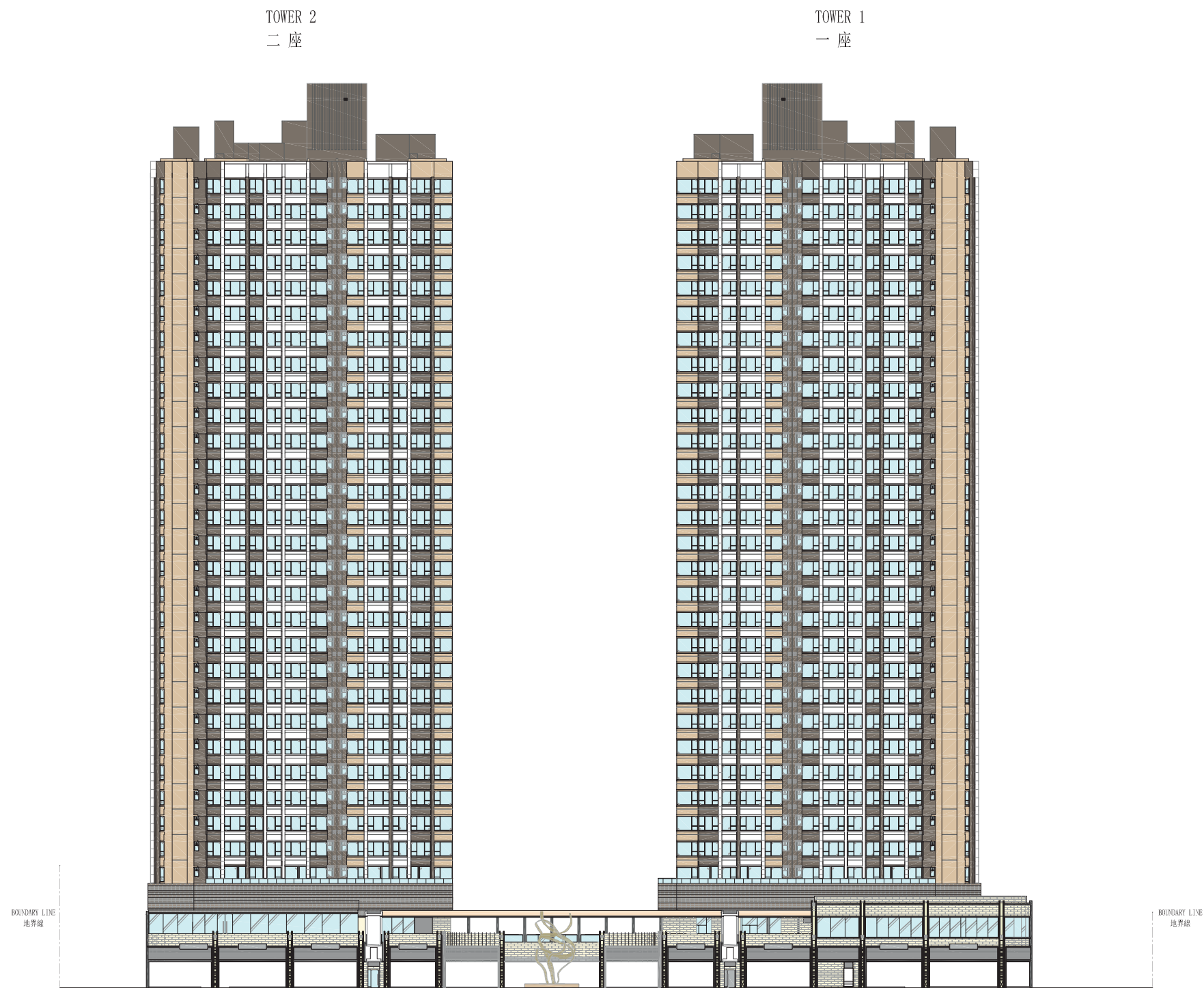
發展項目的認可人士已經證明該等立面：

- (1) 以2016年9月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

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

- (1) are prepared on the basis of the approved building plans for the Development as of 22nd September 2016; and
- (2) are in general accordance with the outward appearance of the Development.

立面圖 Elevation plan



ELEVATION 5
立面圖 5

發展項目的認可人士已經證明該等立面：

- (1) 以2016年9月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

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

- (1) are prepared on the basis of the approved building plans for the Development as of 22nd September 2016; and
- (2) are in general accordance with the outward appearance of the Development.

立面圖 Elevation plan



ELEVATION 6
立面圖 6

發展項目的認可人士已經證明該等立面：

- (1) 以2016年9月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

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

- (1) are prepared on the basis of the approved building plans for the Development as of 22nd September 2016; and
- (2) are in general accordance with the outward appearance of the Development.

立面圖 Elevation plan



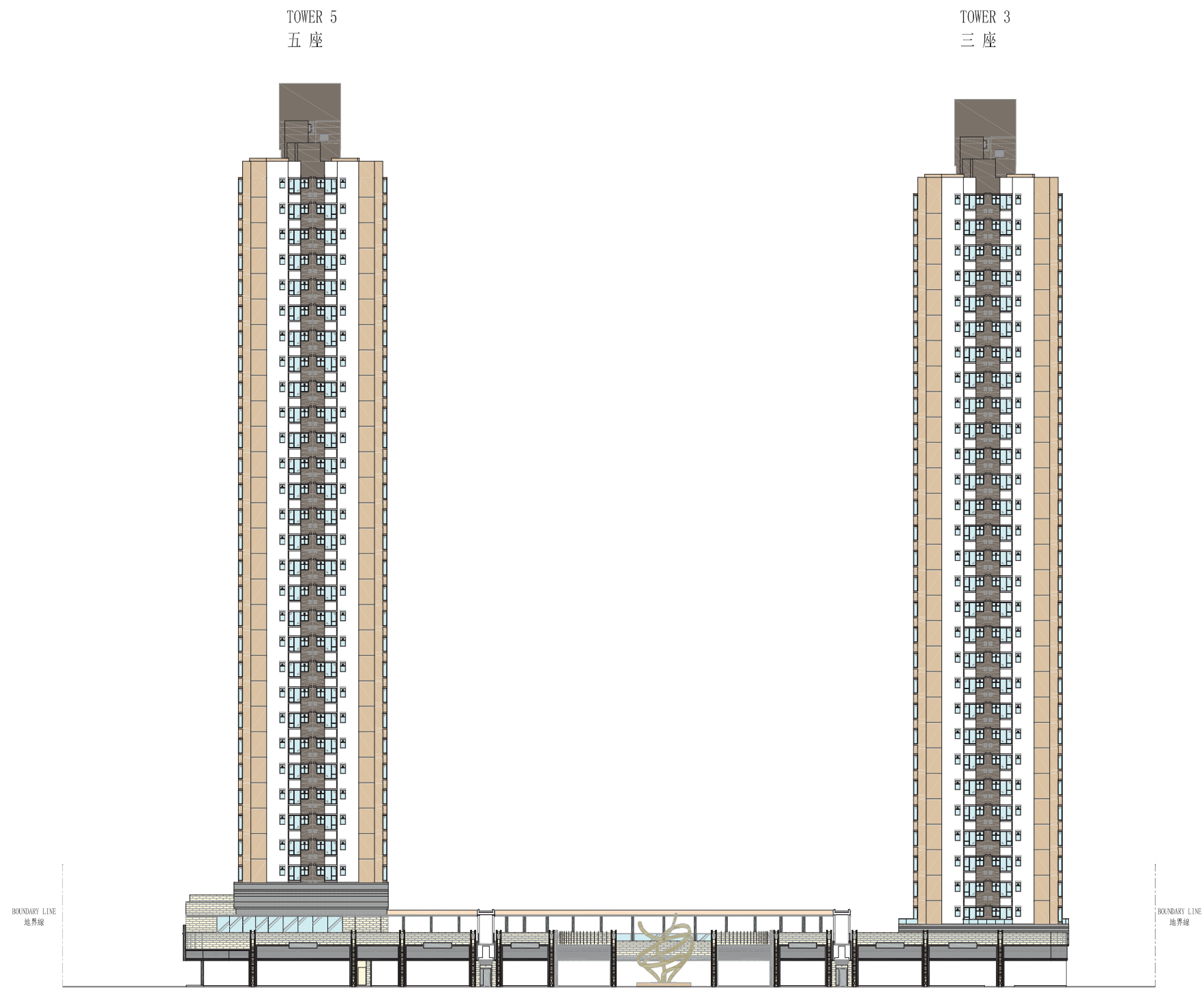
ELEVATION7
立面圖 7

發展項目的認可人士已經證明該等立面：

- (1) 以2016年9月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:
(1) are prepared on the basis of the approved building plans for the Development as of 22nd September 2016; and
(2) are in general accordance with the outward appearance of the Development.

立面圖 Elevation plan



ELEVATION 8
立面圖 8

發展項目的認可人士已經證明該等立面：

- (1) 以2016年9月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

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

- (1) are prepared on the basis of the approved building plans for the Development as of 22nd September 2016; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目中的公用設施的資料 Information on common facilities in the development

(a) 住客會所(包括供住客使用的任何康樂設施)
a residents' clubhouse (including any recreational facilities for residents' use):

(該設施部分有上蓋遮蓋，部分無上蓋遮蓋)
(Part of such facilities are covered and part of such facilities are uncovered)

總面積Total area: 2,803.697平方米m²/30,178.714平方呎ft²

1,726.861平方米m²/18,587.759平方呎ft² (有上蓋遮蓋Covered)

1,076.836平方米m²/11,590.955平方呎ft² (無上蓋遮蓋Uncovered)

(b) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)

a communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise):

不適用 Not applicable

(c) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)

a communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise):

(該設施部分有上蓋遮蓋，部分無上蓋遮蓋)
(Part of such facilities are covered and part of such facilities are uncovered)

總面積Total area: 2,243.194平方米m²/24,145.516平方呎ft²

241.788平方米m²/2,602.582平方呎ft² (有上蓋遮蓋Covered)

2,001.406平方米m²/21,542.934平方呎ft² (無上蓋遮蓋Uncovered)

附註：以平方呎顯示之面積均依據1平方米=10.7639平方呎換算，並四捨五入至0.001平方呎。

Remark: Areas in square feet are converted at a rate of 1 square metre to 10.7639 square feet and rounded to the nearest 0.001 square feet.

閱覽圖則及公契 Inspection of plans and deed of mutual covenant

1. 關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：www.ozp.tpb.gov.hk
 2. 指明住宅物業的每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。無須為閱覽付費。
1. The address of the website on which a copy of the outline zoning plan relating to the Development is available is: www.ozp.tpb.gov.hk.
 2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold. The inspection is free of charge.

裝置、裝修物料及設備 Fittings, finishes and appliances

1. 外部裝修物料	
細項	描述
(a) 外牆	住宅大樓鋪砌瓷磚及鋁金屬飾面。大廈平台為天然石、瓷磚、玻璃牆及鋁金屬飾面。
(b) 窗	選用氟碳噴塗鋁質窗框。 所有客廳、飯廳、廚房及睡房選用綠色玻璃。 所有浴室窗戶選用磨砂玻璃。
(c) 窗台	窗台的用料為鋼筋混凝土、及氟碳噴塗鋁質窗框及綠色玻璃窗戶；窗台板鋪砌天然石材。
(d) 花槽	不適用
(e) 陽台或露台	外牆：鋪砌瓷磚。 天花：批盪後再髹外牆漆。 地台：鋪砌均質磚。 所有露台皆有蓋並裝設金屬欄杆。 沒有陽台。
(f) 乾衣設施	沒有
2. 室內裝修物料	
細項	描述
(a) 大堂	<u>入口大堂：</u> 牆身鋪砌天然石材、鏡及不銹鋼於見光處。地台鋪砌天然石材於見光處。油漆飾面石膏板假天花。 <u>各層住宅電梯大堂：</u> 牆身鋪砌天然石材、再造石材、均質磚、鏡及不銹鋼至假天花見光處。地台鋪砌天然石材及均質磚於見光處。天花裝設批盪後再髹乳膠漆之石膏板假天花。
(b) 內牆及天花板	牆身： 客廳、飯廳及睡房—批盪後再髹乳膠漆於見光處。 天花： 客廳、飯廳及睡房—批盪後再髹乳膠漆於見光處。
(c) 內部地板	客廳、飯廳及睡房鋪砌均質磚及木牆腳線於見光處。
(d) 浴室	牆身： 於見光處鋪砌天然石材、均質磚及鏡至假天花。 天花： 裝設鋁質假天花。

	地台： 鋪砌均質磚於見光處。	
(e) 廚房	牆身： 於見光處鋪砌瓷磚、不銹鋼、鏡、裝飾鏡至假天花。 天花： 裝設鋁質假天花。 地台： 鋪砌均質磚於見光處。 灶台的裝修物料：實心面料。	
3. 室內裝置		
細項	描述	
(a) 門	大門 — 選用膠板面實心木門配防盜眼、氣鼓、門鎖及按門鈴。 睡房門 — 選用膠板面空心木門，裝設門鎖。 廚房門 — 選用膠板面實心木門並鑲有防火玻璃，裝設氣鼓及手柄。 (不適用於各座各層B單位及J單位) 浴室門 — 選用設有百葉之膠板面空心木門，裝設門鎖。 及儲物房門 露台門 — 選用鋁框玻璃趟門配趟門鎖及手柄。 工作平台門 — 選用鋁框玻璃門配門鎖及手柄。 通往私人平台門 — 選用鋁框玻璃門配門鎖及手柄。 通往私人天台門 — 金屬掩閘配門門。	
(b) 浴室	搪瓷面盆配天然石材檯面，膠板飾面木製洗手盆櫃連鏡面櫃門，燈箱鏡櫃由玻璃及鏡組成。搪瓷抽水坐廁、瓷釉鑄鐵浴缸(1500毫米長x750毫米闊x390毫米深)連金屬浴簾掛桿、鍍鉻金屬面盆水龍頭、鍍鉻金屬浴缸龍頭及鍍鉻金屬淋浴花灑套裝、鍍鉻金屬毛巾架、毛巾環、廁紙架及掛衣鉤。浴室設塑膠面熱水爐遙控器。 供水系統的類型及用料見下文「供水」一欄。	
(c) 廚房	選用木製廚櫃配以膠板飾面及鋁板櫃腳線。門板分別以木板配以膠板飾面及鋁框配以玻璃飾面。	

	人造石檯面配以不銹鋼洗滌盤及鍍鉻金屬冷熱水龍頭。 供水系統的用料見下文「供水」一欄。
(d) 睡房	沒有
(e) 電話	電話插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(f) 天線	電視/電台天線插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(g) 電力裝置	客廳、飯廳、睡房、廚房及浴室均裝有安全電插蘇掣。導管部份隱藏、部份外露。所有外露導管均隱藏於假天花、裝飾橫樑或廚櫃內。每戶均裝有總電掣箱及包括漏電保護器。有關電插座、接線電掣及空調機接駁點、抽氣扇開關掣之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(h) 氣體供應	各座各層B單位及J單位無氣體供應，其他單位供應煤氣。氣體供應之系統及位置，請參考「住宅單位機電裝置數量說明表」。
(i) 洗衣機接駁點	洗衣機接駁點之位置及設計，請參考「住宅單位機電裝置數量說明表」。
(j) 供水	冷熱水喉管全部採用有PVC膠層保護之銅喉及PEX喉。有熱水供應。浴室及廚房之熱水由熱水爐供應。水管部份隱藏、部份外露。所有外露喉管均安裝於假天花、裝飾橫樑或廚櫃內。
4. 雜項	
細項	描述
(a) 升降機	“迅達”乘客升降機如下： - 三部(13至15號)乘客升降機(型號：5500)到達地庫至第1座1樓。 第1座 - 三部(1至3號)乘客升降機(型號：5500)到達地庫至33樓各層。 第2座 - 三部(4至6號)乘客升降機(型號：5500)到達地庫至33樓各層。 第3座 - 三部(7至9號)乘客升降機(型號：5500)到達地庫至33樓各層。 第5座 - 三部(10至12號)乘客升降機(型號：5500)到達地庫至33樓各層。

裝置、裝修物料及設備 Fittings, finishes and appliances

(b) 信箱	信箱用料為金屬。
(c) 垃圾收集	每一住宅樓層設有垃圾及物料回收室，由清潔工人收集垃圾。地庫設有垃圾及物料回收房中央處理所收集的垃圾。
(d) 水錶、電錶及氣體錶	每層住宅層水錶房內均裝有每戶專用之獨立水錶。每層住宅層電錶房內均裝有每戶專用之獨立電錶。 除各座各層B單位及J單位之開放式廚房外，所有單位廚房內均安裝獨立煤氣錶。
5. 保安設施	入口大堂及所有電梯內均裝有閉路電視鏡頭。設有八達通卡開啟入口大堂大門。 發展項目設有車輛管控系統。

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

備註：住宅樓層不設4樓、13樓、14樓及24樓。

裝置、裝修物料及設備 Fittings, finishes and appliances

6. 設備

			第1座										第2座										第3座										第5座																
			2樓-33樓										2樓-33樓										1樓-33樓 (1樓無C單位)										2樓-33樓																
項目	品牌名稱	產品型號	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K							
雪櫃	德格	FT255NF	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
煤氣煮食爐	德格	GKLUX30.1	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	✓		
電磁爐	德格	IR6030	-	✓	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	-	✓	-	-	✓	-	-	✓	-	-	-	-	-	-	✓	-	✓	-		
		IR321.1	✓	-	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	
抽油煙機	尼斯	C903ASS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
微波爐	龐馬狄克	BMM204SS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
洗衣乾衣機	尼斯	WDC1260FMW	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
酒櫃	名望	VZ07BI	✓	-	-	-	-	✓	-	-	-	✓	✓	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	-	✓	-	-	-	✓	-	
冷氣機	開利	42LFCR09P (室內機)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		38LFCR09P (室外機)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		42LFCR18 (室內機)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	✓	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	✓	-	-	-	✓	-		
		38LFCR18 (室外機)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	✓	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	✓	-	-	-	✓	-		
		42LFCR22P (室內機)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		38LFCR22P (室外機)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
煤氣熱水爐	TGC	TRJW161TFQL	-	-	✓	✓	✓	✓	✓	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-	-	✓	✓	✓	-	✓	✓	-	-	-	-	-	-	✓	✓	✓	-	✓	✓	-	✓	✓	-	✓	✓	-
		TRJW221TFQL	✓	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	✓	-	-	-	✓	-	✓	-
電熱水爐	斯寶亞創	DHB-E21Si	-	✓	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	-	✓	-	-	✓	-	-	✓	-	-	-	-	-	-	-	✓	-	✓	-	
抽氣扇	伊馬司	HAE13-15B2	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	-	✓	✓	-	✓	✓	-	✓	✓	-	✓	✓	-	✓	✓	-	✓	✓	-	✓	✓	-
	系統風	MBF125	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	-	

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

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。

裝置、裝修物料及設備 Fittings, finishes and appliances

1. Exterior finishes	
Item	Description
(a) External wall	Residential towers finished with ceramic tiles and aluminium cladding. Podium finished with natural stone, ceramic tiles, glass wall and aluminium cladding.
(b) Window	All windows are provided with aluminium frames of PVF2 coating. Living rooms, dining rooms, bedrooms and kitchens are provided with green tinted glass in all units. Windows of bathrooms are provided with obscured glass.
(c) Bay window	Reinforced concrete bay windows with windows in aluminium frames of PVF2 coating and green-tinted glass. Natural stone window sills.
(d) Planter	Not applicable.
(e) Verandah or balcony	Walls: Ceramic tiles. Ceiling: External paint on plaster. Floor: Homogeneous floor tiles. All balconies are covered and fitted with metal balustrade. No verandah.
(f) Drying facilities for clothing	Nil
2. Interior finishes	
Item	Description
(a) Lobby	<u>Main Entrance Lobby:</u> Walls are finished with natural stone, mirror and stainless steel to exposed surface up to false ceiling level. Floors finished with natural stone to exposed surface. Gypsum board suspended false ceiling in emulsion paint finish. <u>Typical Lift Lobby:</u> Walls are finished with natural stone, reconstituted stone, homogeneous tiles, mirrors and stainless steel to exposed surface up to false ceiling level. Floors finished with natural stone and homogeneous tiles to exposed surface. Ceiling finished with false ceiling in gypsum board with emulsion paint on plaster to exposed surface.
(b) Internal wall and ceiling	Walls: Living Room, Dining Room and Bedrooms - Plaster with emulsion paint to exposed surface. Ceilings: Living Room, Dining Room and Bedrooms - Plaster with emulsion paint to exposed surface.

(c) Internal floor	Living Room, Dining Room and Bedrooms - Homogeneous tiles and timber skirting to exposed surface.
(d) Bathroom	Walls: Natural stone, homogeneous tiles and mirror on exposed surfaces up to false ceiling level. Ceilings: Aluminium false ceiling. Floors: Homogeneous tiles to exposed surfaces.
(e) Kitchen	Walls: Ceramic tiles, stainless steel, mirror and decorative mirror up to false ceiling level. Ceilings: Aluminium false ceiling. Floors: Homogeneous tiles to exposed surfaces. Cooking bench finishes: solid surfacing material.
3. Interior fittings	
Item	Description
(a) Doors	Entrance Door - Plastic laminate finished timber solid core door fitted with door viewer, door closer, lockset and door bell button. Bedroom Door - Plastic laminate finished timber hollow core door with lockset. Kitchen Door (not applicable to Flats B and J of all floors of all towers) - Plastic laminate finished timber solid core door and fitted with fire rated glass panel, door closer and handle. Bathroom Door and Store Room Door - Plastic laminate finished timber hollow core door with louvers and fitted with lockset. Balcony Door - Aluminium framed glass sliding door fitted with lockset and handle. Utility Platform Door - Aluminium door frame with glass fitted with lockset and handle. Door access to private flat roof - Aluminium door frame with glass fitted with lockset and handle. Door Access to Private Roof - Metal swing gate fitted with lock pad.
(b) Bathroom	Vitreous China wash basin with natural stone counter top, wooden vanity counter in plastic laminated finish with mirror cabinet door. Illuminated mirror cabinet

	madewith mirror and glass. Complete set of flushing vitreous China water closet. Enamelled cast iron bathtub (1500mm (L) x 750mm (W) x 390mm (D)) with metal shower curtain rail, chrome plated metal basin mixer, chrome plated metal bath and shower mixer and shower set, chrome finished metal towel rack, towel ring, paper holder and robe hook are provided. Plastic finished remote controller for water heater are provided. See “Water supply” below for type and material of water supply system.
(c) Kitchen	Wooden kitchen cabinet with plastic laminate finish and aluminium skirting. Completed with plastic laminate finished wooden door panels and aluminium framed glass door panels. Countertop finished with artificial stone and equipped with stainless steel sink, chrome plated metal hot and cold water faucet. See “Water supply” below for material of water supply system.
(d) Bedroom	Nil.
(e) Telephone	For the number and the location of telephone outlets points, please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units”.
(f) Aerials	For the number and the location of TV/FM outlets, please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units”.
(g) Electrical installations	General-use socket outlets are provided in all living rooms, dining rooms, bedrooms, kitchens and bathrooms. Conduits are concealed in part and exposed in part. All exposed conduits are enclosed in false ceilings, bulkheads or kitchen cabinets. MCB board complete with Residual Current Protection is provided for each unit. For the number and the location of socket outlets, fused connection unit, air conditioner points and switch for exhaust air fan, please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units”.
(h) Gas supply	Flats B and J of all floors of all towers have no gas supply. All other flats are supplied with town gas. Please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units” for the system and the location of gas supply.
(i) Washing machine connection point	Please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units” for the location and design of the washing machine connection points.

裝置、裝修物料及設備 Fittings, finishes and appliances

(j) Water supply	PVC-coated copper pipes and PEX pipes are provided for both hot and cold water. Hot water is available. Hot water supply to bathroom and kitchen is provided by water heater. Water pipes are concealed in part and exposed in part. All exposed pipes are enclosed in false ceilings, bulkhead or kitchen cabinets.
4. Miscellaneous	
Item	Description
(a) Lifts	“Schindler” passenger lifts are provided as follows: - 3 Passenger lifts (nos.13 to 15) (model: 5500) serving B/F to 1/F at Tower 1. Tower 1 - 3 Passenger lifts (nos.1 to 3) (model: 5500) serving B/F to 33/F. Tower 2 - 3 Passenger lifts (nos.4 to 6) (model: 5500) serving B/F to 33/F. Tower 3 - 3 Passenger lifts (nos.7 to 9) (model: 5500) serving B/F to 33/F. Tower 5 - 3 Passenger lifts (nos.10 to 12) (model: 5500) serving B/F to 33/F.
(b) Letter box	The material of the letter box is metal.
(c) Refuse collection	Refuse Storage and Material Recovery Room is provided at each residential floor for collection of refuse by cleaners. Collected refuse is centrally handled at the Refuse Storage and Material Recovery Chamber located on B/F.
(d) Water meter, electricity meter and gas meter	Separate meters for potable water are provided at water meter rooms on each residential floor. Separate meters for electricity are provided at electrical meter room on each residential floor. Except the open kitchen of Flats B and J of all floors of all towers, town gas meter is provided in the kitchen of all units.
5. Security facilities	C.C.T.V. cameras are provided for main entrance lobby and all lifts. Octopus card access control for main entrance lobby. Vehicular control system is installed at the Development.

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of comparable quality will be installed.

Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

6. Appliances

			Tower 1										Tower 2										Tower 3										Tower 5																	
			2/F to 33/F										2/F to 33/F										1/F to 33/F (No Flat C on 1/F)										2/F to 33/F																	
Item	Brand name	Model number	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K								
Refrigerator	Teka	FT255NF	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
Gas Hob	Teka	GKLUX30.1	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	✓			
Induction Cooker	Teka	IR6030	-	✓	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	-	✓	-	-	✓	-	-	✓	-	-	-	-	-	-	✓	-	✓	-			
		IR321.1	✓	-	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓		
Cooker Hood	Cristal	C903ASS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Microwave Oven	Baumatic	BMM204SS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Washer Dryer	Cristal	WDC1260FMW	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Wine Cellar	Vinvautz	VZ07BI	✓	-	-	-	-	✓	-	-	-	✓	✓	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	-	✓	-	-	-	✓	-		
A/C unit	Carrier	42LFCR09P (Indoor unit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		38LFCR09P (Outdoor unit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		42LFCR18 (Indoor unit)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	✓	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	-	✓	-	-	-	✓	-		
		38LFCR18 (Outdoor unit)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	✓	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	-	✓	-	-	-	✓	-		
		42LFCR22P (Indoor unit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		38LFCR22P (Outdoor unit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas Water Heater	TGC	TRJW161TFQL	-	-	✓	✓	✓	✓	✓	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-	-	✓	✓	✓	✓	-	✓	✓	-	-	-	-	✓	✓	-	-	-	✓	✓	✓	-	✓	✓	-	-	✓	-
		TRJW221TFQL	✓	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	-	✓	-	-	-	✓	-	
Electric Water Heater	Stiebel Eltron	DHB-E21Si	-	✓	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	✓	-	-	✓	-	-	✓	-	-	-	-	-	-	-	✓	-	✓	-		
Exhaust Fan	Imasu	HAE13-15B2	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	-	✓	✓	-	✓	✓	-	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	-	✓	-
	Systemair	MBF125	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	-	✓	-	✓	-	

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of comparable quality will be installed.

Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第一座 Tower 1		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	2樓 2/F									
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		3	3	3	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet		2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet		2	2	2	2	2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Fan		2	2	2	2	2	2	2	2	2	2
	電熱水爐開關掣 Switch for Electric Water Heater		0	1	0	0	0	0	0	0	1	0
	裝有溶斷器接線電掣 Fused Connection Unit		0	1	0	0	0	0	0	0	0	0
	燈掣 Lighting Switch		9	6	6	6	7	9	6	6	6	9
	燈位 Lighting Point		4	3	3	3	4	4	3	3	3	4
	煙霧感應器 Smoke Detector		0	1	0	0	0	0	0	0	1	0
主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan		1	0	0	0	0	0	0	0	0	1
	燈掣 Lighting Switch		3	1	1	1	1	1	1	1	1	3
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
睡房 1 Bedroom 1	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
	13A雙位電插座 13A Twin Socket Outlet		1					1				1
	電視/電台天線插座 TV/FM Outlet		1					1				1
	電話插座 Telephone Outlet		1					1				1
	燈掣 Lighting Switch		1					1				1
	燈位 Lighting Point		1					1				1
主人浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	裝有溶斷器接線電掣 Fused Connection Unit		3									3
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1									1
	燈位 Lighting Point		2									2

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第一座 Tower 1		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	2樓 2/F									
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet		1	1	1	1	1	1	1	1	1	1
	裝有溶斷器接線電掣 Fused Connection Unit		1	1	2	2	2	2	2	2	2	1
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1	0	1	1	1	1	1	1	0	1
	電熱水爐溫度控制 Electric Water Heater Remote Control		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
廚房 Kitchen	裝有溶斷器接線電掣 Fused Connection Unit		7	6	4	4	7	7	4	4	6	7
	接線電掣 Connection Unit		1	1	1	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet		4	3	3	3	3	4	3	3	3	4
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob		1	0	1	1	1	1	1	1	0	1
	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater		1	0	1	1	1	1	1	1	0	1
	洗衣機接駁點 (來水位，設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點 (去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Head		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board		1	1	1	1	1	1	1	1	1	1
儲物室 Store	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	燈掣 Lighting Switch		1									1
	燈位 Lighting Point		1									1
工作平台 Utility Platform	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
露台 Balcony	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
冷氣機平台 Air Conditioning Platform	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
窗台頂 (客廳、飯廳) Top of Bay Window (Living Room, Dining Room)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		不適用 N/A	1	1	1	1	不適用 N/A	1	1	1	不適用 N/A
窗台頂 (主人睡房) Top of Bay Window (Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	2	1	1	1	1
窗台頂 (睡房1) Top of Bay Window (Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房2) Top of Bay Window (Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
平台 Flat Roof	防水電插座 Weatherproof Socket Outlet		不適用 N/A	1	1	1	1	不適用 N/A	1	1	不適用 N/A	不適用 N/A

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第一座 Tower 1		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	3樓至32樓 3/F-32/F									
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		3	3	3	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet		2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet		2	2	2	2	2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Fan		2	2	2	2	2	2	2	2	2	2
	電熱水爐開關掣 Switch for Electric Water Heater		0	1	0	0	0	0	0	0	1	0
	裝有溶斷器接線電掣 Fused Connection Unit		0	1	0	0	0	0	0	0	0	0
	燈掣 Lighting Switch		9	6	6	6	7	9	6	6	6	9
	燈位 Lighting Point		4	3	3	3	4	4	3	3	3	4
	煙霧感應器 Smoke Detector		0	1	0	0	0	0	0	0	1	0
主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan		1	0	0	0	0	0	0	0	0	1
	燈掣 Lighting Switch		3	1	1	1	1	1	1	1	1	3
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
睡房 1 Bedroom 1	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
	13A雙位電插座 13A Twin Socket Outlet		1					1				1
	電視/電台天線插座 TV/FM Outlet		1					1				1
	電話插座 Telephone Outlet		1					1				1
	燈掣 Lighting Switch		1					1				1
	燈位 Lighting Point		1					1				1
主人浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	裝有溶斷器接線電掣 Fused Connection Unit		3									3
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1									1
	燈位 Lighting Point		2									2

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第一座 Tower 1		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	3樓至32樓 3/F-32/F									
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet		1	1	1	1	1	1	1	1	1	1
	裝有溶斷器接線電掣 Fused Connection Unit		1	1	2	2	2	2	2	2	2	1
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1	0	1	1	1	1	1	1	0	1
	電熱水爐溫度控制 Electric Water Heater Remote Control		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
廚房 Kitchen	裝有溶斷器接線電掣 Fused Connection Unit		7	6	4	4	7	7	4	4	6	7
	接線電掣 Connection Unit		1	1	1	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet		4	3	3	3	3	4	3	3	3	4
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob		1	0	1	1	1	1	1	1	0	1
	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater		1	0	1	1	1	1	1	1	0	1
	洗衣機接駁點 (來水位，設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點 (去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Head		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board		1	1	1	1	1	1	1	1	1	1
儲物室 Store	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	燈掣 Lighting Switch		1									1
	燈位 Lighting Point		1									1
工作平台 Utility Platform	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
露台 Balcony	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
冷氣機平台 Air Conditioning Platform	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
窗台頂 (客廳、飯廳) Top of Bay Window (Living Room, Dining Room)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		不適用 N/A	1	1	1	1	不適用 N/A	1	1	1	不適用 N/A
窗台頂 (主人睡房) Top of Bay Window (Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	2	1	1	1	1
窗台頂 (睡房1) Top of Bay Window (Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房2) Top of Bay Window (Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第一座 Tower 1		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	33樓 33/F									
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		3	3	3	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet		2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet		2	2	2	2	2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Fan		2	2	2	2	2	2	2	2	2	2
	電熱水爐開關掣 Switch for Electric Water Heater		0	1	0	0	0	0	0	0	1	0
	裝有溶斷器接線電掣 Fused Connection Unit		0	1	0	0	0	0	0	0	0	0
	燈掣 Lighting Switch		9	6	6	6	7	9	6	6	6	9
	燈位 Lighting Point		4	3	3	3	4	4	3	3	3	4
	煙霧感應器 Smoke Detector		0	1	0	0	0	0	0	0	1	0
主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan		1	0	0	0	0	0	0	0	0	1
	燈掣 Lighting Switch		3	1	1	1	1	1	1	1	1	3
睡房 1 Bedroom 1	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
	13A雙位電插座 13A Twin Socket Outlet		1					1				1
	電視/電台天線插座 TV/FM Outlet		1					1				1
	電話插座 Telephone Outlet		1					1				1
	燈掣 Lighting Switch		1					1				1
	燈位 Lighting Point		1					1				1
主人浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	裝有溶斷器接線電掣 Fused Connection Unit		3									3
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1									1
	燈位 Lighting Point		2									2
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet		1	1	1	1	1	1	1	1	1	1
	裝有溶斷器接線電掣 Fused Connection Unit		1	1	2	2	2	2	2	2	2	1
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1	0	1	1	1	1	1	1	0	1
	電熱水爐溫度控制 Electric Water Heater Remote Control		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。 Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第一座 Tower 1		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	33樓 33/F									
廚房 Kitchen	裝有溶斷器接線電掣 Fused Connection Unit		7	6	4	4	7	7	4	4	6	7
	接線電掣 Connection Unit		1	1	1	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet		4	3	3	3	3	4	3	3	3	4
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob		1	0	1	1	1	1	1	1	0	1
	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater		1	0	1	1	1	1	1	1	0	1
	洗衣機接駁點 (來水位，設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點 (去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Head		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board		1	1	1	1	1	1	1	1	1	1
儲物室 Store	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	燈掣 Lighting Switch		1									1
	燈位 Lighting Point		1									1
工作平台 Utility Platform	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
露台 Balcony	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
冷氣機平台 Air Conditioning Platform	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
窗台頂 (客廳、飯廳) Top of Bay Window (Living Room, Dining Room)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		不適用 N/A	1	1	1	1	不適用 N/A	1	1	1	不適用 N/A
窗台頂 (主人睡房) Top of Bay Window (Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	2	1	1	1	1
窗台頂 (睡房 1) Top of Bay Window (Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房 2) Top of Bay Window (Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
天台 Roof	燈位 Lighting Point		3	2	2	2	2	3	2	2	2	3
	防水燈掣 Weatherproof Lighting Switch		1	1	1	1	1	1	1	1	1	1
	防水電插座 Weatherproof Socket Outlet		1	1	1	1	1	1	1	1	1	1

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第二座 Tower 2		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	2樓 2/F									
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		3	3	3	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet		2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet		2	2	2	2	2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Fan		2	2	2	2	2	2	2	2	2	2
	電熱水爐開關掣 Switch for Electric Water Heater		0	1	0	0	0	0	0	0	1	0
	裝有溶斷器接線電掣 Fused Connection Unit		0	1	0	0	0	0	0	0	0	0
	燈掣 Lighting Switch		9	6	6	6	7	7	6	6	6	9
	燈位 Lighting Point		4	3	3	3	4	4	3	3	3	4
	煙霧感應器 Smoke Detector		0	1	0	0	0	0	0	0	1	0
主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan		1	0	0	0	0	0	0	0	0	1
	燈掣 Lighting Switch		3	1	1	1	1	1	1	1	1	3
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
睡房 1 Bedroom 1	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	13A雙位電插座 13A Twin Socket Outlet		1									1
	電視/電台天線插座 TV/FM Outlet		1									1
	電話插座 Telephone Outlet		1									1
	燈掣 Lighting Switch		1									1
	燈位 Lighting Point		1									1
主人浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	裝有溶斷器接線電掣 Fused Connection Unit		3									3
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1									1
	燈位 Lighting Point		2									2

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第二座 Tower 2		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	2樓 2/F									
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet		1	1	1	1	1	1	1	1	1	1
	裝有溶斷器接線電掣 Fused Connection Unit		1	1	2	2	2	2	2	2	2	1
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1	0	1	1	1	1	1	1	0	1
	電熱水爐溫度控制 Electric Water Heater Remote Control		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
廚房 Kitchen	裝有溶斷器接線電掣 Fused Connection Unit		7	6	4	4	7	7	4	4	6	7
	接線電掣 Connection Unit		1	1	1	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet		4	3	3	3	3	3	3	3	3	4
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob		1	0	1	1	1	1	1	1	0	1
	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater		1	0	1	1	1	1	1	1	0	1
	洗衣機接駁點 (來水位，設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點 (去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Head		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board		1	1	1	1	1	1	1	1	1	1
儲物室 Store	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	燈掣 Lighting Switch		1									1
	燈位 Lighting Point		1									1
工作平台 Utility Platform	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
露台 Balcony	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
冷氣機平台 Air Conditioning Platform	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
窗台頂 (客廳、飯廳) Top of Bay Window (Living Room, Dining Room)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		不適用 N/A	1	1	1	1	1	1	1	1	不適用 N/A
窗台頂 (主人睡房) Top of Bay Window (Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房 1) Top of Bay Window (Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房 2) Top of Bay Window (Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
平台 Flat Roof	防水電插座 Weatherproof Socket Outlet		不適用 N/A	1	1	1	1	1	1	1	不適用 N/A	不適用 N/A

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第二座 Tower 2		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	3樓至32樓 3/F-32/F									
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		3	3	3	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet		2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet		2	2	2	2	2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Fan		2	2	2	2	2	2	2	2	2	2
	電熱水爐開關掣 Switch for Electric Water Heater		0	1	0	0	0	0	0	0	1	0
	裝有溶斷器接線電掣 Fused Connection Unit		0	1	0	0	0	0	0	0	0	0
	燈掣 Lighting Switch		9	6	6	6	7	7	6	6	6	9
	燈位 Lighting Point		4	3	3	3	4	4	3	3	3	4
	煙霧感應器 Smoke Detector		0	1	0	0	0	0	0	0	1	0
主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan		1	0	0	0	0	0	0	0	0	1
	燈掣 Lighting Switch		3	1	1	1	1	1	1	1	1	3
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
睡房 1 Bedroom 1	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	13A雙位電插座 13A Twin Socket Outlet		1									1
	電視/電台天線插座 TV/FM Outlet		1									1
	電話插座 Telephone Outlet		1									1
	燈掣 Lighting Switch		1									1
	燈位 Lighting Point		1									1
主人浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	裝有溶斷器接線電掣 Fused Connection Unit		3									3
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1									1
	燈位 Lighting Point		2									2

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第二座 Tower 2		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	3樓至32樓 3/F-32/F									
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet		1	1	1	1	1	1	1	1	1	1
	裝有溶斷器接線電掣 Fused Connection Unit		1	1	2	2	2	2	2	2	2	1
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1	0	1	1	1	1	1	1	0	1
	電熱水爐溫度控制 Electric Water Heater Remote Control		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
廚房 Kitchen	裝有溶斷器接線電掣 Fused Connection Unit		7	6	4	4	7	7	4	4	6	7
	接線電掣 Connection Unit		1	1	1	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet		4	3	3	3	3	3	3	3	3	4
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob		1	0	1	1	1	1	1	1	0	1
	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater		1	0	1	1	1	1	1	1	0	1
	洗衣機接駁點 (來水位，設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點 (去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Head		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board		1	1	1	1	1	1	1	1	1	1
儲物室 Store	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	燈掣 Lighting Switch		1									1
	燈位 Lighting Point		1									1
工作平台 Utility Platform	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
露台 Balcony	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
冷氣機平台 Air Conditioning Platform	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
窗台頂 (客廳、飯廳) Top of Bay Window (Living Room, Dining Room)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		不適用 N/A	1	1	1	1	1	1	1	1	不適用 N/A
窗台頂 (主人睡房) Top of Bay Window (Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房1) Top of Bay Window (Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房2) Top of Bay Window (Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第二座 Tower 2		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	33樓 33/F									
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		3	3	3	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet		2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet		2	2	2	2	2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Fan		2	2	2	2	2	2	2	2	2	2
	電熱水爐開關掣 Switch for Electric Water Heater		0	1	0	0	0	0	0	0	1	0
	裝有溶斷器接線電掣 Fused Connection Unit		0	1	0	0	0	0	0	0	0	0
	燈掣 Lighting Switch		9	6	6	6	7	7	6	6	6	9
	燈位 Lighting Point		4	3	3	3	4	4	3	3	3	4
	煙霧感應器 Smoke Detector		0	1	0	0	0	0	0	0	1	0
主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan		1	0	0	0	0	0	0	0	0	1
	燈掣 Lighting Switch		3	1	1	1	1	1	1	1	1	3
睡房 1 Bedroom 1	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	13A雙位電插座 13A Twin Socket Outlet		1									1
	電視/電台天線插座 TV/FM Outlet		1									1
	電話插座 Telephone Outlet		1									1
	燈掣 Lighting Switch		1									1
	燈位 Lighting Point		1									1
主人浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	裝有溶斷器接線電掣 Fused Connection Unit		3									3
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1									1
	燈位 Lighting Point		2									2
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet		1	1	1	1	1	1	1	1	1	1
	裝有溶斷器接線電掣 Fused Connection Unit		1	1	2	2	2	2	2	2	2	1
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1	0	1	1	1	1	1	1	0	1
	電熱水爐溫度控制 Electric Water Heater Remote Control		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。 Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第二座 Tower 2		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	33樓 33/F									
廚房 Kitchen	裝有溶斷器接線電掣 Fused Connection Unit		7	6	4	4	7	7	4	4	6	7
	接線電掣 Connection Unit		1	1	1	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet		4	3	3	3	3	3	3	3	3	4
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob		1	0	1	1	1	1	1	1	0	1
	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater		1	0	1	1	1	1	1	1	0	1
	洗衣機接駁點 (來水位，設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點 (去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Head		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board		1	1	1	1	1	1	1	1	1	1
儲物室 Store	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
	燈掣 Lighting Switch		1									1
	燈位 Lighting Point		1									1
工作平台 Utility Platform	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
露台 Balcony	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
冷氣機平台 Air Conditioning Platform	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
窗台頂 (客廳、飯廳) Top of Bay Window (Living Room, Dining Room)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		不適用 N/A	1	1	1	1	1	1	1	1	不適用 N/A
窗台頂 (主人睡房) Top of Bay Window (Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房1) Top of Bay Window (Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房2) Top of Bay Window (Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
天台 Roof	燈位 Lighting Point		3	2	2	2	2	2	2	2	2	3
	防水燈掣 Weatherproof Lighting Switch		1	1	1	1	1	1	1	1	1	1
	防水電插座 Weatherproof Socket Outlet		1	1	1	1	1	1	1	1	1	1

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第三座 Tower 3		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	1樓 1/F									
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	不適用 N/A	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell		1	1		1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1		1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		3	3		3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet		2	2		2	2	2	2	2	2	2
	電話插座 Telephone Outlet		2	2		2	2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Fan		2	2		2	2	2	2	2	2	2
	電熱水爐開關掣 Switch for Electric Water Heater		0	1		0	0	0	0	0	1	0
	裝有溶斷器接線電掣 Fused Connection Unit		0	1		0	0	0	0	0	0	0
	燈掣 Lighting Switch		8	6		6	7	9	6	6	6	8
	燈位 Lighting Point		4	3		3	4	4	3	3	3	4
	煙霧感應器 Smoke Detector		0	1		0	0	0	0	0	1	0
	主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1		1	1	1	1	1	1	1
13A雙位電插座 13A Twin Socket Outlet			2	2		2	2	2	2	2	2	2
電視/電台天線插座 TV/FM Outlet			1	1		1	1	1	1	1	1	1
電話插座 Telephone Outlet			1	1		1	1	1	1	1	1	1
抽氣扇開關掣 Switch for Exhaust Fan			1	0		0	0	0	0	0	0	1
燈掣 Lighting Switch			4	1		1	1	3	1	1	1	4
燈位 Lighting Point			2	1		1	1	2	1	1	1	2
睡房 1 Bedroom 1	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1		1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	
	燈掣 Lighting Switch		1	1	1	1	1	1	1	1	1	
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	
	睡房 2 Bedroom 2	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1
13A雙位電插座 13A Twin Socket Outlet			1	1								
電視/電台天線插座 TV/FM Outlet			1	1								
電話插座 Telephone Outlet			1	1								
燈掣 Lighting Switch			1	1								
燈位 Lighting Point			1	1								
主人浴室 Master Bathroom		13A單位電插座 13A Single Socket Outlet		1								不適用 N/A
	裝有溶斷器接線電掣 Fused Connection Unit		2	2								
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1	1								
	燈位 Lighting Point		2	2								

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第三座 Tower 3		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	1樓 1/F									
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet		1	1	不適用 N/A	1	1	1	1	1	1	1
	裝有溶斷器接線電掣 Fused Connection Unit		2	1		2	2	2	2	2	2	2
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1	0		1	1	1	1	1	0	1
	電熱水爐溫度控制 Electric Water Heater Remote Control		0	1		0	0	0	0	0	1	0
	燈位 Lighting Point		2	2		2	2	2	2	2	2	2
廚房 Kitchen	裝有溶斷器接線電掣 Fused Connection Unit		6	6		4	7	7	4	4	6	6
	接線電掣 Connection Unit		1	1		1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet		4	3		3	3	3	3	3	3	4
	13A雙位電插座 13A Twin Socket Outlet		2	2		2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob		1	0		1	1	1	1	1	0	1
	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater		1	0		1	1	1	1	1	0	1
	洗衣機接駁點 (來水位，設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22 mm in diameter)		1	1		1	1	1	1	1	1	1
	洗衣機接駁點 (去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40 mm in diameter)		1	1		1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Head		0	1		0	0	0	0	0	1	0
	燈位 Lighting Point		2	2		2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board		1	1		1	1	1	1	1	1	1
工作平台 Utility Platform	燈位 Lighting Point		不適用 N/A	不適用 N/A		不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
露台 Balcony	燈位 Lighting Point		1	不適用 N/A		不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
窗台頂 (客廳、飯廳) Top of Bay Window (Living Room, Dining Room)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		不適用 N/A	1		1	1	不適用 N/A	1	1	1	不適用 N/A
窗台頂 (主人睡房) Top of Bay Window (Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		2	1		1	1	2	1	1	1	2
窗台頂 (睡房1) Top of Bay Window (Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1		1	1	1	1	1	1	1
窗台頂 (睡房2) Top of Bay Window (Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A		不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
平台 Flat Roof	防水電插座 Weatherproof Socket Outlet		1	1		1	1	2	1	1	1	1

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第三座 Tower 3		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	2樓至32樓 2/F-32/F									
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		3	3	3	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet		2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet		2	2	2	2	2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Fan		2	2	2	2	2	2	2	2	2	2
	電熱水爐開關掣 Switch for Electric Water Heater		0	1	0	0	0	0	0	0	1	0
	裝有溶斷器接線電掣 Fused Connection Unit		0	1	0	0	0	0	0	0	0	0
	燈掣 Lighting Switch		8	6	6	6	7	9	6	6	6	8
	燈位 Lighting Point		4	3	3	3	4	4	3	3	3	4
	煙霧感應器 Smoke Detector		0	1	0	0	0	0	0	0	1	0
主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan		1	0	0	0	0	0	0	0	0	1
	燈掣 Lighting Switch		4	1	1	1	1	3	1	1	1	4
	燈位 Lighting Point		2	1	1	1	1	2	1	1	1	2
睡房 1 Bedroom 1	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
	13A雙位電插座 13A Twin Socket Outlet		1					1				1
	電視/電台天線插座 TV/FM Outlet		1					1				1
	電話插座 Telephone Outlet		1					1				1
	燈掣 Lighting Switch		1					1				1
	燈位 Lighting Point		1					1				1
主人浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
	裝有溶斷器接線電掣 Fused Connection Unit		2					2				2
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1					1				1
	燈位 Lighting Point		2					2				2

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第三座 Tower 3		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	2樓至32樓 2/F-32/F									
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet		1	1	1	1	1	1	1	1	1	1
	裝有溶斷器接線電掣 Fused Connection Unit		2	1	2	2	2	2	2	2	2	2
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1	0	1	1	1	1	1	1	0	1
	電熱水爐溫度控制 Electric Water Heater Remote Control		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
廚房 Kitchen	裝有溶斷器接線電掣 Fused Connection Unit		6	6	4	4	7	7	4	4	6	6
	接線電掣 Connection Unit		1	1	1	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet		4	3	3	3	3	3	3	3	3	4
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob		1	0	1	1	1	1	1	1	0	1
	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater		1	0	1	1	1	1	1	1	0	1
	洗衣機接駁點 (來水位，設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點 (去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Head		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board		1	1	1	1	1	1	1	1	1	1
工作平台 Utility Platform	燈位 Lighting Point		不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
露台 Balcony	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
窗台頂 (客廳、飯廳) Top of Bay Window (Living Room, Dining Room)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		不適用 N/A	1	1	1	1	不適用 N/A	1	1	1	不適用 N/A
窗台頂 (主人睡房) Top of Bay Window (Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		2	1	1	1	1	2	1	1	1	2
窗台頂 (睡房 1) Top of Bay Window (Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房 2) Top of Bay Window (Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第三座 Tower 3		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	33樓 33/F									
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		3	3	3	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet		2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet		2	2	2	2	2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Fan		2	2	2	2	2	2	2	2	2	2
	電熱水爐開關掣 Switch for Electric Water Heater		0	1	0	0	0	0	0	0	1	0
	裝有溶斷器接線電掣 Fused Connection Unit		0	1	0	0	0	0	0	0	0	0
	燈掣 Lighting Switch		8	6	6	6	7	9	6	6	6	8
	燈位 Lighting Point		4	3	3	3	4	4	3	3	3	4
	煙霧感應器 Smoke Detector		0	1	0	0	0	0	0	0	1	0
主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan		1	0	0	0	0	0	0	0	0	1
	燈掣 Lighting Switch		4	1	1	1	1	3	1	1	1	4
	燈位 Lighting Point		2	1	1	1	1	2	1	1	1	2
睡房 1 Bedroom 1	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
	13A雙位電插座 13A Twin Socket Outlet		1					1				1
	電視/電台天線插座 TV/FM Outlet		1					1				1
	電話插座 Telephone Outlet		1					1				1
	燈掣 Lighting Switch		1					1				1
	燈位 Lighting Point		1					1				1
主人浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
	裝有溶斷器接線電掣 Fused Connection Unit		2					2				2
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1					1				1
	燈位 Lighting Point		2					2				2

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第三座 Tower 3		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	33樓 33/F									
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet		1	1	1	1	1	1	1	1	1	1
	裝有溶斷器接線電掣 Fused Connection Unit		2	1	2	2	2	2	2	2	2	2
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1	0	1	1	1	1	1	1	0	1
	電熱水爐溫度控制 Electric Water Heater Remote Control		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
廚房 Kitchen	裝有溶斷器接線電掣 Fused Connection Unit		6	6	4	4	7	7	4	4	6	6
	接線電掣 Connection Unit		1	1	1	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet		4	3	3	3	3	3	3	3	3	4
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob		1	0	1	1	1	1	1	1	0	1
	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater		1	0	1	1	1	1	1	1	0	1
	洗衣機接駁點 (來水位，設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點 (去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Head		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board		1	1	1	1	1	1	1	1	1	1
工作平台 Utility Platform	燈位 Lighting Point		不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
露台 Balcony	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
窗台頂 (客廳、飯廳) Top of Bay Window (Living Room, Dining Room)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		不適用 N/A	1	1	1	1	不適用 N/A	1	1	1	不適用 N/A
窗台頂 (主人睡房) Top of Bay Window (Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		2	1	1	1	1	2	1	1	1	2
窗台頂 (睡房 1) Top of Bay Window (Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房 2) Top of Bay Window (Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
天台 Roof	燈位 Lighting Point		3	2	2	2	2	3	2	2	2	3
	防水燈掣 Weatherproof Lighting Switch		1	1	1	1	1	1	1	1	1	1
	防水電插座 Weatherproof Socket Outlet		1	1	1	1	1	1	1	1	1	1

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第五座 Tower 5		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	2樓 2/F									
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		3	3	3	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet		2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet		2	2	2	2	2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Fan		2	2	2	2	2	2	2	2	2	2
	電熱水爐開關掣 Switch for Electric Water Heater		0	1	0	0	0	0	0	0	1	0
	裝有溶斷器接線電掣 Fused Connection Unit		0	1	0	0	0	0	0	0	0	0
	燈掣 Lighting Switch		8	6	6	6	7	9	6	6	6	8
	燈位 Lighting Point		4	3	3	3	4	4	3	3	3	4
	煙霧感應器 Smoke Detector		0	1	0	0	0	0	0	0	1	0
主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan		1	0	0	0	0	0	0	0	0	1
	燈掣 Lighting Switch		4	1	1	1	1	3	1	1	1	4
	燈位 Lighting Point		2	1	1	1	1	2	1	1	1	2
睡房 1 Bedroom 1	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
	13A雙位電插座 13A Twin Socket Outlet		1					1				1
	電視/電台天線插座 TV/FM Outlet		1					1				1
	電話插座 Telephone Outlet		1					1				1
	燈掣 Lighting Switch		1					1				1
	燈位 Lighting Point		1					1				1
主人浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
	裝有溶斷器接線電掣 Fused Connection Unit		2					2				2
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1					1				1
	燈位 Lighting Point		2					2				2

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第五座 Tower 5		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	2樓 2/F									
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet		1	1	1	1	1	1	1	1	1	1
	裝有溶斷器接線電掣 Fused Connection Unit		2	1	2	2	2	2	2	2	2	2
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1	0	1	1	1	1	1	1	0	1
	電熱水爐溫度控制 Electric Water Heater Remote Control		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
廚房 Kitchen	裝有溶斷器接線電掣 Fused Connection Unit		6	6	4	4	7	7	4	4	6	6
	接線電掣 Connection Unit		1	1	1	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet		4	3	3	3	3	3	3	3	3	4
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob		1	0	1	1	1	1	1	1	0	1
	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater		1	0	1	1	1	1	1	1	0	1
	洗衣機接駁點 (來水位，設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點 (去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Head		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board		1	1	1	1	1	1	1	1	1	1
工作平台 Utility Platform	燈位 Lighting Point		不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
露台 Balcony	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
窗台頂 (客廳、飯廳) Top of Bay Window (Living Room, Dining Room)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		不適用 N/A	1	1	1	1	不適用 N/A	1	1	1	不適用 N/A
窗台頂 (主人睡房) Top of Bay Window (Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		2	1	1	1	1	2	1	1	1	2
窗台頂 (睡房 1) Top of Bay Window (Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房 2) Top of Bay Window (Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
平台 Flat Roof	防水電插座 Weatherproof Socket Outlet		不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第五座 Tower 5		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	3樓至32樓 3/F-32/F									
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		3	3	3	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet		2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet		2	2	2	2	2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Fan		2	2	2	2	2	2	2	2	2	2
	電熱水爐開關掣 Switch for Electric Water Heater		0	1	0	0	0	0	0	0	1	0
	裝有溶斷器接線電掣 Fused Connection Unit		0	1	0	0	0	0	0	0	0	0
	燈掣 Lighting Switch		8	6	6	6	7	9	6	6	6	8
	燈位 Lighting Point		4	3	3	3	4	4	3	3	3	4
	煙霧感應器 Smoke Detector		0	1	0	0	0	0	0	0	1	0
主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan		1	0	0	0	0	0	0	0	0	1
	燈掣 Lighting Switch		4	1	1	1	1	3	1	1	1	4
	燈位 Lighting Point		2	1	1	1	1	2	1	1	1	2
睡房 1 Bedroom 1	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
	13A雙位電插座 13A Twin Socket Outlet		1					1				1
	電視/電台天線插座 TV/FM Outlet		1					1				1
	電話插座 Telephone Outlet		1					1				1
	燈掣 Lighting Switch		1					1				1
	燈位 Lighting Point		1					1				1
主人浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
	裝有溶斷器接線電掣 Fused Connection Unit		2					2				2
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1					1				1
	燈位 Lighting Point		2					2				2

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第五座 Tower 5		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	3樓至32樓 3/F-32/F									
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet		1	1	1	1	1	1	1	1	1	1
	裝有溶斷器接線電掣 Fused Connection Unit		2	1	2	2	2	2	2	2	2	2
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1	0	1	1	1	1	1	1	0	1
	電熱水爐溫度控制 Electric Water Heater Remote Control		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
廚房 Kitchen	裝有溶斷器接線電掣 Fused Connection Unit		6	6	4	4	7	7	4	4	6	6
	接線電掣 Connection Unit		1	1	1	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet		4	3	3	3	3	3	3	3	3	4
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob		1	0	1	1	1	1	1	1	0	1
	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater		1	0	1	1	1	1	1	1	0	1
	洗衣機接駁點 (來水位，設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點 (去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Head		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board		1	1	1	1	1	1	1	1	1	1
工作平台 Utility Platform	燈位 Lighting Point		不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
露台 Balcony	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
窗台頂 (客廳、飯廳) Top of Bay Window (Living Room, Dining Room)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		不適用 N/A	1	1	1	1	不適用 N/A	1	1	1	不適用 N/A
窗台頂 (主人睡房) Top of Bay Window (Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		2	1	1	1	1	2	1	1	1	2
窗台頂 (睡房 1) Top of Bay Window (Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房 2) Top of Bay Window (Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第五座 Tower 5		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	33樓 33/F									
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell		1	1	1	1	1	1	1	1	1	1
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		3	3	3	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet		2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet		2	2	2	2	2	2	2	2	2	2
	抽氣扇開關掣 Switch for Exhaust Fan		2	2	2	2	2	2	2	2	2	2
	電熱水爐開關掣 Switch for Electric Water Heater		0	1	0	0	0	0	0	0	1	0
	裝有溶斷器接線電掣 Fused Connection Unit		0	1	0	0	0	0	0	0	0	0
	燈掣 Lighting Switch		8	6	6	6	7	9	6	6	6	8
	燈位 Lighting Point		4	3	3	3	4	4	3	3	3	4
	煙霧感應器 Smoke Detector		0	1	0	0	0	0	0	0	1	0
主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan		1	0	0	0	0	0	0	0	0	1
	燈掣 Lighting Switch		4	1	1	1	1	3	1	1	1	4
	燈位 Lighting Point		2	1	1	1	1	2	1	1	1	2
睡房 1 Bedroom 1	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet		1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point		1	1	1	1	1	1	1	1	1	1
睡房 2 Bedroom 2	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
	13A雙位電插座 13A Twin Socket Outlet		1					1				1
	電視/電台天線插座 TV/FM Outlet		1					1				1
	電話插座 Telephone Outlet		1					1				1
	燈掣 Lighting Switch		1					1				1
	燈位 Lighting Point		1					1				1
主人浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
	裝有溶斷器接線電掣 Fused Connection Unit		2					2				2
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1					1				1
	燈位 Lighting Point		2					2				2

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

裝置、裝修物料及設備 Fittings, finishes and appliances

住宅單位機電裝置數量說明表 SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL UNITS

第五座 Tower 5		單位 Unit	A	B	C	D	E	F	G	H	J	K
		樓層 Floor	33樓 33/F									
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet		1	1	1	1	1	1	1	1	1	1
	裝有溶斷器接線電掣 Fused Connection Unit		2	1	2	2	2	2	2	2	2	2
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control		1	0	1	1	1	1	1	1	0	1
	電熱水爐溫度控制 Electric Water Heater Remote Control		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
廚房 Kitchen	裝有溶斷器接線電掣 Fused Connection Unit		6	6	4	4	7	7	4	4	6	6
	接線電掣 Connection Unit		1	1	1	1	1	1	1	1	1	1
	13A單位電插座 13A Single Socket Outlet		4	3	3	3	3	3	3	3	3	4
	13A雙位電插座 13A Twin Socket Outlet		2	2	2	2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob		1	0	1	1	1	1	1	1	0	1
	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater		1	0	1	1	1	1	1	1	0	1
	洗衣機接駁點 (來水位，設計為直徑22毫米) Washing Machine Connection Point (Water Inlet of a design of 22 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點 (去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40 mm in diameter)		1	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Head		0	1	0	0	0	0	0	0	1	0
	燈位 Lighting Point		2	2	2	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board		1	1	1	1	1	1	1	1	1	1
工作平台 Utility Platform	燈位 Lighting Point		不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
露台 Balcony	燈位 Lighting Point		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
窗台頂 (客廳、飯廳) Top of Bay Window (Living Room, Dining Room)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		不適用 N/A	1	1	1	1	不適用 N/A	1	1	1	不適用 N/A
窗台頂 (主人睡房) Top of Bay Window (Master Bedroom)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		2	1	1	1	1	2	1	1	1	2
窗台頂 (睡房1) Top of Bay Window (Bedroom 1)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	1	1	1	1	1	1	1	1	1
窗台頂 (睡房2) Top of Bay Window (Bedroom 2)	空調機室外機接駁點 Air-conditioner point for A/C Outdoor Unit		1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1
天台 Roof	燈位 Lighting Point		3	2	2	2	2	3	2	2	2	3
	防水燈掣 Weatherproof Lighting Switch		1	1	1	1	1	1	1	1	1	1
	防水電插座 Weatherproof Socket Outlet		1	1	1	1	1	1	1	1	1	1

備註：住宅樓層不設4樓、13樓、14樓及24樓。不設I單位。
Remark: Residential floors on 4/F, 13/F, 14/F and 24/F are omitted. Flat I is omitted.

服務協議 Service agreements

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。
煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.
Towngas is supplied by The Hong Kong and China Gas Company Limited.

地稅 Government rent

擁有人有法律責任繳付住宅物業直至並包括該住宅物業買賣完成日(即該物業轉讓契日期)之地稅。

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

買方的雜項付款 Miscellaneous payments by purchaser

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

在交付時，買方不須向擁有人支付清理廢料的費用。

註：在交付時，買方須根據公契向管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

On the delivery of the vacant possession of a residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas;

On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Remark: On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

欠妥之處的保養責任期 Defect liability warranty period

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

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

修訂 Modification

發展項目現時並沒有向政府提出申請修訂批地文件。

No existing application to the Government for a modification of the land grant for the Development.

斜坡維修 Maintenance of slopes

不適用

Not applicable

發展項目之互聯網網站 Website of the development

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

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

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申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building

獲寬免總樓面面積的設施分項 Breakdown of Gross Floor Area (GFA) Concessions Obtained for All Features

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

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

until final amendment plans are submitted to and approved by the BA prior to
the issuance of the occupation permit for the development.

		面積 (平方米) Area (m²)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(＃)	停車場及上落客貨地方(公共交通總站除外) Carparks and loading / unloading areas excluding public transport terminus	7,927.645
2.	機房及相類設施 Plant rooms and similar services	
2.1	受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或相關規例限制的機房及類似設施(如空調機房、電訊及廣播設備室、垃圾及物料回收房等)的面積 Area of plant rooms and similar services which are limited by respective PNAPs or regulations such as A/C plant room, TBE room, refuse storage and material recovery chamber, etc.	648.934
2.2	不受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或相關規例限制的機房及類似設施(如變壓器房、電掣房、泵房等)的面積 Area of plant rooms and similar services which are NOT limited by any PNAPs or regulations such as transformer room, switch room, pump room, etc	3,292.870
根據《建築物(規劃)規例》第23A(3)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23A(3)		
3.	供人離開或到達旅館時上落汽車之用的面積 Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	不適用 N/A
4.	旅館的輔助性設施 Supporting facilities for hotels	不適用 N/A
根據《聯合作業備考》第1號和第2號提供的環保設施 Green Features under Joint Practices Notes 1 and 2		
5.	露台 Balcony	622.000
6.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	126.680
7.	公用空中花園 Communal sky garden	不適用 N/A
8.	公用平台花園 Communal podium garden	不適用 N/A
9.	隔聲簷 Acoustic fin	不適用 N/A
10.	遮陽篷及反光罩 Sunshade and reflector	不適用 N/A
11.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 N/A
12.	非結構預製外牆 Non-structural prefabricated external wall	2,072.934
13.	工作平台 Utility platform	295.000
14.	設有郵箱的郵件派遞室 Mail delivery room with mail boxes	不適用 N/A
15.	隔音屏障 Noise barrier	不適用 N/A
適意設施 Amenity Features		
16.	供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所 Counters, offices, stores, guard rooms and lavatories for watchmen and management staff	127.137
17.	住宅康樂設施 Residential Recreational facilities	1,726.861
18.	小型後勤設施用房 Miniature logistic service room	不適用 N/A

申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building

		面積 (平方米) Area (m²)
19.	有上蓋的園景區及遊樂用地 Covered landscaped and play areas	322.160
20.	橫向屏障/有蓋人行道 Horizontal screens / covered walkways	443.376
21.	尊貴入口 Prestige entrance	不適用 N/A
22.	在商業及工作樓宇內的郵件室 Mail room in commercial and industrial buildings	不適用 N/A
其他項目 Other Exempted Items		
23.	管槽 Pipe duct	1,132.614
24.	空間 Void	不適用 N/A
25.	庇護層 Refuge floor	不適用 N/A
26.	游泳池的濾水器機房 Swimming pool filtration plant room	96.608
27.	公眾通道 Public passage	不適用 N/A
28.	公共交通總站 Public transport terminus (PTT)	不適用 N/A
29.	升降機井道 Lift shaft	215.122
30.	共用構築物及樓梯 Party structures and common staircases	不適用 N/A
額外總樓面面積 Bonus GFA		
31.	額外總樓面面積 Bonus GFA	不適用 N/A

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

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

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

Environmental assessment of the building and information on the estimated energy performance or consumption for the common parts of the development

The approved general building plans of the Development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of the Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

本售樓說明書的印製日期 The date on which this sales brochure is printed

2015年11月17日

17th November 2015

改變 Changes

發展項目及其周邊地區日後可能出現改變。

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

