觀月•樺峯

PARK METROPOLITAN

Sales Brochure
售樓説明書

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) 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 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 date[1] 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

[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.

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

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

<u>適用於所有一手住宅物業</u>

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」。

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，賣方須在合格証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

[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。

運輸及房屋局
一手住宅物業銷售監管局
2014年4月

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
8 Yuet Wah Street

The Development consists of one multi-unit building

Total number of storeys of the multi-unit building
39 (Excluding Roof, Upper Roof, Upper Water Tank and Top Roof)

The floor numbering in the multi-unit building as provided in the approved building plans for the Development:
B/F, LG/F, UG/F, G/F, 1/F-3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-39/F, Roof, Upper Roof, Upper Water Tank , Top Roof

Omitted floor numbers in the multi-unit building
4/F, 14/F, 24/F and 34/F

Refuge floor of the multi-unit building
19/F

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
月華街8號

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數
39 （不包括天台，上層天台，上層水缸及頂層天台）

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地庫、低層地下、高層地下、地下、1至3樓、5至13樓、15至23樓、25至33樓、35至39樓、天台、上層天台、上層水缸、頂層天台

該幢多單位建築物內被略去的樓層號數
4、14、24及34樓

該幢多單位建築物內的庇護層
19樓

Vendor
Urban Renewal Authority (as "Owner"),
Central Wisdom Limited (as "person so engaged")

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

Holding company of the vendor (Urban Renewal Authority)
Not applicable

Holding companies of the vendor (Central Wisdom Limited)
Tsim Sha Tsui Properties Limited
Sino Land Company Limited
King Chance Development Limited
Sunfairs International Limited

Authorized Person for the Development
Mr. Lai Yu Leung, Johnnie

The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity
Wong & Ouyang (HK) Ltd

Building Contractor for the Development
Chun Wo Building Construction Ltd

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Development
Baker & McKenzie
P. C. Woo & Co.

Authorized institution that has made a loan or has undertaken to provide finance for the construction of the Development
DBS Bank (Hong Kong) Limited (Note: The undertaking has been cancelled)

Other person who has made a loan for the construction of the Development
Sing - Ho Finance Company Limited

賣方
市區重建局（作為「擁有人」）、
廣明有限公司（作為「獲聘用人」）

備註：
「擁有人」指發展項目相關住宅物業的法律上的擁有人或實益擁有人。
「獲聘用人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

賣方（市區重建局）的控權公司
不適用

賣方（廣明有限公司）的控權公司
尖沙咀置業集團有限公司
信和置業有限公司
會連發展有限公司
新輝國際有限公司

發展項目的認可人士
黎裕良先生

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
王歐陽(香港)有限公司

發展項目的承建商
俊和建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
貝克・麥堅時律師事務所
胡百全律師事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
星展銀行(香港)有限公司 (註：該承諾已經 取消)

已為發展項目的建造提供貸款的其他人
信和財務有限公司

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT
有參與發展項目的各方的關係

(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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*;	Not Applicable
(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;	Not Applicable
(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.	Not Applicable

*Remark: Please see the relationship mentioned in item 5 of section "Information Required by the Director of Lands to be Set Out in the Sales Brochure as a Condition for Giving the Presale Consent" below. The aforesaid relationship is not set out in this section because Urban Renewal Authority is not a "corporation" as defined in the Residential Properties (First-hand Sales) Ordinance.

(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
(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
(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；	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
(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
(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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；	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；	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*；	不適用
(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
(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	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。	不適用

*註： 請參閱下文「地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料」一節第5項所提及之關係。因市區重建局不屬《一手住宅物業銷售條例》所定義之「法團」，該項關係並無於本節列出。

There are non-structural prefabricated external walls and curtain walls forming part of the enclosing walls.
有構成圍封牆的一部分的非結構的預製外牆及幕牆。

Schedule of total area of the non-structural prefabricated external walls of each residential property
每個住宅物業的非結構的預製外牆的總面積表

Floor 樓層	Unit 單位	Total area of Non-structural prefabricated external walls 非結構預製外牆總面積
2/F 二樓	A	1.764 sq.m. 平方米
	B	1.027 sq.m. 平方米
	C	1.014 sq.m. 平方米
	D	1.145 sq.m. 平方米
	E	0.921 sq.m. 平方米
	F	0.714 sq.m. 平方米
	G	1.186 sq.m. 平方米
	H	1.067 sq.m. 平方米
	J	0.993 sq.m. 平方米
	K	1.746 sq.m. 平方米
	L	1.033 sq.m. 平方米
3/F - 18/F 三樓至十八樓	A	1.764 sq.m. 平方米
	B	1.027 sq.m. 平方米
	C	1.014 sq.m. 平方米
	D	1.145 sq.m. 平方米
	E	0.921 sq.m. 平方米
	F	0.714 sq.m. 平方米
	G	1.186 sq.m. 平方米
	H	1.067 sq.m. 平方米
	J	0.993 sq.m. 平方米
	K	1.746 sq.m. 平方米
	L	1.033 sq.m. 平方米
20/F - 37/F 二十樓至三十七樓	A	2.110 sq.m. 平方米
	B	1.698 sq.m. 平方米
	C	1.912 sq.m. 平方米
	D	1.301 sq.m. 平方米
	E	1.968 sq.m. 平方米
	F	1.728 sq.m. 平方米
	G	1.990 sq.m. 平方米
	H	1.233 sq.m. 平方米
38/F 三十八樓	A	1.794 sq.m. 平方米
	B	-
	C	-
	D	1.697 sq.m. 平方米
39/F 三十九樓	A	-
	B	-

The range of thickness of the non-structural prefabricated external walls is as follows: 100mm to 300mm
非結構的預製外牆的厚度範圍：100mm 至 300mm

Schedule of total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Floor 樓層	Unit 單位	Total area of Curtain Walls 幕牆總面積
38/F 三十八樓	A	-
	B	2.814 sq.m. 平方米
	C	5.817 sq.m. 平方米
	D	-
39/F 三十九樓	A	2.568 sq.m. 平方米
	B	7.626 sq.m. 平方米

The range of thickness of the curtain walls: 300mm
幕牆的厚度範圍：300mm

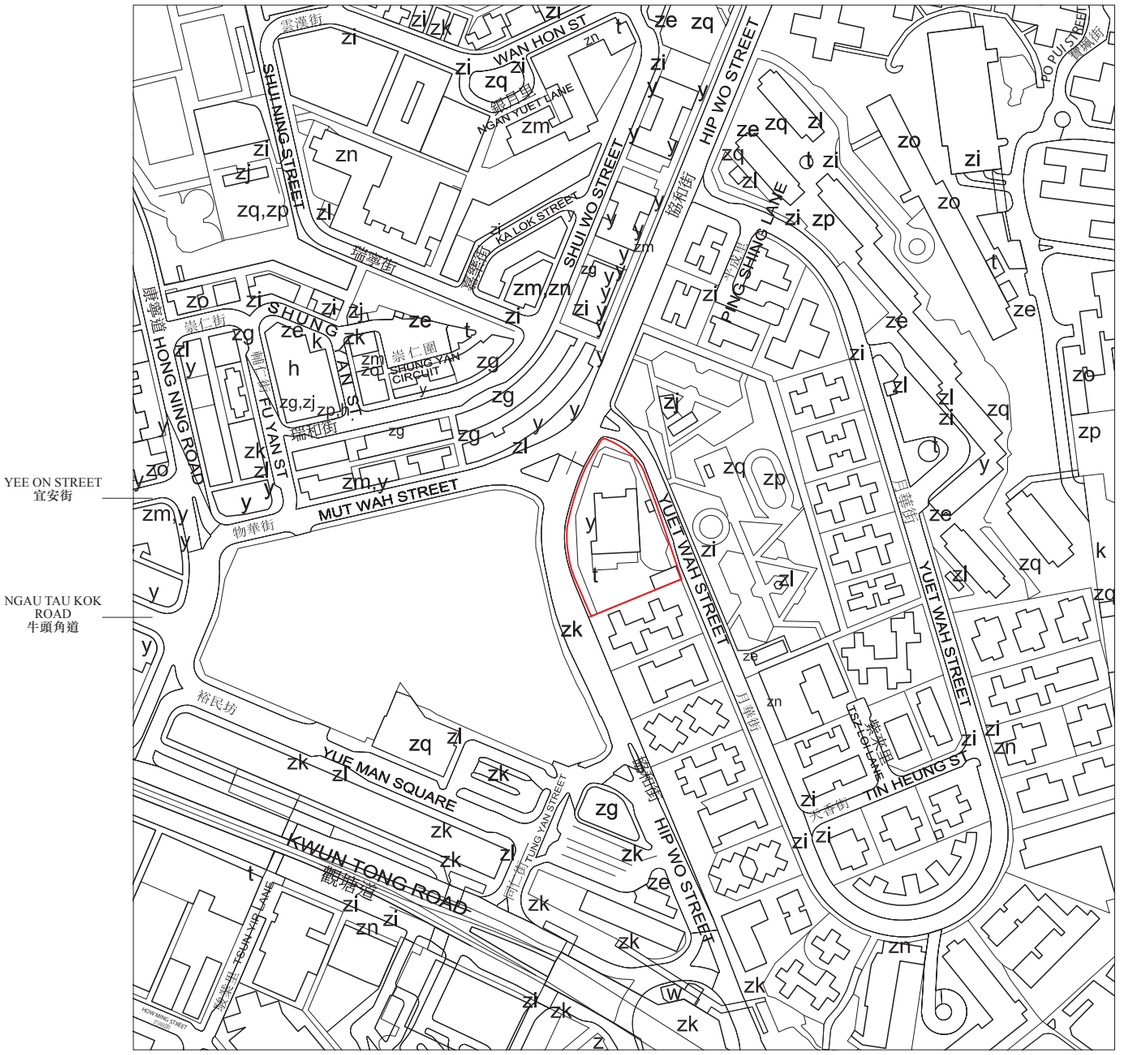
Person appointed as the manager of the Development under the deed of mutual covenant that has been executed:

Sino Estates Management Limited

根據已簽立的公契，獲委任為發展項目的管理人：

信和物業管理有限公司

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



Boundary Line of the Development
發展項目邊界

The Location Plan is prepared with reference to the Survey Sheet Nos. 11-NE-C dated 25 May 2017 and 11-NE-D dated 8 June 2017, with adjustments where necessary.
The Location Plan is reproduced with permission of the Director of Lands. The Government of Hong Kong SAR Licence No. 25/2013.

所在位置圖參考日期為2017年5月25日之測繪圖編號11-NE-C及2017年6月8日之測繪圖編號11-NE-D，有需要的地方經修正處理。
所在位置圖版權屬香港特區政府，經地政總署准許複印，版權特許編號25/2013。

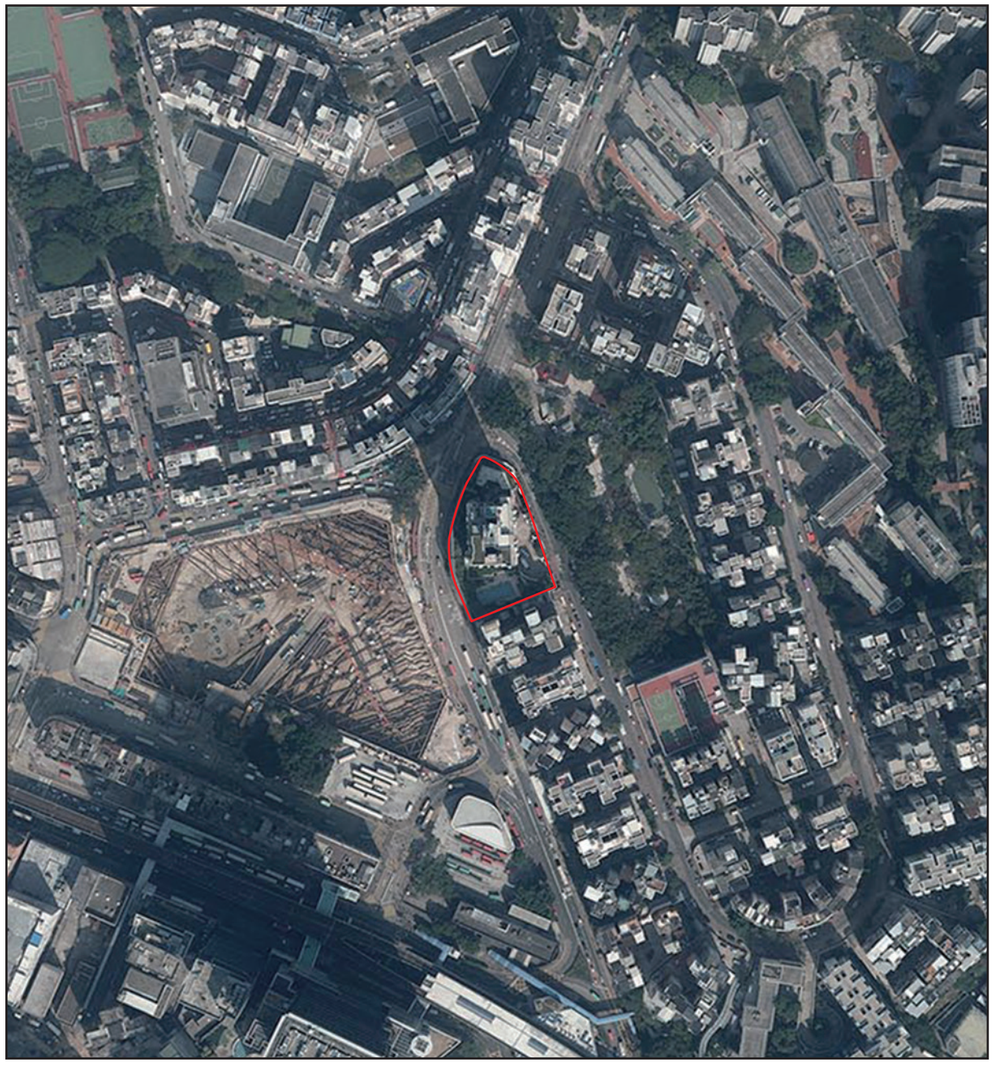
Remark: Due to technical reasons (such as the shape of the Development), the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註： 因技術原因(例如發展項目之形狀)，位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。

Notation 圖例

(h)	Library	圖書館
(k)	Cargo working area	貨物裝卸區
(t)	Power plant (including electricity sub-stations)	發電廠 (包括電力分站)
(w)	Addiction treatment centre	戒毒院所
(y)	Clinic	診療所
(z)	Fire station	消防局
(ze)	Refuse collection point	垃圾收集站
(zg)	Market (including a wet market and a wholesale market)	市場(包括濕貨市場及批發市場)
(zi)	Public carpark (including a lorry park)	公眾停車場 (包括貨車停泊處)
(zj)	Public convenience	公廁
(zk)	Public transport terminal (including a rail station)	公共交通總站(包括鐵路車站)
(zl)	Public utility installation	公用事業設施裝置
(zm)	Religious institution (including a church, a temple and a Tsz Tong)	宗教場所(包括教堂,廟宇及祠堂)
(zn)	School (including a kindergarten)	學校 (包括幼稚園)
(zo)	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)
(zp)	Sports facilities (including a sports ground and a swimming pool)	體育設施 (包括運動場及游泳池)
(zq)	Public park	公園

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



Boundary Line of the Development
發展項目邊界

Adopted from part of the aerial photo, Photo No. E013628C, dated 25 January 2017, taken by the Survey and Mapping Office, Lands Department, The Government of the Hong Kong Special Administrative Region at a flying height of 6900 feet.

摘錄自香港特別行政區政府地政總署測繪處於 25/1/2017 在6900呎飛行高度拍攝之鳥瞰照片，照片編號為E013628C.

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

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

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

Extract from part of The Kowloon Planning Area no. 14 (PART) – Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/20 gazetted on 21st August, 2015.
摘錄自2015年8月21日憲報公布之觀塘南部(九龍規劃區第14區部分)分區計劃大綱核准圖(編號S/K14S/20)。
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此區的土地用途地帶見市區重建局觀塘市中心
- 主地盤發展計劃圖
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE DEVELOPMENT SCHEME PLAN - MAIN SITE

此區的土地用途地帶見市區重建局觀塘市中心
- 月華街地盤發展計劃圖
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY KWUN TONG TOWN CENTRE DEVELOPMENT SCHEME PLAN - YUET WAH STREET SITE

Boundary Line of the Development
發展項目邊界

Scale: 比例：
0M/米 500M/米

Notation 圖例

Zones 地帶

Commercial 商業	C
Residential(Group A) 住宅(甲類)	R(A)
Residential(Group B) 住宅(乙類)	R(B)
Government, Institution Or Community 政府、機構或社區	G/IC
Open Space 休憩用地	O
Other Specified Uses 其他指定用途	OU
Green Belt 綠化地帶	GB

Communications 交通

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

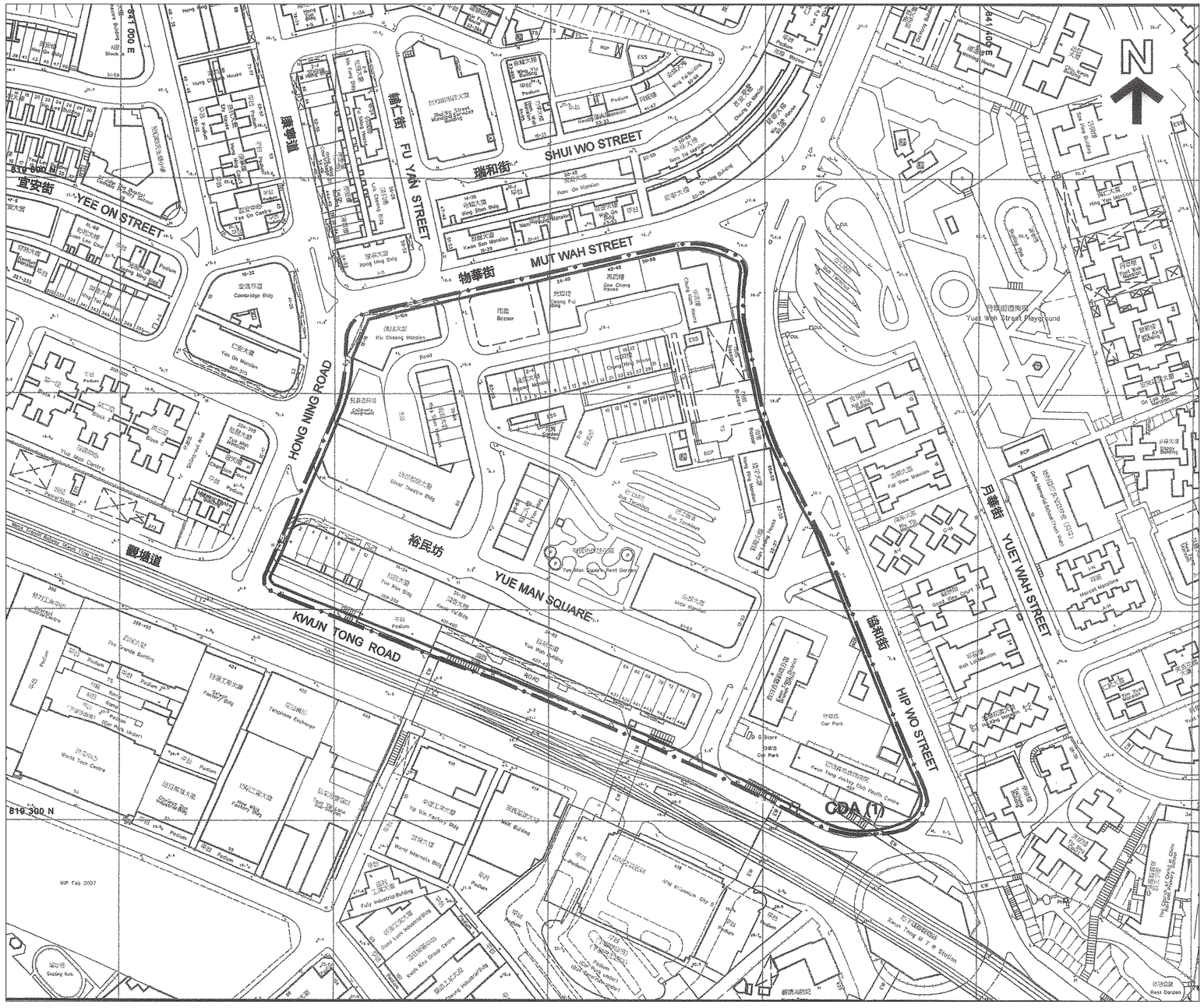
Miscellaneous 其他

- Boundary Of Planning Scheme 規劃範圍界線
- Urban Renewal Authority Development Scheme Plan Area 市區重建局發展計劃圖範圍
- Building Height Control Zone Boundary 建築物高度管制區界線
- Maximum Building Height (In Meters Above Principal Datum) 最高建築物高度 (在主水平基準上若干米) (100)
- Petrol Filling Station 加油站 P F S

Remark: Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註： 因技術原因(例如發展項目之形狀)，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》所要求者。

DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的發展計劃圖



0M/米 120M/米

Scale:
比例：

Notation 圖例

Boundary of Development Scheme
發展計劃範圍界線

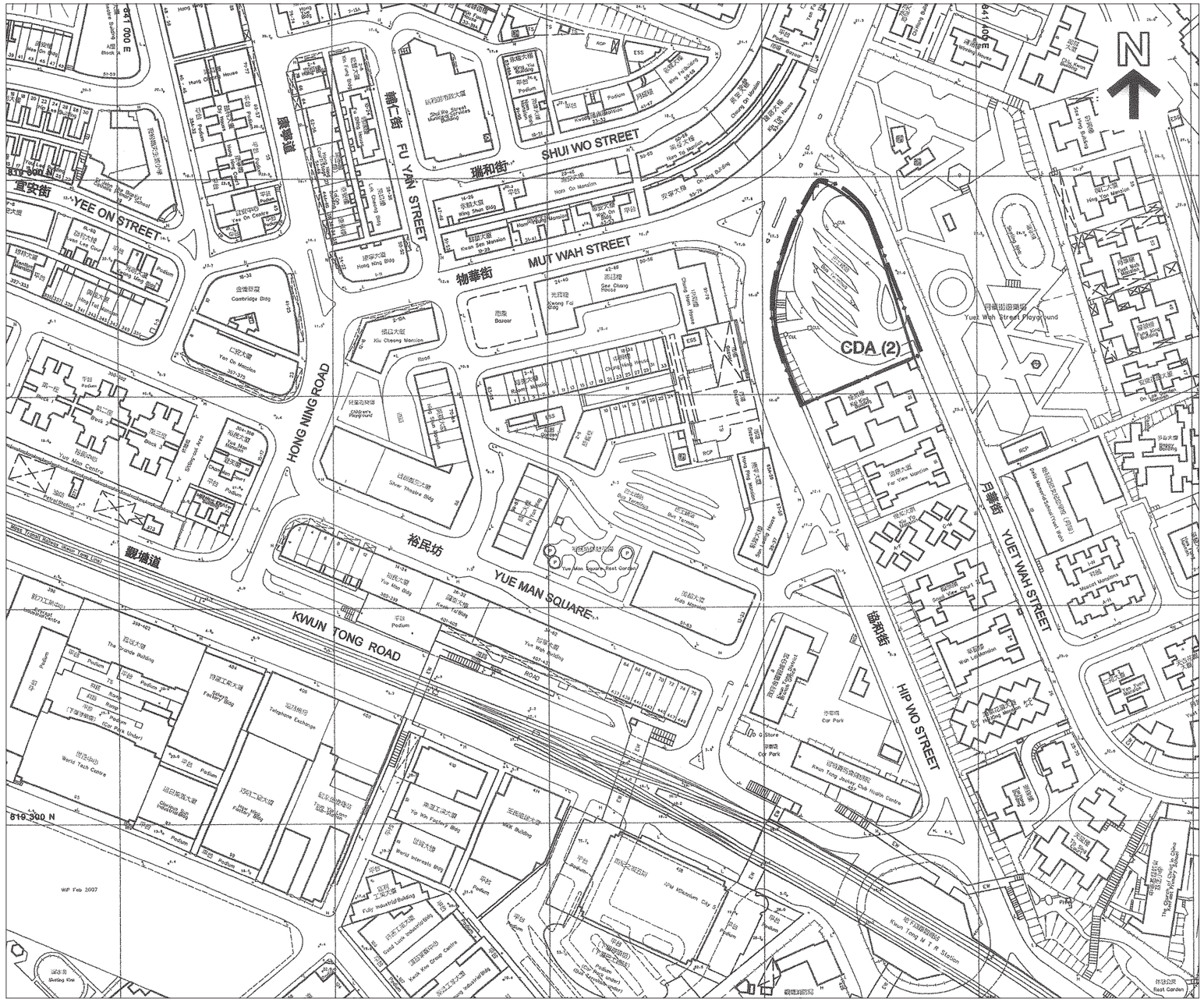
Comprehensive Development (1)
綜合發展區(1)

CDA (1)

Extract from the Urban Renewal Authority Kwun Tong Town Centre Development Scheme Plan - Main Site
(Plan No. S/K14S/URA1/2) Gazetted on 12 Sept, 2008.
摘錄自2008年9月12日刊憲之市區重建局觀塘市中心
- 主地盤發展計劃圖（編號 S/K14S/URA1/2）

The Development Scheme Plan - Land Use Diagram is reproduced with permission of the Director of Lands The Government of Hong Kong SAR Licence No. 25/2013.
發展計劃圖 - 土地用途圖表版權屬香港特區政府，經地政總署准許複印，版權特許編號25/2013。

DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的發展計劃圖



0M/米 120M/米

Scale:
比例：

Notation 圖例

Boundary of Development Scheme
發展計劃範圍界線

Comprehensive Development (2)
綜合發展區(2)

CDA (2)

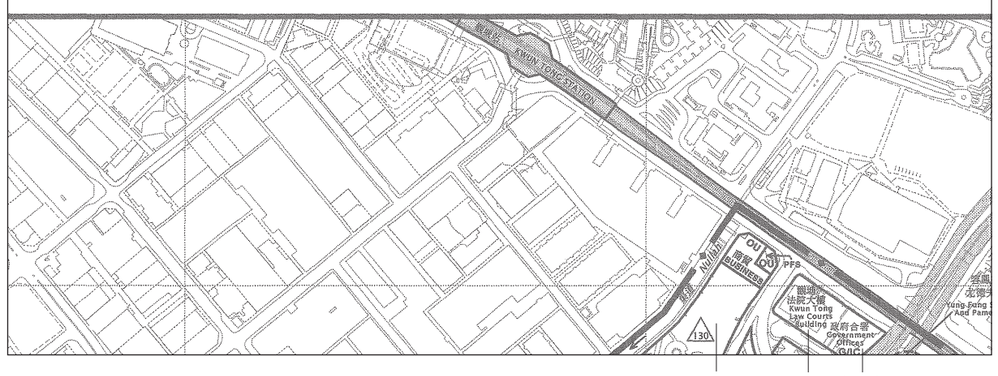
Extract from the Urban Renewal Authority Kwun Tong Town Centre Development Scheme Plan - Yuet Wah Street Site.
(Plan No. S/K14S/URA2/2) Gazetted on 12 Sept, 2008.
摘錄自2008年9月12日刊憲之市區重建局觀塘市中心 - 月華街地盤發展計劃圖（編號 S/K14S/URA2/2）

The Development Scheme Plan - Land Use Diagram is reproduced with permission of the Director of Lands The Government of Hong Kong SAR Licence No. 25/2013.
發展計劃圖 - 土地用途圖表版權屬香港特區政府，經地政總署准許複印，版權特許編號25/2013。

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

The outline zoning plan is adopted from part of the Kowloon Planning Area No.15 - Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/25 gazetted on 28th April 2017.
分區計劃大綱圖摘錄自憲報公布日期為2017年4月28日的茶果嶺、油塘及鯉魚門(九龍規劃區第15區)分區計劃大綱核准圖(編號S/K15/25)。
The Outline Zoning Plan is reproduced with permission of the Director of Lands. The Government of Hong Kong SAR Licence No. 25/2013.
分區大綱圖版權屬香港特區政府，經地政總署准許複印，版權特許編號25/2013。

This blank area falls within the coverage of Outline Zoning Plan S/K14S/20
分區計劃大綱圖S/K14S/20覆蓋本空白範圍



Boundary Line of the Development
發展項目邊界

Scale: 比例：
0M/米 500M/米

S

Notation 圖例

Zones 地帶

Commercial 商業	C
Comprehensive Development Area 綜合發展區	CDA
Residential (Group A) 住宅（甲類）	R(A)
Residential (Group E) 住宅（戊類）	R(E)
Village Type Development 鄉村式發展	V
Government, Institution Or Community 政府、機構或社區	G/IC
Open Space 休憩用地	O
Other Specified Uses 其他指定用途	OU
Green Belt 綠化地帶	GB
Coastal Protection Area 海岸保護區	CPA

Communications 交通

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

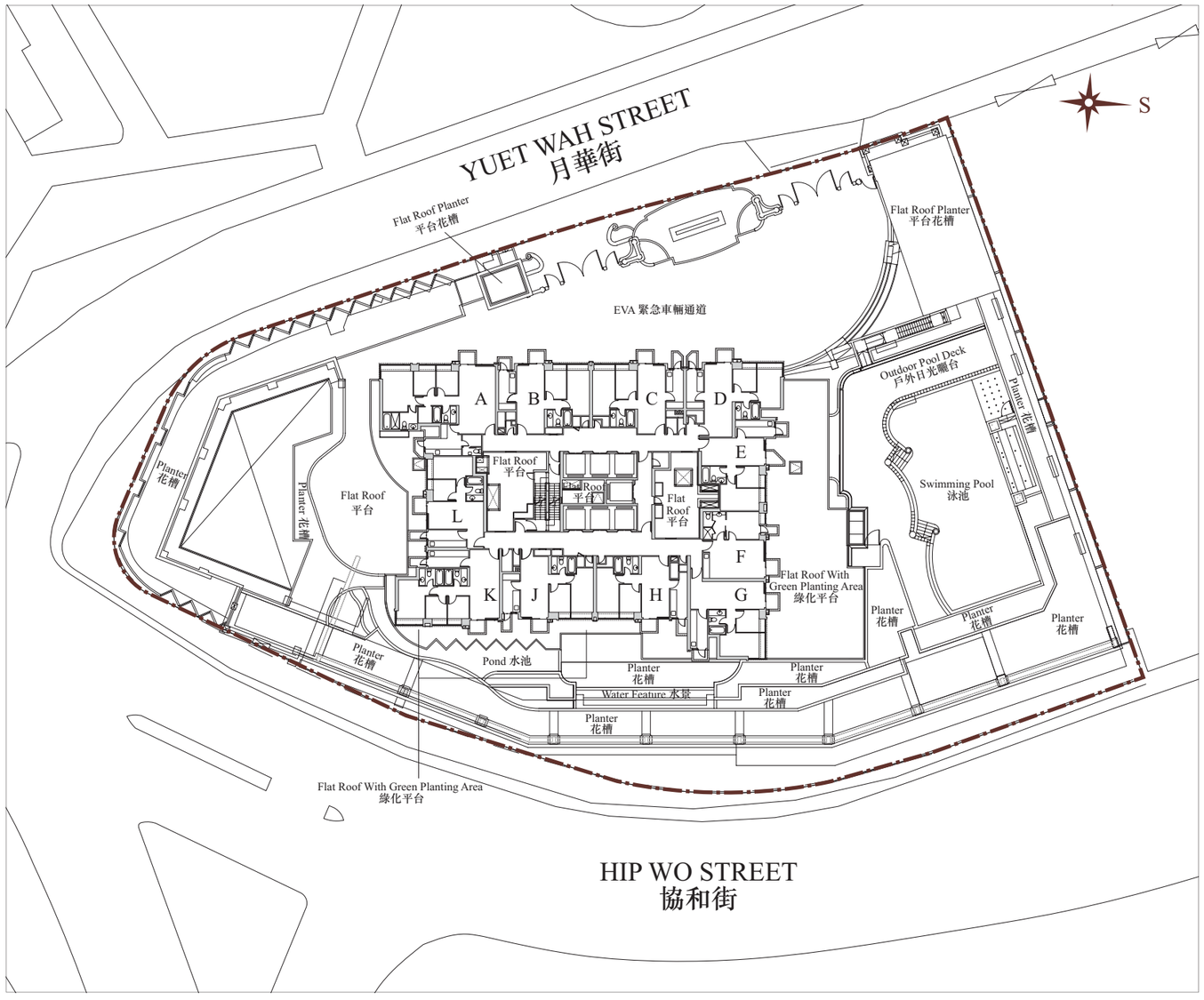
Miscellaneous 其他

Boundary Of Planning Scheme 規劃範圍界線	
Building Height Control Zone Boundary 建築物高度管制區界線	
Maximum Building Height (In Meters Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)	100
Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)	10
Petrol Filling Station 加油站	P F S

Remark: Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註： 因技術原因(例如發展項目之形狀)，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》所要求者。

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



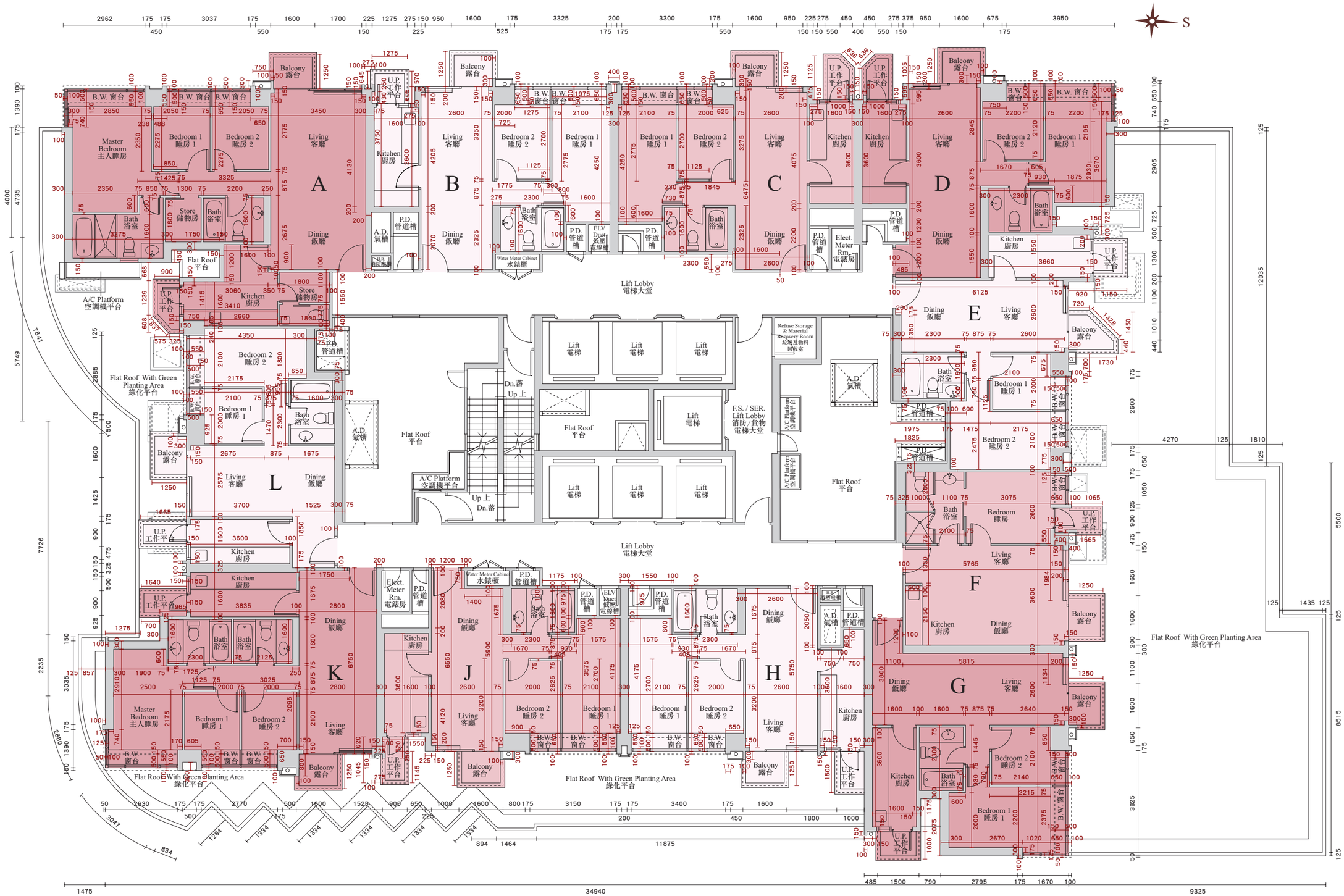
Scale: 0M 30M
比例

Development Site Boundary
發展項目邊界線

Remark: The layout of the residential tower of the Development shown in the plan is based on the layout applicable to the residential floor on 2/F.
附註： 圖中所示之發展項目住宅大樓布局參照適用於2樓住宅樓層之布局。

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

2ND FLOOR PLAN 二樓平面圖



A.D. = AIR DUCT = 氣槽
B.W. = BAY WINDOW = 窗台
BATH = BATHROOM = 浴室
ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房
ELV DUCT = EXTRA LOW VOLTAGE DUCT = 低壓電線槽
H.R. = HOSE REEL = 消防喉轆
P.D. = PIPE DUCT = 管道槽
U.P. = UTILITY PLATFORM = 工作平台
WATER METER CABINET = 水錶櫃
F.S. / SER. LIFT LOBBY = FIRE SERVICES / SERVICE LIFT LOBBY = 消防/貨物電梯大堂

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Floor-to-floor height of each residential property on 2/F of the Development as provided in the approved building plans for the Development: 3.07m.
3. The thickness of floor slabs (excluding plaster) of each residential property on 2/F of the Development as provided in the approved building plans for the Development: 125mm.

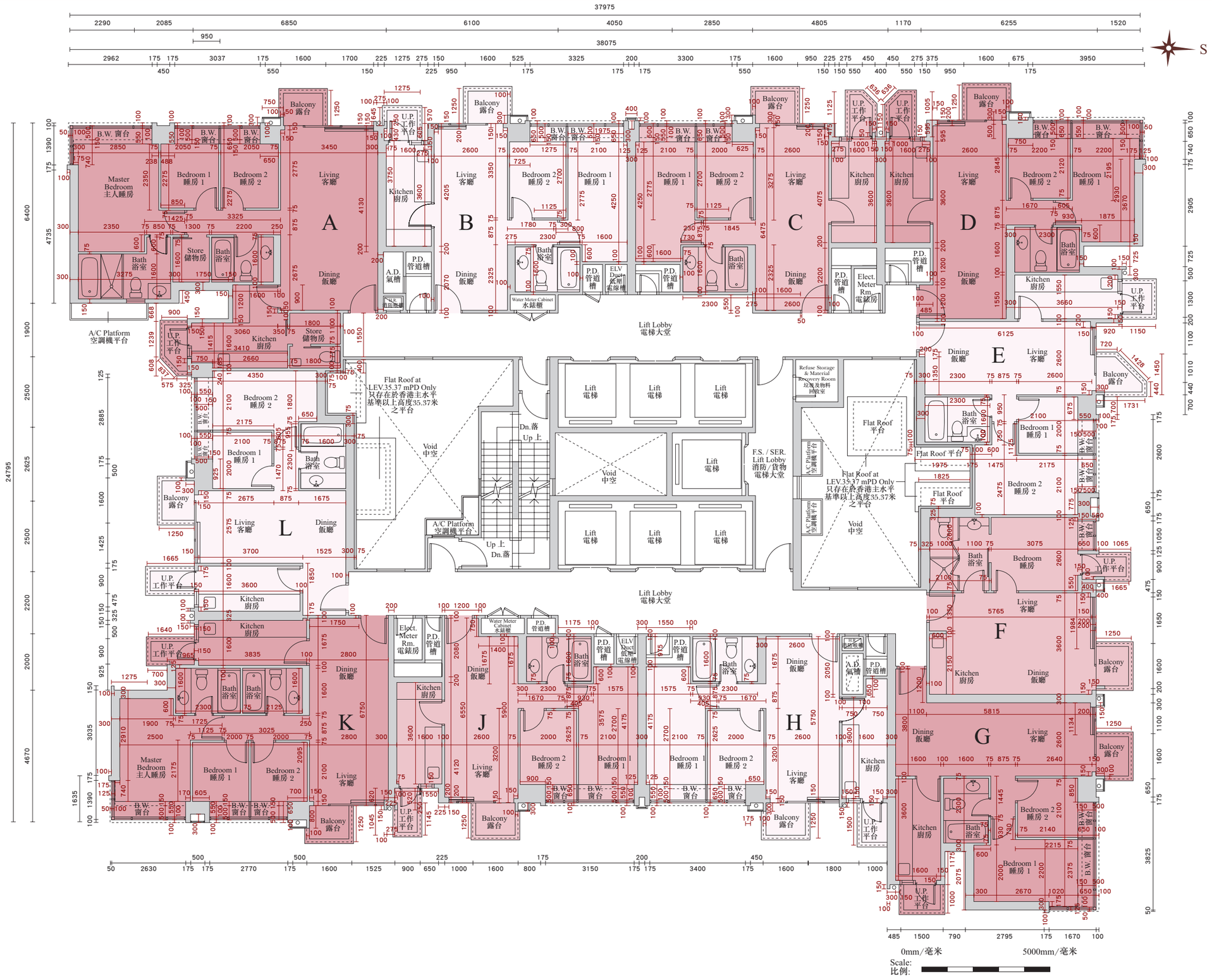
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定，發展項目二樓每個住宅物業的層與層之間的高度為3.07米。
3. 按發展項目的經批准的建築圖則所規定，發展項目二樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米。

Remarks:
- 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 building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For details, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

備註：
- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

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

3RD, 5TH - 13TH, 15TH - 18TH FLOOR PLAN 三樓，五樓至十三樓，十五樓至十八樓平面圖



A.D. = AIR DUCT = 氣槽
B.W. = BAY WINDOW = 窗台
BATH = BATHROOM = 浴室
ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房
ELV DUCT = EXTRA LOW VOLTAGE DUCT = 低壓電線槽
F.S. / SER. LIFT LOBBY = FIRE SERVICES / SERVICE LIFT LOBBY = 消防/貨物電梯大堂
H.R. = HOSE REEL = 消防喉轆
P.D. = PIPE DUCT = 管道槽
U.P. = UTILITY PLATFORM = 工作平台
WATER METER CABINET = 水錶櫃

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Floor-to-floor height of each residential property on 3/F to 18/F of the Development as provided in the approved building plans for the Development: 3.07m.
3. The thickness of floor slabs (excluding plaster) of each residential property on 3/F to 18/F of the Development as provided in the approved building plans for the Development: 125mm.

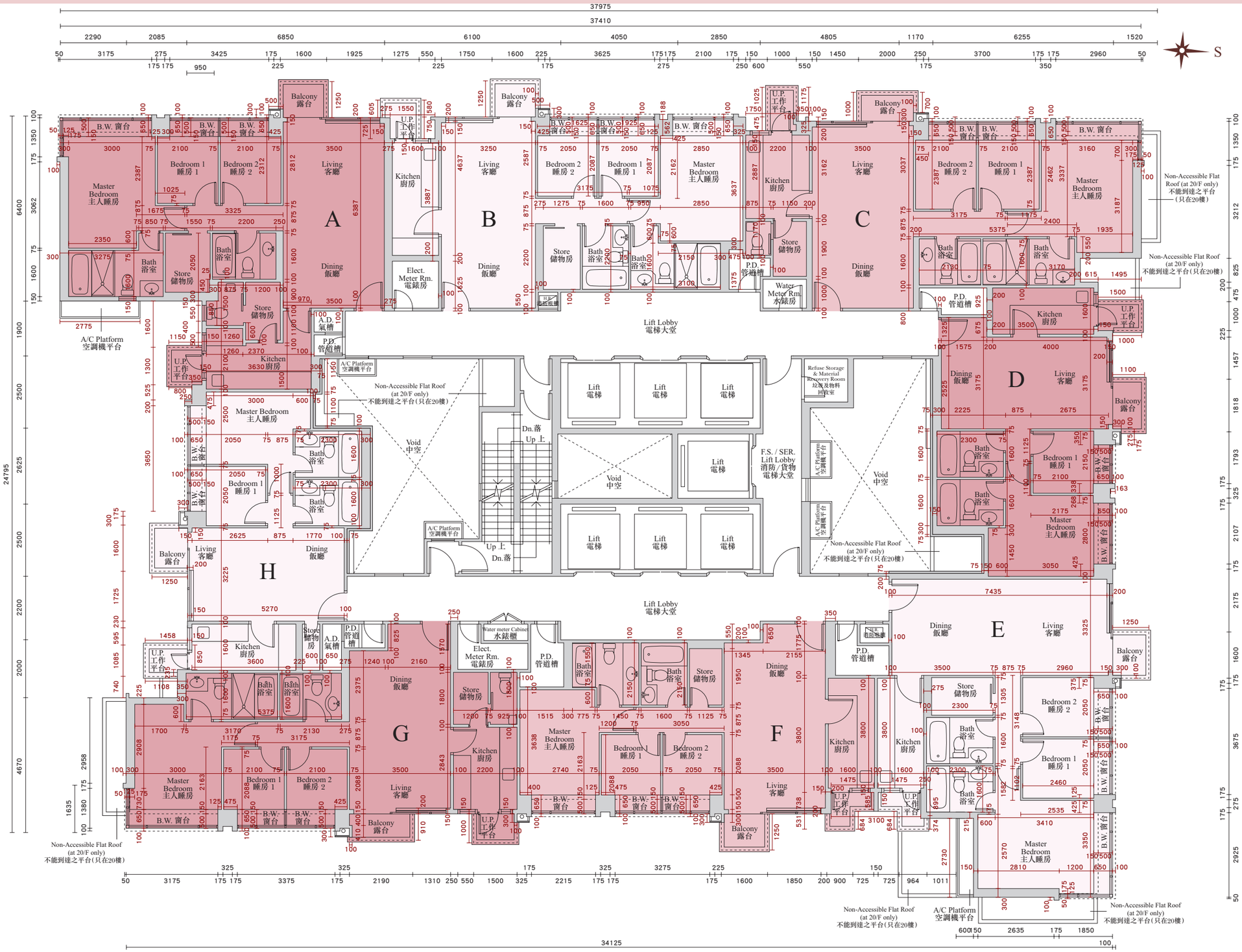
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定，發展項目三樓至十八樓每個住宅物業的層與層之間的高度為3.07米 。
3. 按發展項目的經批准的建築圖則所規定，發展項目三樓至十八樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米。

Remarks:
- 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 building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For details, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

備註：
- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

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

20TH - 23TH, 25TH - 33TH, 35TH - 37TH FLOOR PLAN 二十樓至二十三樓，二十五樓至三十三樓，三十五樓至三十七樓平面圖



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F.S. / SER. LIFT LOBBY = FIRE SERVICES / SERVICE LIFT LOBBY = 消防/貨物電梯大堂
H.R. = HOSE REEL = 消防喉轆
P.D. = PIPE DUCT = 管道槽
ST. = STORE = 儲物房
U.P. = UTILITY PLATFORM = 工作平台
WATER METER CABINET = 水錶櫃

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Floor-to-floor height of each residential property on 20/F to 36/F of the Development as provided in the approved building plans for the Development: 3.07m, whereas each residential property on 37/F of the Development as provided in the approved building plans for the Development: 3.4m.
3. The thickness of floor slabs (excluding plaster) of each residential property on 20/F to 36/F of the Development as provided in the approved building plans for the Development: 125mm, whereas the thicknesses of floor slabs (excluding plaster) of residential properties on 37/F of the Development as provided in the approved building plan for the Development are as follows: Unit A, B, E & F: 125mm, 175mm & 455mm, Unit C: 125mm, 155mm, 175mm & 455mm, Unit D & H: 125mm, 175mm & 425mm and Unit G: 125mm, 150mm, 175mm & 455mm.

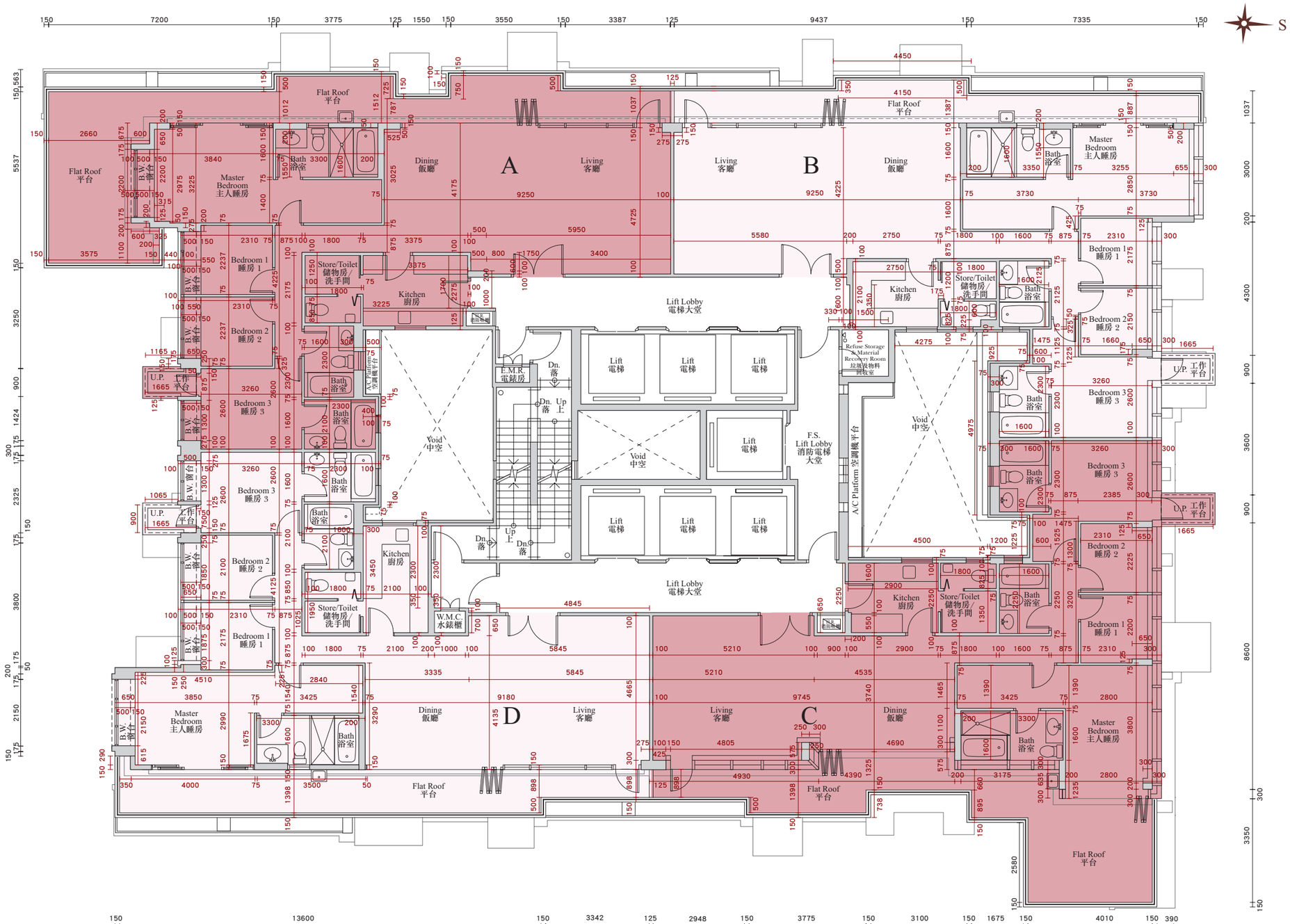
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定，發展項目二十樓至三十六樓每個住宅物業的層與層之間的高度為3.07米， 發展項目三十七樓每個住宅物業的層與層之間的高度為3.4米。
3. 按發展項目的經批准的建築圖則所規定，發展項目二十樓至三十六樓每個住宅物業的樓板(不包括灰泥)的厚度為125毫米，發展項目三十七樓住宅物業的樓板(不包括灰泥)的厚度如下：A, B, E及F單位：125毫米、175毫米及455毫米，C單位125毫米，155毫米，175毫米及455毫米，D及H單位：125毫米、175毫米及425毫米，G單位：125毫米、150毫米、175毫米及455毫米。

Remarks:
- 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 building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For details, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

備註：
- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

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

38TH FLOOR PLAN 三十八樓平面圖



B.W. = BAY WINDOW = 窗台
BATH = BATHROOM = 浴室
H.R. = HOSE REEL = 消防喉轆
F.S. LIFT LOBBY = FIRE SERVICES LIFT LOBBY = 消防電梯大堂
STORE / TOILET = 儲物室/洗手間
U.P. = UTILITY PLATFORM = 工作平台
W.M.C. = WATER METER CABINET = 水錶櫃
E.M.R. = ELECTRICITY METER ROOM= 電錶房

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Floor to Floor of each residential property on 38/F of the Development as provided in the approved building plan for the Development are as follows: Unit A and D is 3.22m, Unit B and C is 3.5m.
3. The thicknesses of floor slabs (excluding plaster) of each residential property on 38/F of the Development as provided in the approved building plans for the Development are as follows: Unit A and D: 175mm, Unit B: 125mm & 150mm and Unit C: 125mm, 150mm & 175mm.

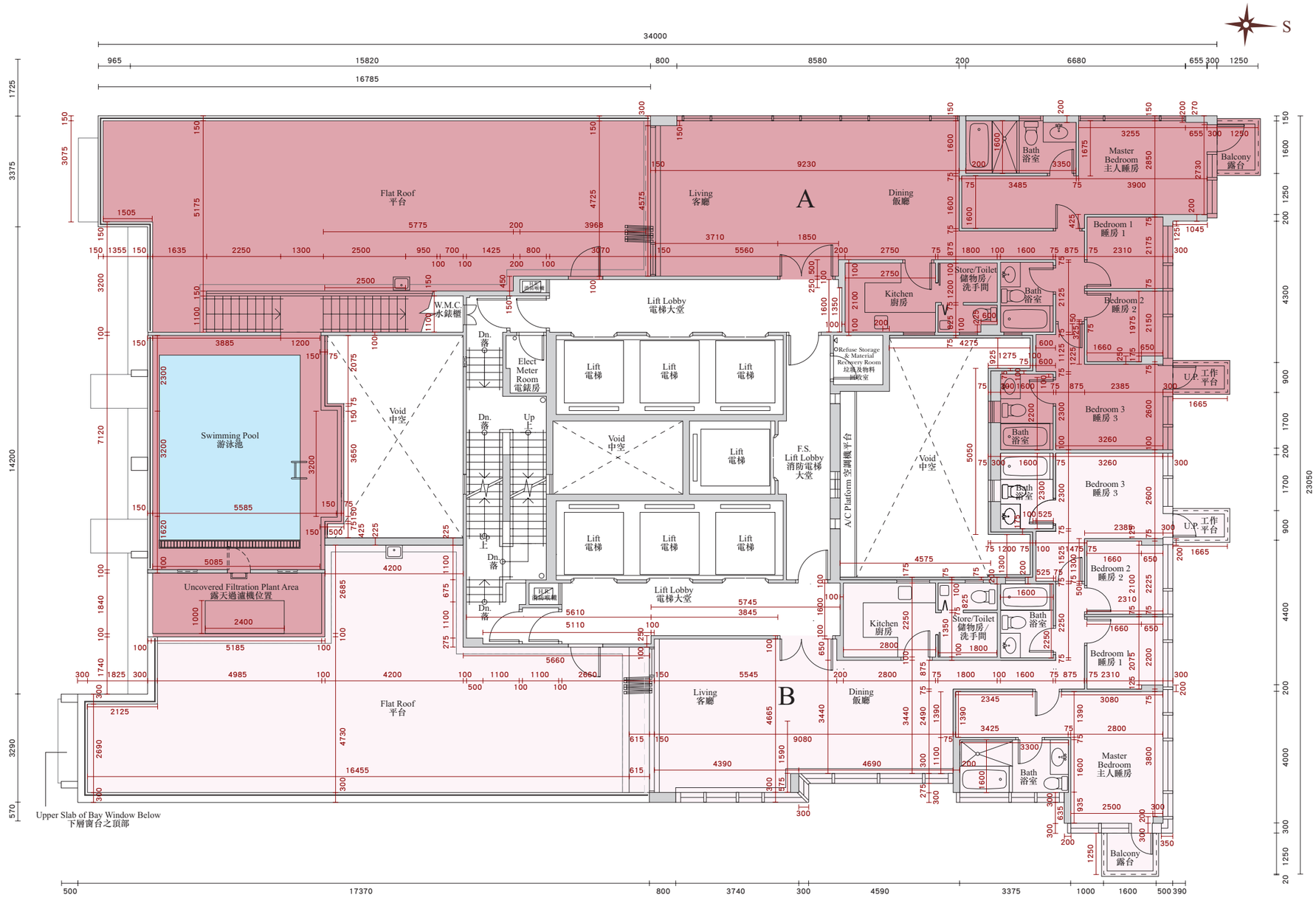
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定，發展項目三十八樓每個住宅物業的層與層之間的高度如下：A及D單位為3.22米，B及C單位為3.5米。
3. 發展項目三十八樓每個住宅物業的樓板(不包括灰泥)的厚度如下：A及D單位：175毫米，B單位：125毫米及150毫米，C單位：125毫米、150毫米及175毫米。

Remarks:
- 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 building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For details, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

備註：
- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

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

39TH FLOOR PLAN 三十九樓平面圖



BATH = BATHROOM = 浴室
ELECT. METER & ELV ROOM = ELECTRICAL METER ROOM AND EXTRA LOW VOLTAGE ROOM = 電錶房及低壓電房
H.R. = HOSE REEL = 消防喉轆
STORE / TOILET = 儲物室/洗手間
U.P. = UTILITY PLATFORM = 工作平台
F.S. LIFT LOBBY = FIRE SERVICES LIFT LOBBY = 消防電梯大堂
W.M.C. = WATER METER CABINET = 水錶櫃
ELECT. METER RM. = ELECTRICITY METER ROOM= 電錶房

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Floor-to-floor height of each residential property on 39/F of the Development as provided in the approved building plans for the Development: 3.5m.
3. The thickness of floor slabs (excluding plaster) of each residential property on 39/F of the Development as provided in the approved building plans for the Development: 150mm, 175mm.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定，發展項目三十九樓每個住宅物業的層與層之間的高度為3.5米 。
3. 按發展項目的經批准的建築圖則所規定，發展項目三十九樓每個住宅物業的樓板(不包括灰泥)的厚度為150毫米、175毫米。

Remarks:

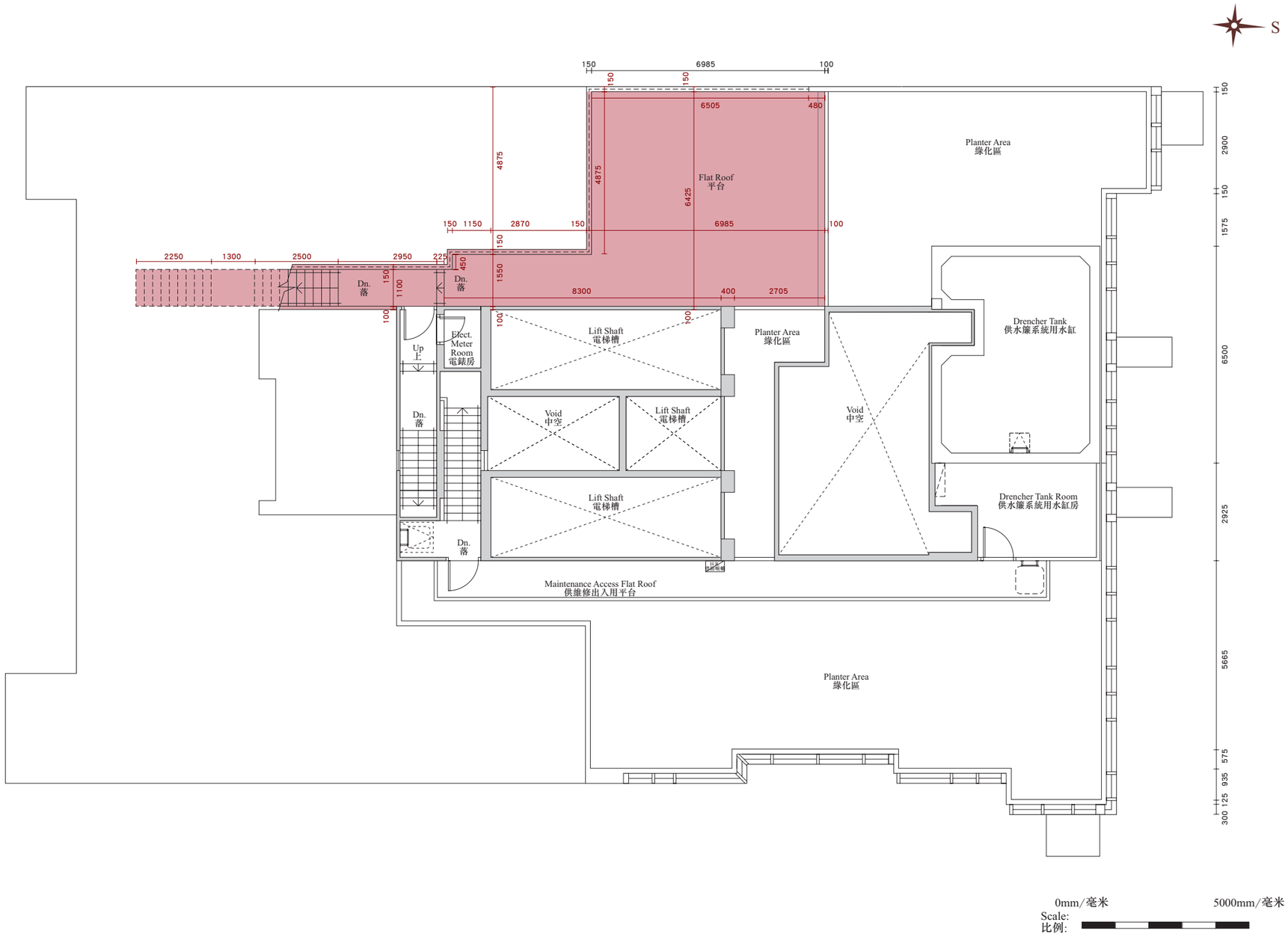
- A swimming pool is provided in the flat roof of Flat A on 39/F. The area of that flat roof specified in the section “Area of Residential Properties in the Development” includes the area of that swimming pool.
- There may be architectural features and / or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For details, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

備註：

- 39樓A單位之平台內設有泳池。「發展項目中的住宅物業的面積」一節所列出該平台之面積包括該泳池之面積。
- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

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

ROOF FLOOR PLAN 天台平面圖



PLANTER AREA = 綠化區
DRENCHER TANK = 供水簾系統用水缸
DRENCHER TANK ROOM = 供水簾系統用水缸房
H.R. = HOSE REEL = 消防喉轆
ELECT. METER RM. = ELECTRICITY METER ROOM= 電錶房

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Floor-to-floor height of each residential property on the Roof of the Development as provided in the approved building plans for the Development: Not Applicable.
3. The thickness of floor slabs (excluding plaster) of each residential property on the Roof of the Development as provided in the approved building plans for the Development: Not Applicable.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 按發展項目的經批准的建築圖則所規定，發展項目天台每個住宅物業的層與層之間的高度為：不適用。
3. 按發展項目的經批准的建築圖則所規定，發展項目天台每個住宅物業的樓板(不包括灰泥)的厚度為：不適用。

Remarks:
- 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 building plans.
- The dimensions of the floor plan are all in millimeter.

備註：
- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
- 平面圖之尺規所列數字以毫米標示。

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

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
2/F 2樓	A	82.381 (887) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	2.975 (32)	-	-	-	-	-	-	-	-
	B	52.003 (560) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.662 (18)	-	-	-	-	-	-	-	-
	C	51.935 (559) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.650 (18)	-	-	-	-	-	-	-	-
	D	52.994 (570) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.950 (21)	-	-	-	-	-	-	-	-
	E	48.392 (521) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.300 (14)	-	-	-	-	-	-	-	-
	F	42.500 (457) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	0.525 (6)	-	-	-	-	-	-	-	-
	G	54.645 (588) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.913 (21)	-	-	-	-	-	-	-	-
	H	50.212 (540) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.700 (18)	-	-	-	-	-	-	-	-
	J	50.674 (545) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.575 (17)	-	-	-	-	-	-	-	-
	K	64.642 (696) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	2.700 (29)	-	-	-	-	-	-	-	-
	L	49.797 (536) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.442 (16)	-	-	-	-	-	-	-	-

The saleable area and the floor area of balconies, utility platforms and verandah (if any) 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 of the Residential Properties (First-hand Sales) Ordinance.

Remark:
1. The area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

實用面積以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部分計算得出的。

備註：
1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
3/F, 5/F - 13/F, 15/F - 18/F 3樓，5樓至13樓，15樓至18樓	A	82.381 (887) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	2.975 (32)	-	-	-	-	-	-	-	-
	B	52.003 (560) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.662 (18)	-	-	-	-	-	-	-	-
	C	51.935 (559) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.650 (18)	-	-	-	-	-	-	-	-
	D	52.994 (570) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.950 (21)	-	-	-	-	-	-	-	-
	E	48.392 (521) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.300 (14)	-	-	-	-	-	-	-	-
	F	42.500 (457) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	0.525 (6)	-	-	-	-	-	-	-	-
	G	54.645 (588) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.913 (21)	-	-	-	-	-	-	-	-
	H	50.212 (540) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.700 (18)	-	-	-	-	-	-	-	-
	J	50.674 (545) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.575 (17)	-	-	-	-	-	-	-	-
	K	64.642 (696) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	2.700 (29)	-	-	-	-	-	-	-	-
	L	49.797 (536) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.442 (16)	-	-	-	-	-	-	-	-

The saleable area and the floor area of balconies, utility platforms and verandah (if any) 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 of the Residential Properties (First-hand Sales) Ordinance.

Remark:
1. The area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

實用面積以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部分計算得出的。

備註：
1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
20/F - 23/F, 25/F - 33/F, 35/F - 37/F 20樓至23樓，25樓至33樓，35樓至37樓	A	85.612 (922) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	3.300 (36)	-	-	-	-	-	-	-	-
	B	73.894 (795) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	2.862 (31)	-	-	-	-	-	-	-	-
	C	78.311 (843) Balcony 露台: 2.000(22) Utility Platform 工作平台: 1.500(16)	-	3.330 (36)	-	-	-	-	-	-	-	-
	D	59.096 (636) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.725 (19)	-	-	-	-	-	-	-	-
	E	79.088 (851) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	3.299 (36)	-	-	-	-	-	-	-	-
	F	71.448 (769) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	2.745 (30)	-	-	-	-	-	-	-	-
	G	75.118 (809) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	3.275 (35)	-	-	-	-	-	-	-	-
	H	55.268 (595) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.825 (20)	-	-	-	-	-	-	-	-

The saleable area and the floor area of balconies, utility platforms and verandah (if any) 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 of the Residential Properties (First-hand Sales) Ordinance.

Remark:
1. The area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

實用面積以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部分計算得出的。

備註：
1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

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

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
38/F 38樓	A	120.563 (1298) Balcony 露台: - Utility Platform 工作平台: 1.500 (16)	-	3.800 (41)	-	37.530 (404)	-	-	-	-	-	-
	B	119.596 (1287) Balcony 露台: - Utility Platform 工作平台: 1.500 (16)	-	-	-	17.877 (192)	-	-	-	-	-	-
	C	122.027 (1313) Balcony 露台: - Utility Platform 工作平台: 1.500 (16)	-	-	-	30.103 (324)	-	-	-	-	-	-
	D	118.587 (1276) Balcony 露台: - Utility Platform 工作平台: 1.500 (16)	-	3.625 (39)	-	22.303 (240)	-	-	-	-	-	-

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq metre (sq ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
39/F 39樓	A	121.994 (1313) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	182.783 (1967)	-	-	-	-	-	-
	B	121.568 (1309) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	86.320 (929)	-	-	-	-	-	-

The saleable area and the floor area of balconies, utility platforms and verandah (if any) 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 of the Residential Properties (First-hand Sales) Ordinance.

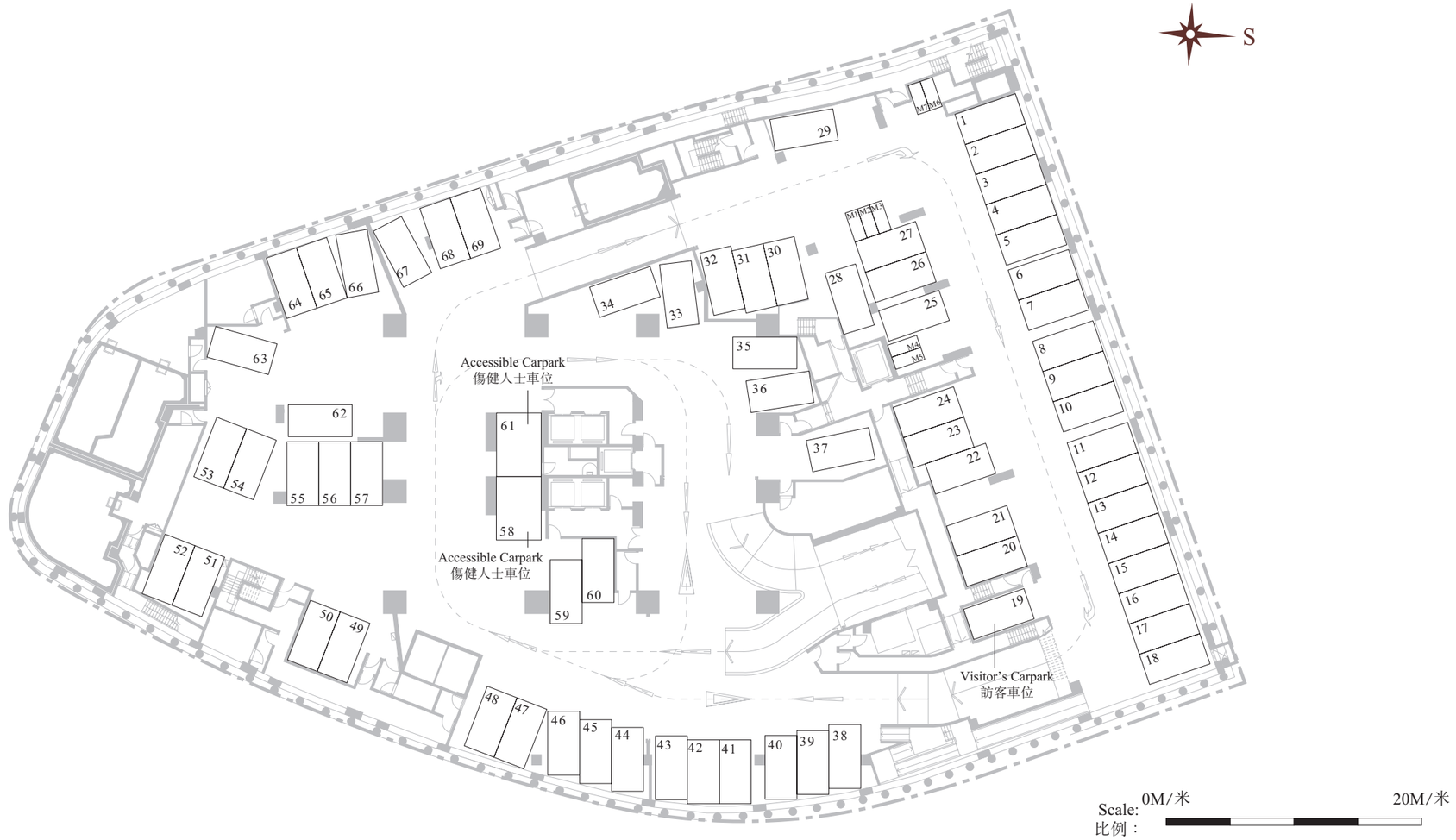
Remark:
1. The area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

實用面積以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部分計算得出的。

備註：
1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

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

BASEMENT 地庫

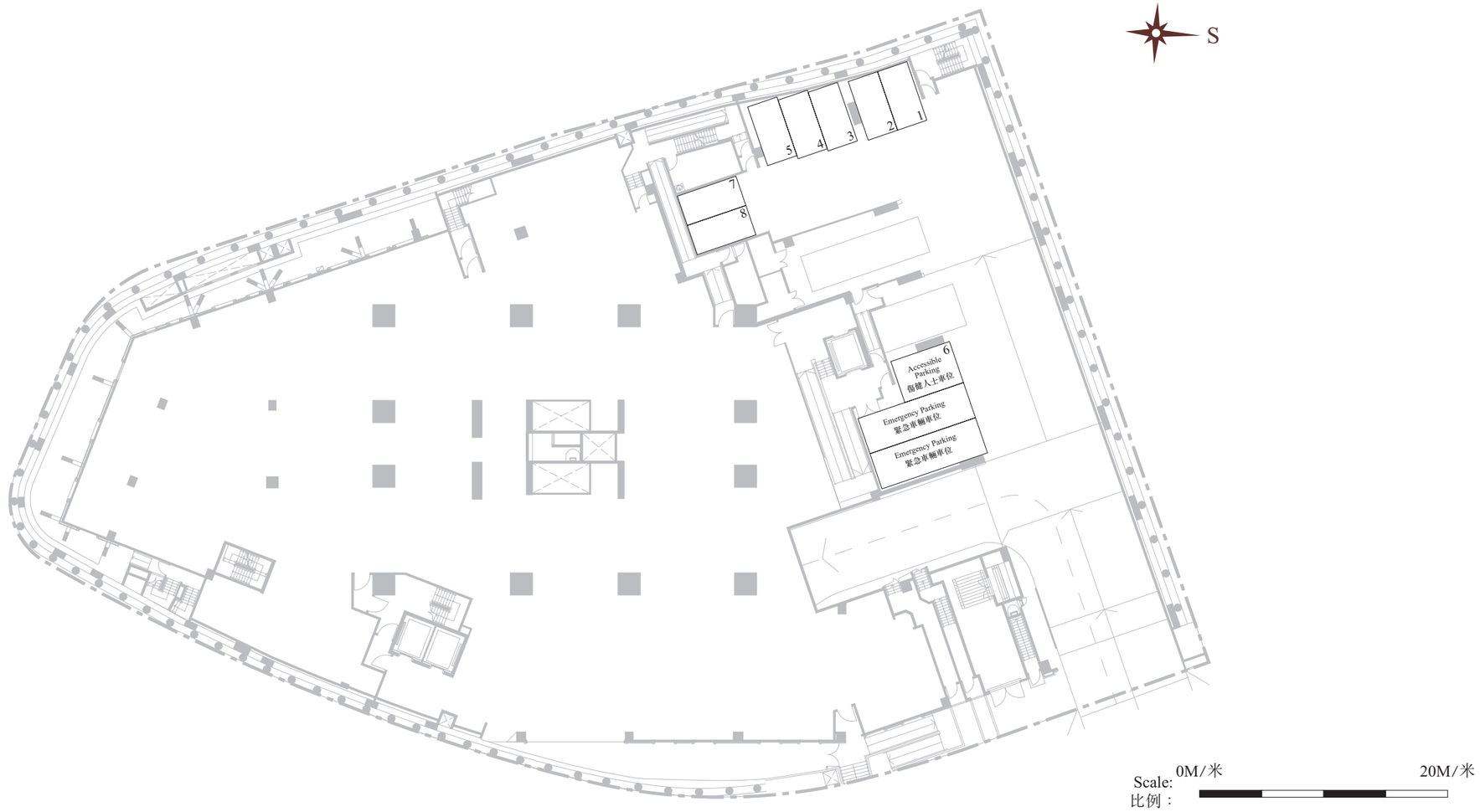


NUMBERS, DIMENSIONS AND AREA OF PARKING SPACES ON BASEMENT FLOOR
地庫的車位數目、尺寸及面積

Category of Parking Space 車位類別	Number 數目	Dimension (L x W) (m) 尺寸（長x寬）（米）	Area Per Space (sq.m.) 每個車位面積（平方米）
Residential Carparking Space (Include 2 Accessible carparks) 住客車位 (連2個傷健人士車位)	68	5 x 2.5 Residential carpark 住客車位 5 x 3.5 (Accessible carpark 傷健人士車位)	12.5 Residential carpark 住客車位 17.5 (Accessible carpark 傷健人士車位)
Visitor's Carparking Space 訪客車位	1	5 x 2.5	12.5
Motorcycle Parking Space 電單車車位	7	2.4 x 1	2.4

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

LG/F 低層地下



NUMBERS, DIMENSIONS AND AREA OF PARKING SPACES ON LOWER GROUND FLOOR
低層地下之車位數目、尺寸及面積

Category of Parking Space 車位類別	Number 數目	Dimension (L x W) (m) 尺寸（長x寬）（米）	Area Per Space (sq.m.) 每個車位面積（平方米）
Carparking Space (Part of Government Accommodation) 車位 (屬政府設施一部分)	7	5 x 2.5	12.5
Emergency Parking Space (Part of Government Accommodation) 緊急車輛車位 (屬政府設施一部分)	2	9 x 3	27
Accessible Parking Space (Part of Government Accommodation) 傷健人士車位 (屬政府設施一部分)	1	5 x 3.5	17.5

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

(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) the preliminary agreement is terminated;
(ii) the preliminary deposit is forfeited; and
(iii) the owner does not have any further claim against the purchaser for the failure.

(a) 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。

1. Common Parts of the Development

(a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning the Remaining Portion of New Kowloon Inland Lot No.6499, and, where the context permits, shall include the Development thereon):

(i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof;
(ii) as will fall within the definition of "common parts" in section 2 of the Building Management Ordinance (Cap. 344); or
(iii) which are from time to time designated by Urban Renewal Authority to be Common Parts in accordance with the DMC.

These include certain entrance lobbies, staircases, lifts, recreational facilities, external walls, etc.

(b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of all owners in the Development), Residential Common Parts (provided or installed for the common use and benefit of owners of the residential flats in the Development) and Parking Common Parts (provided or installed for the common use and benefit of owners of the parking spaces in the Development).

(c) The owners may use the Common Parts for all purposes connected with the proper use and enjoyment of his Unit.

(d) The owners may not convert any of the Common Parts to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.

(e) The owners may not obstruct the Common Parts nor do anything in or to the Common Parts which may be or become a nuisance to any other owner or occupiers of the Land or any neighbouring premises.

(f) The owners may not alter the Common Parts or do anything which may, in the opinion of the Manager, interfere with or damage the Common Parts or adversely affect the normal functioning of the Common Parts.

(g) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below titled "Allocation of Undivided Shares and Management Shares among the Flats".

3. Term of years for which the Manager of the Development is appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

Each owner shall contribute towards the Management Expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) (including the Manager's Remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares (please see table below titled "Allocation of Undivided Shares and Management Shares among the Flats" for the allocation of Management Shares) allocated to his Unit. In general, each owner shall contribute towards the Management Expenses relating to the Development Common Parts in proportion to the Management Shares allocated to his Unit and each owner of a residential property shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to his residential property.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fees Deposit is 3 months' monthly management fee.

6. Area (if any) in the Development retained by the owner (Urban Renewal Authority) for its own use

There is no area in the Development which is retained by the owner (Urban Renewal Authority) for that owner's own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance.

1. 發展項目的公用部分

(a) 公用部分指所有在該土地（指新九龍內地段6499號餘段，及如文意允許，包括其上之發展項目）內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道及其他事宜：

(i) 該部分為不同業主、佔用人、被許可人或被邀請人共用及益及不同業主、佔用人、被許可人或被邀請人的土地或其部分；
(ii) 該部分符合建築物管理條例（第344 章）第2 條中「公用部分」的定義；或
(iii) 市區重建局不時按照公契指定之公用部分。

上述包括部分入口大堂、樓梯、升降機、康樂設施、外牆等。

(b) 公用部分分為發展項目公用部分（提供或安裝給發展項目所有業主共同使用與享用）、住宅公用部分（提供或安裝給住宅單位業主共同使用與享用）及停車位公用部分（提供或安裝給停車位業主共同使用與享用）。

(c) 業主有權為了正當使用與享用他的單位有關的一切目的使用公用部分。

(d) 除非已經取得業主委員會的批准，業主不得轉變任何公用部分供他個人使用或享用。

(e) 業主不得阻塞公用部分，亦不得在該等地方作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。

(f) 業主不得更改公用部分或作出任何事情，以致管理人認為會干涉或損壞公用部分或對公用部分的正常運作有不利影響。

(g) 管理人具有充分權利及授權控制公用部分和全面控制與管理公用部分。管理人須作為全體業主的受託人持有公用部分。

2. 分配予發展項目中各住宅物業的不分割份數的數目

發展項目中的各住宅物業配有不分割份數。詳細的分配狀況，請參閱下文「住宅單位之不分割份數及管理份數的分配」一表。

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數（管理份數分配見下文「住宅單位之不分割份數及管理份數的分配 」一表）按公契指明的方式、金額及比例分擔發展項目的管理開支（指管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言，每名業主須按分配到其單位之管理份數之比例分擔有關發展項目公用部分之管理開支，每名住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用部分之管理開支。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

6. 擁有人（市區重建局）在發展項目中保留作自用的範圍 (如有的話)

本發展項目並無《一手住宅物業銷售條例》附表1 第1 部第14(2)(f) 條所提及之擁有人（市區重建局）在發展項目中保留作自用的範圍。

Allocation of Undivided Shares and Management Shares among the Flats
住宅單位之不分割份數及管理份數的分配

Flats 單位	Undivided Shares 不分割份數	Management Shares 管理份數
Flat A of 2/F 二樓A 單位	89 / 25,096	89
Flat B of 2/F 二樓B 單位	56 / 25,096	56
Flat C of 2/F 二樓C 單位	56 / 25,096	56
Flat D of 2/F 二樓D 單位	57 / 25,096	57
Flat E of 2/F 二樓E 單位	52 / 25,096	52
Flat F of 2/F 二樓F 單位	46 / 25,096	46
Flat G of 2/F 二樓G 單位	59 / 25,096	59
Flat H of 2/F 二樓H 單位	54 / 25,096	54
Flat J of 2/F 二樓J 單位	55 / 25,096	55
Flat K of 2/F 二樓K 單位	70 / 25,096	70
Flat L of 2/F 二樓L 單位	54 / 25,096	54
Sub-Total (1 Floor) 小計 (共1層)	648 / 25,096	648
Flat A of 3-18/F 三至十八樓A 單位	89 / 25,096	89
Flat B of 3-18/F 三至十八樓B 單位	56 / 25,096	56
Flat C of 3-18/F 三至十八樓C 單位	56 / 25,096	56
Flat D of 3-18/F 三至十八樓D 單位	57 / 25,096	57
Flat E of 3-18/F 三至十八樓E 單位	52 / 25,096	52
Flat F of 3-18/F 三至十八樓F 單位	46 / 25,096	46
Flat G of 3-18/F 三至十八樓G 單位	59 / 25,096	59
Flat H of 3-18/F 三至十八樓H 單位	54 / 25,096	54
Flat J of 3-18/F 三至十八樓J 單位	55 / 25,096	55
Flat K of 3-18/F 三至十八樓K 單位	70 / 25,096	70
Flat L of 3-18/F 三至十八樓L 單位	54 / 25,096	54
Sub-Total (Each Floor) (每樓層)	648 / 25,096	648
Sub-Total (14 Floors) 小計 (共14層)	9,072 / 25,096	9,072
Flat A of 20-37F 二十至三十七樓A 單位	92 / 25,096	92
Flat B of 20-37F 二十至三十七樓B 單位	80 / 25,096	80
Flat C of 20-37F 二十至三十七樓C 單位	84 / 25,096	84
Flat D of 20-37F 二十至三十七樓D 單位	64 / 25,096	64
Flat E of 20-37F 二十至三十七樓E 單位	85 / 25,096	85
Flat F of 20-37F 二十至三十七樓F 單位	77 / 25,096	77
Flat G of 20-37F 二十至三十七樓G 單位	81 / 25,096	81
Flat H of 20-37F 二十至三十七樓H 單位	59 / 25,096	59
Sub-Total (Each Floor) （每樓層）	622 / 25,096	622
Sub-Total (16 Floors) 小計（共16層）	9,952 / 25,096	9,952
Flat A of 38/F 三十八樓A 單位	134 / 25,096	134
Flat B of 38/F 三十八樓B 單位	131 / 25,096	131
Flat C of 38/F 三十八樓C 單位	134 / 25,096	134
Flat D of 38/F 三十八樓D 單位	130 / 25,096	130
Sub-Total (1 Floor) 小計（共1層）	529 / 25,096	529
Flat A of 39/F 三十九樓A 單位	152 / 25,096	152
Flat B of 39/F 三十九樓B 單位	140 / 25,096	140
Sub-Total (1 Floor) 小計（共1層）	292 / 25,096	292
Total for Flats 住宅單位份數總數	20,493 / 25,096	20,493

Remarks: 1. The total number of management shares in the Development is 21,394.
2. There are no 4th, 14th, 24th, and 34th Floors. 19th Floor does not contain any Flat.

備註： 1. 發展項目之管理份數總數為21,394。
2. 物業發展項目不設4，14，24及34樓。 19樓不存在任何住宅單位。

1. The lot number of the land on which the Development is situated: the Remaining Portion of New Kowloon Inland Lot No.6499

2. The term of years under the lease: 50 years from 31 December 2009.

3. The user restrictions applicable to that land:

(a) Subject to (b), for private residential purposes and such government, institution and community uses as the Director of Lands **(the "Director")** may at any time and from time to time require, specify or approve **("the GIC uses")**.

(b) (i) as to the lowest three floors of the Development, for the GIC uses save and except such portion of the said lowest three floors as the Director may approve to be used for private residential purposes and landscape areas;

(ii) as to all other floors (excluding any basement floor), for private residential purposes; and

(iii) as to any basement floor, whether being one of the lowest three floors or a basement floor above the lowest three floors, for the GIC uses.

(c) No grave or columbarium shall be erected or made on that land, nor shall any human remains or animal remains whether in earthenware jars, incinerary urns or otherwise be interred therein or deposited thereon.

4. Facilities that are required to be constructed and provided for the Government, or for public use:

(a) Such portions of future public roads shown coloured green on the plan annexed to the Land Grant which are required to be laid and formed by the grantee ("**the Green Area**"); and such bridges, tunnels, over-passes, under passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director may at his sole discretion require which are required to be provided and constructed by the grantee so that building, vehicular and pedestrian traffic may be carried on the Green Area (collectively "**the Structures**").

(b) The areas shown coloured pink hatched blue on the plan annexed to the Land Grant which are required to laid and formed by the grantee ("**the Pink Hatched Blue Area**"); and such culverts, pavements or such other structures as the Director at his sole discretion require which are required to be provided and constructed by the grantee so that pedestrian and vehicular traffic may be carried on the Pink Hatched Blue Area (collectively "**the said Structures**").

(c) Government accommodations comprising an occupational health clinic cum occupational safety and health centre (**"the Occupational Health Centre"**), a general health clinic for all ages (**"the Medical Clinic"**), a maternal and child health centre and a dental clinic (**"the Health Centre"**), 7 spaces for the parking of motor vehicles, 2 spaces for parking of ambulances, 1 space for loading and unloading of motor vehicle in connection with the Occupational Health Centre, the Medical Clinic and the Health Centre and 1 space for the parking of motor vehicle by disabled person (such accommodations together with any other areas, facilities, services and installations exclusive thereto as the Director may at his absolute discretion determine are collectively referred to as **"the Government Accommodation"**).

(d) A footbridge connection at and from the perimeters of the Development between the points Q and R shown and marked on the plan annexed to the Land Grant and at such level as the Director may approve together with all necessary structural support (collectively **"Footbridge Connection 1"**) to receive between the said points the future footbridge (**"Footbridge 1"**) linking the Pedestrian Link (see below) with the said future footbridge so that pedestrian access (on foot or by wheelchair) can be gained from the said future footbridge to the Pedestrian Link and vice versa via Footbridge Connection 1.

(e) A footbridge connection at and from the perimeters of the Development between the points S and T shown and marked on the plan annexed to the Land Grant and at such level as the Director may approve together with all necessary structural support (collectively **"Footbridge Connection 2"**) to receive between the said points the future footbridge (**"Footbridge 2"**) linking the Pedestrian Link with the said future footbridge so that pedestrian access (on foot or by wheelchair) can be gained from the said future footbridge to the Pedestrian Link and vice versa via Footbridge Connection 2.

(f) Segregated pedestrian ways or paths (together with such stairs, ramps, lightings, escalators and lifts for disabled persons as the Director at his absolute discretion may require) (collectively **"the Pedestrian Link"**) which shall be covered and constructed and designed so as to link up together Yuet Wah Street, Hip Wo Street, Footbridge Connection 1 (and Footbridge 1 via Footbridge Connection 1) and Footbridge Connection 2 (and Footbridge 2 via Footbridge Connection 2) at such positions as the Director shall approve.

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

(a) The Development is required to be completed and made fit for occupation on or before 31 December 2015.

(b) The grantee shall throughout the tenancy: (i) maintain all buildings in accordance with the approved design, disposition or height and any approved building plans without variation or modification thereto, and (ii) maintain all buildings erected in good and substantial repair and condition.

(c) The grantee shall:

(i) within 72 calendar months from the date of the Land Grant 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 those portions of future public roads shown coloured green on the plan annexed to the Land Grant (**"the Green Area"**); and

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director at his sole discretion may require (collectively **"the Structures"**)

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

(ii) within 72 calendar months from the date of the Land Grant 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 the Land Grant.

(d) The grantee shall at his own expense landscape the land in accordance with the approved landscape master plan (i.e. a plan required by the Land Grant to be submitted by the grantee to the Director indicating landscaping proposals for the land) and 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.

(e) The grantee shall:

(i) on or before the 31st day of December, 2015 (or within 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 the area shown coloured pink hatched blue on the plan annexed to the Land Grant (**"the Pink Hatched Blue Area"**); and

(II) provide and construct such culverts, pavements or such other structures as the Director at his sole discretion may require (collectively **"the said Structures"**)

so that pedestrian and vehicular traffic may be carried on the Pink Hatched Blue Area;

(ii) on or before the 31st day of December, 2015 (or within 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 Pink Hatched Blue 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) manage and maintain at his own expense the Pink Hatched Blue Area (except those parts thereof which have been surrendered to the Government in accordance with the Land Grant) together with the said 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 the whole of the Pink Hatched Blue Area has been surrendered to the Government in accordance with the Land Grant.

(f) The grantee shall on or before the 31st day of December, 2015 at his own expense erect, construct, form and provide within the land open space of not less than 700 square metres at such locations and levels, with such equipment, facilities, plants and landscape features and in such manner and design as the Director may require or approve (the said open space together with the equipment, facilities, plants and landscape features provided therein being hereinafter collectively referred to as **"the Local Open Space"**) in all respects to the satisfaction of the Director for the use and enjoyment, for lawful recreational purposes, of the residents of the residential units in the Development and their bona fide guests, visitors or invitees and no other person or persons. The grantee shall throughout the term of the Land Grant at his own expense manage and maintain the Local Open Space in good and substantial repair and condition in all respects to the satisfaction of the Director.

(g) The grantee shall when called upon to do so by the Director and within such time limit as the Director may require or specify, at the grantee's own expense and in all respects to the satisfaction of the Director construct, provide and thereafter maintain the Footbridge Connection 1. Footbridge Connection 1 shall be constructed and provided at or with such height, levels, width and positions, with such materials and of such design, specifications and standards as the Director may require or approve and no alteration, amendment, addition, replacement or renewal to or of Footbridge Connection 1 shall be made except with the prior written approval of the Director. The grantee shall throughout the term of the Land Grant at his own expense manage and maintain in good and substantial repair and condition Footbridge Connection 1 in all respects to the satisfaction of the Director.

(h) The grantee shall when called upon to do so by the Director and within such time limit as the Director may require or specify, at the grantee's own expense and in all respects to the satisfaction of the Director construct, provide and thereafter maintain the Footbridge Connection 2. Footbridge Connection 2 shall be constructed and provided at or with such height, levels, width and positions, with such materials and of such design, specifications and standards as the Director may require or approve and no alteration, amendment, addition, replacement or renewal to or of Footbridge Connection 2 shall be made except with the prior written approval of the Director. The grantee shall throughout the term of the Land Grant at his own expense manage and maintain in good and substantial repair and condition Footbridge Connection 2 in all respects to the satisfaction of the Director.

(i) The grantee shall on or before the 31st day of December, 2015 at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface the Pedestrian Link at such positions, in such manner, with such materials, of such dimensions and to such standards, levels, alignment and designs as the Director shall approve. The grantee shall throughout the whole term of the Land Grant manage and maintain at his own expense the Pedestrian Link in good and substantial condition and repair to the satisfaction of the Director.

(j) The grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the land, in a good workmanlike manner and in accordance with the Technical Schedules annexed to the Land Grant and the plans approved under the Land Grant the Government Accommodation to be completed and made fit for occupation and operation on or before the 31st day of December, 2015.

(k) The grantee shall at all times until the expiry of the Defects Liability Period as referred to in the Land Grant at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor. For the purpose of this obligation only, the expression "grantee" shall exclude his assigns.

(l) The grantee shall at his own expense (but subject to any contribution by The Financial Secretary Incorporated as referred to in Land Grant) and in all respects to the satisfaction of the Director maintain the following items: -

(I) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

(II) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the land;

(III) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the land;

(IV) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

(V) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the land.

(m) (i) Spaces shall be provided within the land 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 of the Development and their bona fide guests, visitors or invitees **("the Residential Parking Spaces")** according to a specified rate.

(ii) 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 of the Development shall be provided according to a prescribed rate.

(iii) Out of the spaces provided under (i) and (ii) above, the grantee 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 according to a prescribed rate **("the Parking Spaces for the Disabled")**.

(n) Spaces shall be provided within the land 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 according to a prescribed rate **("the Residential Motor Cycle Parking Spaces")**.

(o) Spaces shall be provided within the land to the satisfaction of the Director for the loading and unloading of goods vehicles according to a prescribed rate and such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles.

(p) The grantee shall maintain the parking, loading and unloading spaces and other spaces, including but not restricted to the lifts, landings and manoeuvring and circulations areas in accordance with the car park layout plan approved by and deposited with the Director.

(q) 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, the grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as may be necessary to protect and support such land within the land and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times 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. In the event that as a result of works done by the grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. The Director shall be entitled by notice in writing to call upon the grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the grantee neglects or fails to comply with the notice to the satisfaction to the Director within the period specified, the Director may execute and carry out any necessary works and the grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

(r) Where prestressed ground anchors have been installed upon development or redevelopment of the land or any part thereof, the grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors to the satisfaction of the Director.

(s) The grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the land 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 rain-water falling or flowing on to the land. The works of connecting any drains and sewers from the land to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director and the grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the grantee at his own cost.

(t) The grantee shall at his own expense maintain the recreational facilities in the land which is exempted from the gross floor area calculation pursuant to the Land Grant **("the Exempted Facilities")** in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director. The Exempted Facilities shall only be used by the residents of the residential units in the Development and their bona fide visitors and by no other person or persons.

6. Lease conditions that are onerous to a purchaser:

(a) No tree growing on the land 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.

(b) The Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:

(i) assigned except:

(I) together with a residential unit in the Development; or

(II) to a person who is already the owner of a residential unit in the Development; or

(ii) underlet except to residents of the residential units in the Development

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 Development.

(c) Except with the prior written consent of the Director, Footbridge Connection 1, Footbridge Connection 2 and the Pedestrian Link shall not be used for any purpose other than for the passage of all members of the public on foot or by wheelchair.

(d) (i) The Residential Parking Spaces 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 residents of the residential units in the Development and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

(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 Development and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

(iii) The Parking Spaces for the Disabled shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the residents of the residential units of the Development and their bona fide guests, visitors or invitees and such spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

(e) The grantee acknowledges that as at the date of the Land Grant, there are some utilities existing on the land and the Green Area **("the existing utilities")**. The grantee shall at all reasonable times prior to the removal, relaying and diversion of all the existing utilities to the satisfaction of the Director 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 land and the Green Area as the

Government or the relevant public utility companies may require for the purpose of removing, relaying and diverting the existing utilities. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the grantee whether by reason of the presence of the existing utilities or arising out of or incidental to the exercise of the rights as aforesaid by the Government and the relevant public utility companies authorized by the Government or otherwise and the grantee indemnifies and shall keep indemnified the Government from and against all liabilities, losses, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and subsequent removal, relaying and diversion of the existing utilities.

(f) The grantee acknowledges that as at the date of the Land Grant, there are advertising boards and canopies protruding from the building or buildings erected on the adjoining Kwun Tong Inland Lot No. 386 (**"the Adjoining Lot"**) onto the Lot (**"the Projecting Structures"**). The Government gives no warranty, express or implied, as to the physical condition and state or safety of the Projecting Structures or any part thereof or as to whether and when the Projecting Structures will be demolished, removed or rectified. The Government shall be under no responsibility, obligation or liability whatsoever to the Grantee or any other persons in respect of the encroachment on the land by or the presence, maintenance, repair, removal or demolition of the Projecting Structures or for any damage, nuisance or disturbance caused to or suffered by the grantee or any other persons by reason of or arising from or incidental to the encroachment on the land by or the presence of or the lack of maintenance or repair of or the defective state and condition of the Projecting Structures or otherwise in respect of the Projecting Structures nor shall the Government be under any responsibility, obligation or liability to take any steps or legal actions against the Government lessees or occupiers of the Adjoining Lot or the owners or occupiers of the Projecting Structures or any other persons for the encroachment on the land by the Projecting Structures or otherwise in respect of the Projecting Structures. The grantee indemnifies and shall keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the encroachment on the land by or the presence, removal or demolition of or the lack of maintenance or repair of or the defective state or condition of the Projecting Structures or the grantee taking any steps and legal actions against any person for the encroachment on the land by the Projecting Structures or otherwise in respect of the Projecting Structures.

(g) See 4 and 5 above.

(h) Upon any failure or neglect by the grantee to perform, observe or comply with the Land Grant the Government shall be entitled to re-enter upon and take back possession of the land or any part thereof and all or any buildings or works on the land or any part thereof. Upon re-entry: (a) the grantee right on the part of the land re-entered shall absolutely cease and determine; (b) the grantee's shall not be entitled to any refund of premium, remedies or compensation; and (c) the Government's any other rights, remedies and claims are not to be thereby prejudiced.

Note: The expression "grantee" as mentioned in this section means the grantee under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

1. 發展項目所位於的土地的地段編號：新九龍內地段6499號餘段

2. 有關租契規定的年期：由2009 年12 月31 起計50年。

3. 適用於該土地的用途限制：

(a) 除(b)段另有規定外，用作私人住宅用途及可於任何時間及不時由地政總署署長（「署長」）要求、指明或批准的政府、機構或社區用途（「GIC用途」）。

(b) (i) 就發展項目最低三層而言，除將上述最低三層中可獲署長批准的部分用作私人住宅及園景區用途外，用作GIC用途；

(ii) 就其他所有樓層（除各地庫層外）而言，用作私人住宅用途；及

(iii) 就任何地庫層而言，不論是否最低三層中的一層或是否最低三層之上的一層地庫層，用作GIC用途。

(c) 該土地內不得興建或提供墳墓或靈灰安置所，亦不得於該土地內安葬或放置人類遺骸或動物遺骸（不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置）。

4. 按規定須興建並提供予政府或供公眾使用的設施：

(a) 若干未來公眾道路在批地文件隨附圖則上顯示為綠色並須由承授人鋪設及塑造的部分（「**綠色範圍**」）；及署長可全權指定須由承授人提供及建造致使建築、車輛及行人交通將可於綠色範圍上進行的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱「**該等構築物**」）。

(b) 在批地文件隨附圖則上顯示為粉紅色間藍色斜線並須由承授人鋪設及塑造的範圍（「**粉紅色間藍色斜線範圍**」）；及署長可全權指定須由承授人提供及建造致使行人及車輛交通將可於粉紅色間藍色斜線範圍上進行的暗渠、行人路或其他構築物（統稱「**該等上述構築物**」）。

(c) 由職業健康診所暨職業安全及健康中心（「**職業健康中心**」）、為所有年齡人士而設之一般健康護理診所（「**醫療診所**」）、母嬰健康院及牙科診所（「**健康中心**」）、7個供車輛停泊之停車位、2個供救傷車停泊之停車位、1個供與職業健康中心、醫療診所及健康中心有關連的車輛上落客貨用之車位及1個供傷健人士的車輛停泊之車位（上述設施連同其他署長可據其絕對酌情權確定供上述設施專用之任何地方、設備、服務及裝置統稱為「**政府設施**」）。

(d) 在及由發展項目的外圍於批地文件附圖上標示為Q及R兩點之間且於署長批准之高度的一個天橋接駁口連同所有必要的結構支撐（統稱「**天橋接駁口一**」），以在上述兩點之間承接一條未來天橋（「**天橋一**」），及連接行人通道（見下文）及該未來天橋，使行人可從該未來天橋（以步行或輪椅方式）經過天橋接駁口一通行至行人通道，反之亦然。

(e) 在及由發展項目的外圍於批地文件附圖上標示為S及T兩點之間且於署長批准之高度的一個天橋接駁口連同所有必要的結構支撐（統稱「**天橋接駁口二**」），以在上述兩點之間承接一條未來天橋（「**天橋二**」），及連接行人通道（見下文）及該未來天橋，使行人可從該未來天橋（以步行或輪椅方式）經過天橋接駁口二通行至行人通道，反之亦然。

(f) 若干分隔的行人通路或小徑（連同署長可全權要求的樓梯、斜道、照明、電梯及供傷健人士使用的升降機）（統稱為「**行人通道**」），其須為有蓋，並須建造及設計至能連接月華街、協和街、天橋接駁口一（及經天橋接駁口一連接天橋一）及天橋接駁口二（及經天橋接駁口二連接天橋二），且其位置須由署長批准。

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

(a) 發展項目須於2015年12月31日或之前建成至適宜佔用。

(b) 承授人須於租契年期內：(i)按經批准之設計、規劃及高度及經批准之建築圖則維持所有建築物，不得有變更或改動；及(ii)保持所有建築物修葺良好堅固。

(c) 承授人須：

(i) 於批地文件簽立之日後72個曆月內或其他經署長延後的期限內，自費以署長批准的方式，以署長批准的材料，達到署長批准的水準、高度、線向及設計，至使署長在各方面滿意：

(I) 鋪設及塑造若干未來道路於批地文件隨附圖則上顯示為綠色的部分（「**綠色範圍**」）；及

(II) 提供及建造署長可全權指定的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱「**該等構築物**」）

使建築、車輛及行人交通將可於綠色範圍上進行；

(ii) 於批地文件簽立之日後72個曆月內或其他經署長延後的期限內，自費於綠色範圍上鋪設路面、路邊石及管道，並對此提供署長可要求提供的溝渠、下水道、排水渠、有管道接駁供水系統的消防龍頭、街燈、交通標誌、街道設施及道路標記，至使署長滿意；及

(iii) 自費保養綠色範圍連同該等構築物及所有建造、安裝及提供在其上或內的構築物、路面、溝渠、下水道、排水渠、消防龍頭、服務、街燈、交通標誌、街道設施、道路標記及植物，至使署長滿意，直至綠色範圍之管有權按批地文件交回政府為止。

(d) 承授人須自費於該土地內按核准總體景觀規劃圖（即承授人按批地文件規定呈交署長有關該土地園景美化的圖則）進行園景美化工程，並於其後將之保持安全、清潔、整齊、井然、有效及健康的狀態，至使署長滿意。

(e) 承授人須：

(i) 於2015年12月31日或之前（或其他經署長延後的期限內），自費以署長批准的方式，以署長批准的材料，達到署長批准的水準、高度、線向及設計，至使署長在各方面滿意：

(I) 鋪設及塑造於批地文件隨附圖則上顯示為粉紅色間藍色斜線的範圍（「**粉紅色間藍色斜線範圍**」）；及

(II) 提供及建造署長可全權要求的暗渠、行人路或其他構築物（「**該等上述構築物**」）

使行人及車輛交通將可於粉紅色間藍色斜線範圍上進行；

(ii) 於2015年12月31日或之前（或其他經署長延後的期限內），自費於粉紅色間藍色斜線範圍上鋪設路面、路邊石及管道，並對此提供署長可要求提供的溝渠、下水道、排水渠、有管道接駁供水系統的消防龍頭、街燈、交通標誌、街道設施及道路標記，至使署長滿意；及

(iii) 自費管理及保養粉紅色間藍色斜線範圍（除已按批地文件交回政府之部分外）連同該等上述構築物及建造、安裝及提供在其上或內所有構築物、路面、溝渠、下水道、排水渠、消防龍頭、服務、街燈、交通標誌、街道設施、道路標記及植物，至使署長滿意，直至整個粉紅色間藍色斜線範圍按批地文件交回政府為止。

(f) 承授人須於2015年12月31日或之前在該土地上自費建立、構築、塑造及提供不少於700平方米之休憩用地，其位置、高度、所提供之器材、設施、植物及園景、及所採取的方式及設計均可由署長要求或批准（上述休憩用地連同於其內提供之器材、設施、植物及園景統稱為「鄰舍休憩用地」），以供該土地上之住宅單位之住客或其真實賓客、訪客或所邀請者（不包括其他人士）使用及享用作合法的康樂用途，至使署長在各方面滿意。承授人須於批地文件年期內自費管理及保養鄰舍休憩用地，使其修葺良好堅固，至使署長在各方面滿意。

(g) 當署長提出要求，承授人須於署長可要求或指明的時限內自費建設、提供及於其後保養「**天橋接駁口一**」，至使署長在各方面滿意。天橋接駁口一須以署長可要求或批准之高度、水平、闊度、位置、材料、設計、規範及標準建造及提供，且未經署長事先書面批准，天橋接駁口一不得有任何改動、修訂、增補、替換或更新。承批人須於批地文件年期內自費管理及保養天橋接駁口一，使其修葺良好堅固，至使署長在各方面滿意。

(h) 當署長提出要求，承授人須於署長可要求或指明的時限內自費建設、提供及於其後保養「**天橋接駁口二**」，至使署長在各方面滿意。天橋接駁口二須以署長可要求或批准之高度、水平、闊度、位置、材料、設計、規範及標準建造及提供，且未經署長事先書面批准，天橋接駁口二不得有任何改動、修訂、增補、替換或更新。承授人須於批地文件年期內自費管理及保養天橋接駁口二，使其修葺良好堅固，至使署長在各方面滿意。

(i) 承授人須於2015年12月31日或之前，自費以署長批准之位置、方式、材料、尺寸、標準、高度、線向及設計放置、塑造、提供、建造及鋪設行人通道，至使署長在各方面滿意。承批人須於批地文件的整個年期內自費管理及保養行人通道，使其修葺良好堅固，至使署長在各方面滿意。

(j) 承授人須自費於該土地內以熟練的方式及按照隨附於批地文件內之工程規格附表及根據批地文件獲批的圖則建立、建造及提供政府設施，至使署長在各方面滿意，且須於2015年12月31日或之前建成至適宜佔用及運作。

(k) 承授人須於批地文件中提及的維修責任期屆滿前的所有時間內自費保養政府設施及其屋宇裝置至良好狀態及於各方面使署長滿意。僅就本責任而言，「承授人」一詞不包括其受讓人。

(l) 承授人須自費（除批地文件提及由財政司司長法團分攤者外）保養以下項目至使署長在各方面滿意：

(I) 政府設施的外牆面飾及政府設施的或在其中、外圍、內、上或下的所有牆壁、樁柱、樑、天花、天台樓板、車道或地台樓板及其他結構元素；

(II) 供政府設施及該土地內發展項目其他部份使用的所有升降機、扶手電梯及樓梯；

(III) 供政府設施及該土地內發展項目的其他部份使用的所有大廈服務裝置、機器及器材（包括但不限於可攜或不可攜防火裝置器材）；

(IV) 所有政府設施下的結構樓板及其內及其下的排水系統；及

(V) 所有其供政府設施及地段內發展項目的其他部份使用的公用部份和設施。

(m) (i) 須於該土地內按一指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目住宅單位的住客或其真實賓客、訪客或所邀請者之車輛停泊（「住客車位」），至使署長滿意。

(ii) 須按一指定比率提供若干額外車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目住宅單位的住客之其真實賓客、訪客或所邀請者之車輛停泊。

(iii) 承授人須從上述(i)及(ii)所提供之車位之中按一指定比率保留及指定若干車位，以供傷健人士（按《道路交通條例》、其附屬規例及修訂條例定義）使用之車輛停泊（「供傷健人士用車位」）。

(n) 須於該土地內按一指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目住宅單位的住客或其真實賓客、訪客或所邀請者之電單車停泊（「住客電單車停車位」），至使署長滿意。

(o) 該地段內須按一指定比率提供若干車位，以供貨車作上落貨用，至使署長滿意，且上述車位不得用作貨車上落貨外的任何用途。

(p) 承授人須按經署長批准並存放於署長處之車場布局圖維持停車位、上落貨車位及其他空間（包括但不限於電梯、樓梯平台及運轉及通道地方。）

(q) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，承授人須自費進行及建造該等有需要之斜坡整理工程、擋土牆或其他支撐、防護

措施、及排水系統或附屬或其他工程，以保護及支持該地段內的該等土地及任何毗鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於所有時間自費保持上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程修葺良好堅固，至使署長滿意。若於任何時間內由於承授人進行的工程或其任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷，承授人須自費還原和修復至使署長滿意，並須就因該等泥土剝落、泥石傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、損害、索求及申索彌償政府、其代理及承辦商。署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程，及還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵行該通知至使署長滿意，署長可執行和進行任何有需要的工程，而承授人須應要求向政府歸還該工程的費用連同任何行政及專業費用及收費。

(r) 若於發展或重新發展該地段或其任何部分時曾安裝預應力地錨，承授人須自費定期保養及定期監測該預應力地錨至使署長滿意。

(s) 承授人須自費建造及保養署長認為需要的水渠及渠道(不論是否位於該土地範圍內或政府土地上)，以將落在或流經該地段上的雨水截流並排送至就近的水道、集水井、渠道或政府雨水渠，至使署長滿意。將該地段任何排水渠及污水渠與政府雨水渠及污水渠（若已鋪設及投入運作）連接的工程，可由署長進行，而承授人須應要求向政府支付該接駁工程之費用。另一選擇是，承授人可自費進行該接駁工程至使署長滿意，而在該情況下，上述接駁工程於政府土地上的任何部分須由承授人自費保養。

(t) 承授人須自費保持按批地文件獲豁免計算總樓面面積的康樂設施（「**獲豁免設施**」）修葺良好堅固，並須運作獲豁免設施至使署長滿意。獲豁免設施只准供發展項目內的住宅單位的住客及其真實訪客使用，並不得供其他人士使用。

6. 對買方造成負擔的租用條件

(a) 未經署長事先書面批准，不得移除或干擾地段或其周圍所生長的樹木。署長於給予批准時可附加他認為合適之條件（例如移植、補償種植或重新種植）。

(b) **住客車位及住客電單車停車位不得：**

(i) 轉讓，除非：

(I) 連同發展項目的住宅單位；或

(II) 轉讓予已經擁有發展項目的住宅單位之人士；或

(ii) 出租，除非出租予發展項目的住宅單位之住客。

但於任何情況下，轉讓予任何住宅的承授人或出租予任何住宅的住客的住客車位及住客電單車停車位總數不得多於 3 個。

(c) 除非經署長事先書面批准，天橋接駁口一、天橋接駁口二及行人通道不得用作任何供公眾以步行或輪椅方式通行用途外的用途。

(d) (i) 批地文件所指之「住客車位」只可用作停泊按《道路交通條例》、其附屬規例及修訂條例獲發牌及屬於發展項目住宅單位的住客或其真實賓客、訪客或所邀請者之車輛及尤其停車位一律不得用作儲存、展示或展覽供出售或作他用的車輛。

(ii) 批地文件所指之「住客電單車停車位」只可用作停泊按《道路交通條例》、其附屬規例及修訂條例獲發牌及屬於發展項目住宅單位的住客或其真實賓客、訪客或所邀請者之電單車及尤其停車位一律不得用作儲存、展示或展覽供出售或作他用的的車輛。

(iii) 供傷健人士用車位不得用作停泊供傷健人士（按《道路交通條例》、其附屬規例及任何修訂法例定義）使用且屬於發展項目內的住宅單位的住客及其真實賓客、訪客及所邀請者之車輛之外的其他用途，且該等車位不得用作儲存、展示或展覽供出售或作用的車輛。

(e) 承授人確認，於批地文件簽立之日，該土地及綠色範圍上有若干公用設施（「**現存公用設施**」）。承授人須在現存公用設施被移除、重鋪及改道之前於所有合理時間內容許政府及獲政府授權之有關公用事業公司應其要求進出往返該土地及綠色範圍，以進行現存公用設施之移除、重鋪及改道工程，至使署長滿意。就任何對承授人所造成或承授人蒙受的損失、破壞、滋擾或干擾，不論是由於現存公用設施之存在，或是因政府及獲政府授權或未獲政府授權之有關公用事業公司行使上述進入權而導致或與之有關，政府概不承擔任何責任，且承授人須就所有不論是直接或間接由現存公用設施之存在或其移除、重鋪及改道工程引起或與之有關之法律責任、損失、申索、費用、索求、訴訟或其他程序對政府作出彌償或確保其獲得彌償。

(f) 承授人確認，於批地文件簽立之日，在於土地註冊處註冊為觀塘內地段386號的毗鄰土地（「**毗鄰地段**」）上之建築物有若干廣告牌及簷篷突出並伸延至該土地之上（「**伸出構築物**」）。政府就伸出構築物或其任何部分之實際狀態或安全情況，及伸出構築物會否及於何時拆卸、移除或矯正，並無任何明示或隱含之保證。就伸出構築物對該土地之侵佔或伸出構築物之存在、保養、維修、移除或拆卸，或就任何由於伸出構築物對該土地之侵佔、伸出構築物之存在、其維修保養之缺乏或其欠妥的條件狀況或由此而起的或其所附帶的對承授人所造成或承授人蒙受的損失、滋擾或干擾，政府對承授人或其他任何人士並無任何責任、義務或法律責任。政府亦無任何責任、義務或法律責任針對毗鄰地段之政府土地承租人或佔用人或伸出構築物之承授人或佔用人或其他任何人士就伸出構築物對該土地之侵佔或其他與伸出構築物有關的事宜採取任何步驟或法律行動。承授人須就所有直接或間接由伸出構築物對該土地之侵佔、伸出構築物之存在、移除或拆卸、伸出構築物之維修保養之缺乏或欠妥的條件狀況或承授人針對任何人士就伸出構築物對該土地之侵佔或其他與伸出構築物有關的事宜採取任何步驟或法律行動引起的或與之有關的法律責任、申索、費用、索求、訴訟或其他程序對政府作出彌償或確保其獲得彌償。

(g) 請參閱上文4及5段。

(h) 當承授人未能或忽略履行、遵守或符合批地文件，政府有權收回土地或其任何部分以及在該土地或其任何部分矗立的建築物或工程及取回其管有權。當土地被收回：(a) 承授人在該土地之收回權利將完全地告停止或終止；(b) 承授人無權獲得任何地價退款、濟助、賠償；及(c)政府之任何其他權利、濟助及申索將不受影響。

附註: 本節中提述「承授人」一詞指根據批地文件中的承授人和如文意允許或要求包括其遺囑執行人、遺產管理人、承讓人及（如為法團）其繼承人和承讓人。

1. Description of any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

(a) Such portions of future public roads shown coloured green on the plan annexed to the Land Grant which are required to be laid and formed by the grantee ("**the Green Area**"); and such bridges, tunnels, over-passes, under passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director may at his sole discretion require which are required to be provided and constructed by the grantee so that building, vehicular and pedestrian traffic may be carried on the Green Area (collectively "**the Structures**").

(b) The areas shown coloured pink hatched blue on the plan annexed to the Land Grant which are required to laid and formed by the grantee ("**the Pink Hatched Blue Area**"); and such culverts, pavements or such other structures as the Director at his sole discretion require which are required to be provided and constructed by the grantee so that pedestrian and vehicular traffic may be carried on the Pink Hatched Blue Area (collectively "**the said Structures**").

(c) Government accommodations comprising an occupational health clinic cum occupational safety and health centre (**"the Occupational Health Centre"**), a general health clinic for all ages (**"the Medical Clinic"**), a maternal and child health centre and a dental clinic (**"the Health Centre"**), 7 spaces for the parking of motor vehicles, 2 spaces for parking of ambulances, 1 space for loading and unloading of motor vehicle in connection with the Occupational Health Centre, the Medical Clinic and the Health Centre and 1 space for the parking of motor vehicle by disabled person (such accommodations together with any other areas, facilities, services and installations exclusive thereto as the Director may at his absolute discretion determine are collectively referred to as **"the Government Accommodation"**).

(d) A footbridge connection at and from the perimeters of the Development between the points Q and R shown and marked on the plan annexed to the Land Grant and at such level as the Director may approve together with all necessary structural support (collectively **"Footbridge Connection 1"**) to receive between the said points the future footbridge (**"Footbridge 1"**) linking the Pedestrian Link with the said future footbridge so that pedestrian access (on foot or by wheelchair) can be gained from the said future footbridge to the Pedestrian Link and vice versa via Footbridge Connection 1.

(e) A footbridge connection at and from the perimeters of the Development between the points S and T shown and marked on the plan annexed to the Land Grant and at such level as the Director may approve together with all necessary structural support (collectively **"Footbridge Connection 2"**) to receive between the said points the future footbridge (**"Footbridge 2"**) linking the Pedestrian Link with the said future footbridge so that pedestrian access (on foot or by wheelchair) can be gained from the said future footbridge to the Pedestrian Link and vice versa via Footbridge Connection 2.

(f) Segregated pedestrian ways or paths (together with such stairs, ramps, lightings, escalators and lifts for disabled persons as the Director at his absolute discretion may require) (collectively **"the Pedestrian Link"**) which shall be covered and constructed and designed so as to link up together Yuet Wah Street, Hip Wo Street, Footbridge Connection 1 (and Footbridge 1 via Footbridge Connection 1) and Footbridge Connection 2 (and Footbridge 2 via Footbridge Connection 2) at such positions as the Director shall approve.

2. Description of any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

See 1 (excluding 1 (c)).

Remark: The Pink Hatched Blue Area (i.e. Section A of New Kowloon Inland Lot No.6499) does not form part of the Development. Until the surrender of the Pink Hatched Blue Area to the Government, Urban Renewal Authority will at its own expense manage and maintain the Pink Hatched Blue Area and the said Structures in accordance with the land grant.

3. Size of any open spaces 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.

4. Description of 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.

5. Plans showing locations of the facilities in 1 and 2, the open spaces mentioned in 3 (if any) and those parts of the land mentioned in 4 (if any)

See the plans below in this section.

6. General public's right to use

The general public has the right to use those facilities mentioned in 1 (excluding 1 (c)), in accordance with the land grant.

7. Management, operation and maintenance

The facilities mentioned in 2 and open spaces mentioned in 3 (if any) 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 those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

8. Provisions of the Land Grant and the deed of dedication (if applicable), and of the deed of mutual covenant in respect of the Development that concern the facilities mentioned in 1 or 2, the open spaces mentioned in 3 (if any) and those parts of the land mentioned in 4 (if any):

A. Green Area and the Structures

Land Grant

Special Condition Nos. (4) to (7)

"(4) (a) The Grantee shall:

(i) within 72 calendar months from the date of this Agreement 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 those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter collectively 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 at 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 72 calendar months from the date of this Agreement 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. (5) hereof.

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

(c) The Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (a) of 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 shall be made against the Government or the Director or his authorized officers by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(5) For the purpose only of carrying out the necessary works specified in Special Condition No. (4) hereof, the Grantee 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 Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (4) hereof or otherwise.

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

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

(i) permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (4)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (4)(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, wires, 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. The Grantee 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 shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, its officers, agents, contractors, and any other persons or public utility companies duly authorized under sub-clause (a) of this Special Condition."

Deed of mutual covenant

Clause 1

" "Green Area" means collectively the Green Area and the Structures defined in Special Condition No. (4);"

Clause 10.1(h)

"Management Expenses. Management Expenses shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Land under this Deed including (without limitation) the following: … (h) all expenses in relation to the Green Area (to the extent that the Green Area has not been re-delivered to the Government in accordance with the Land Grant);"

Paragraph 15, Schedule 6

"Green Area. [the First Owner shall have] [t]he right to hand over and redeliver to the Government the Green Area in accordance with the Land Grant."

Paragraphs 2(a) and 2(b), Schedule 8

"[the Manager shall have the power:]

(a) Subject to the direction of the Owners' Corporation (if formed), to insure on such terms as the Manager may determine:

(i) the Common Parts, the Green Area (to the extent that the Green Area has not been re-delivered to the Government in accordance with the Land Grant) in their full new reinstatement values in respect of loss or damage by fire or other risks; and

(ii) the Owners and the Manager in respect of such public, third party and occupier's liability, employer's liability in respect of employees employed within or exclusively in connection with the management of the Land, and other risks and liabilities (including risks and liabilities arising from the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant)) as the Manager may decide in such amounts as the Manager deems fit,

with some reputable insurance company as comprehensively as reasonably and commercially possible in the name of the Manager and for and on behalf of the Owners according to their respective interests and to pay all premia required to keep such insurance policies in force. Such insurance could be a block insurance for the entire Development including areas which are not Common Parts.

(b) Subject to Clause 13.1, to pay out or apply all insurance money, compensation or damages recovered by the Manager in respect of any damage or loss to any Common Parts, the Green Area (to the extent that the Green Area has not been re-delivered to the Government in accordance with the Land Grant) in the repair, rebuilding or reinstatement of that part of the Common Parts, the Green Area (to the extent that the Green Area has not been re-delivered to the Government in accordance with the Land Grant)."

Paragraph 4(c), Schedule 8

"[the Manager shall have the power] [t]o comply with and ensure compliance with all laws and provisions of the Land Grant which are applicable to the Common Parts, the Land as a whole or the Green Area (to the extent that the Green Area has not been re-delivered to the Government in accordance with the Land Grant)."

Paragraph 12(d), Schedule 8

"[the Manager shall have the power] [t]o comply with and take all steps the Manager may decide to ensure the compliance with all provisions in the Land Grant applicable to the Land as a whole, including those relating to the Green Area (to the extent that the Green Area has not been re-delivered to the Government in accordance with the Land Grant)."

Paragraph 27, Schedule 8

"Matters outside boundary. [the Manager shall have the power] [t]o carry out and perform, in relation to the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), all acts, activities and works required by the Land Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Land Grant, the law or those insurers in relation to the same."

Deed of dedication: not applicable

B. Pink Hatched Blue Area and the said Structures

Land Grant

Special Condition No. 13

"(13)(a) Except with the prior written consent of the Director, no building or structure or support for any building or structure (other than the structure or structures constructed in compliance with sub-clause (c) of this Special Condition) shall be erected or constructed or placed on, over, under, above, below or within the area shown coloured pink hatched blue on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Blue Area") and no goods or other things shall be stored or placed and no vehicles shall be parked on or within the Pink Hatched Blue Area.

(b) Except with the prior written consent of the Director, the Pink Hatched Blue Area or any part thereof shall not be used for any purpose other than for the fulfilment of the Grantee's obligations under this Special Condition and for the passage of vehicles and pedestrians (on foot or by wheelchair).

(c) The Grantee shall:

(i) on or before the 31st day of December, 2015 (or within 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 the Pink Hatched Blue Area; and

(II) provide and construct such culverts, pavements or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as "the said Structures")

so that pedestrian and vehicular traffic may be carried on the Pink Hatched Blue Area;

(ii) on or before the 31st day of December, 2015 (or within 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 Pink Hatched Blue 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) manage and maintain at his own expense the Pink Hatched Blue Area (except those parts thereof which have been surrendered to the Government in accordance with sub-clause (h) of this Special Condition) together with the said 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 the whole of the Pink Hatched Blue Area has been surrendered to the Government in accordance with sub-clause (h) of this Special Condition.

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

(e) The Government, the Director, his officers, contractors and any other persons authorized by him shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or the exercise of the rights by the Government, the Director, his officers, contractors and any other persons authorized by him under sub-clauses (d) and (f) of this Special Condition or otherwise, and no claim for compensation shall be made by the Grantee against the Government or the Director or his officers, contractors or any other persons authorized by him in respect of any such loss, damage, nuisance or disturbance.

(f) The Grantee shall at all reasonable times prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (h) of this Special Condition permit the Director, his officers, contractors and any other persons authorized by him with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof (including the Pink Hatched Blue Area) for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (c) of this Special Condition and Special Condition Nos. (20) and (21) hereof 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 on, over, under, above, below or within the Pink Hatched Blue Area.

(g) The Grantee shall at all times during the term hereby agreed to be granted after the works referred to in sub-clause (c) of this Special Condition have been completed to the satisfaction of the Director and prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (h) of this Special Condition permit free passage on, to, from, by, through, over and along the Pink Hatched Blue Area for all Government and public pedestrian and vehicular traffic at all times during day and night free of cost and payment of any nature whatsoever.

(h) The Grantee shall at his own expense at any time or times when called upon so to do by the Director surrender to the Government the Pink Hatched Blue Area or any part or parts thereof as the Director may at his sole discretion specify with vacant possession and free from incumbrances and without any payment or compensation whatsoever payable by the Government to the Grantee provided always that the Government shall be under no obligation to accept the surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the Grantee, but may do so as and when the Government sees fit. The deed or deeds of surrender shall be in such form and containing such terms and conditions as the Director may require or approve.

(i) The Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part thereof or any interest therein or any building or part of any building erected or to be erected on the lot or enter into any agreement so to do prior to the surrender of the whole of the Pink Hatched Blue Area to the Government pursuant to sub-clause (h) of this Special Condition unless and until the Grantee has at his own expense carved out the Pink Hatched Blue Area from the lot to the satisfaction of the Director provided that this sub-clause shall not apply to a building mortgage of the lot as provided in Special Condition No. (38)(d) hereof. Prior to such carving out, the Grantee shall at his own expense submit the carving out document to the Director for his approval.

(j) Save for the surrender under sub-clause (h) of this Special Condition, the Grantee shall not, except with the prior written consent of the Director, assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the Pink Hatched Blue Area or any part thereof or any interest therein or enter into any agreement so to do provided that this sub-clause shall not apply to a building mortgage of the lot as provided in Special Condition No. (38)(d) hereof.

(k) It is hereby expressly agreed, declared and provided that the obligation on the part of the Grantee contained in sub-clause (g) of this Special Condition arises by contract and that by imposing the said obligation, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Blue Area or any part or parts thereof to the public for the right of passage.

(l) It is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (g) 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, any substitution therefor, or otherwise and for the avoidance of doubt the Grantee 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."

Deed of mutual covenant: not applicable

Deed of dedication: not applicable

C. Government Accommodation

Land Grant

Special Condition Nos.(24)(a) and (b)

"(24) (a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedules annexed hereto (hereinafter referred to as "the Technical Schedules") and the plans approved under Special Condition No. (25)(a) hereof, the following accommodations:

(i) an occupational health clinic cum occupational safety and health centre (hereinafter referred to as "the Occupational Health Centre") with a net operational floor area of 596 square metres;

(ii) a general health care clinic for all ages (hereinafter referred to as "the Medical Clinic") with a net operational floor area of 1,621 square metres;

(iii) a maternal and child health centre and a dental clinic (hereinafter collectively referred to as "the Health Centre") with a total net operational floor area of 1,252.80 square metres;

(iv) (I) 7 spaces (or such other number of spaces as the Director may approve) each measuring 5 metres in length and 2.5 metres in width with a minimum headroom of 2.4 metres for the parking of motor vehicles (hereinafter referred to as "the Private Car Parking Spaces");

(II) 2 spaces each measuring 9 metres in length and 3 metres in width with a minimum headroom of 3.6 metres for the parking of ambulances (hereinafter referred to as "the Ambulance Parking Spaces");

(III) 1 space measuring 7 metres in length and 3.5 metres in width with a minimum headroom of 3.6 metres for the loading and unloading of motor vehicle in connection with the Occupational Health Centre, the Medical Clinic and the Health Centre (hereinafter referred to as "the Loading and Unloading Spaces"); and

(IV) 1 space measuring 5 metres in length and 3.5 metres in width with a minimum headroom of 2.4 metres for the parking of motor vehicle by disabled person as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "the Disabled Person's Parking Space")

(the spaces to be provided under this sub-clause (a)(iv) being hereinafter collectively referred to as "the GA Spaces")

all to be completed and made fit for occupation and operation on or before the 31st day of December, 2015 (which accommodations together with any other areas, facilities, services and installations exclusive thereto as the Director may at his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "the Government Accommodation").

(b) The Government hereby reserves the right to alter or vary at its absolute discretion at any time the use of the Government Accommodation or any part thereof."

Special Condition No.(26)

"(26) (a) The Director shall have the right to amend, vary, alter, modify or substitute the Technical Schedules as the Director shall at his absolute discretion deem fit.

(b) No amendment, variation, alteration, modification or substitution to the Technical Schedules shall be made by the Grantee except with the prior written approval of the Director.

(c) Any amendment, variation, alteration, modification or substitution by the Director under sub-clause (a) of this Special Condition or by the Grantee as approved by the Director under sub-clause (b) of this Special Condition shall be deemed to have been incorporated into the Technical Schedules and form part thereof."

Special Condition No.(36)

"(36) (a) The Grantee shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (37)(a)(ix)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"):

(i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

(ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;

(iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;

(iv) all the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

(v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.

(b) The Grantee shall indemnify and keep indemnified the Government and F.S.I against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Grantee to maintain the Items.

(c) For the purpose of this Special Condition only, the expression "Grantee" shall exclude F.S.I."

Deed of mutual covenant

Clause 1

" "FSI" means the Financial Secretary Incorporated, a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance Cap. 1015 of the Laws of Hong Kong and the expression "FSI" shall mean FSI in its capacity as the Owner of the Government Accommodation and, if the context so permits, the successors and assigns of FSI as Owner of the Government Accommodation;

…

"Development Common Parts" means: …(k) the Items, save to the extent forming part of the Residential Common Parts or the Parking Common Parts; …
…

"Government Accommodation" shall have the same meaning as defined in Special Condition No.(24)(a) together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands may in his absolute discretion determine, which is (for identification purpose) coloured pink on the Plans, in respect of which the Right to Occupy belongs to the Owner of the Shares allocated thereto; but excluding anything which forms part of the Items; and for the avoidance of doubt the term shall include the "Occupational Health Centre", the "Medical Clinic", the "Health Centre" and the "GA Spaces" all as defined in Special Condition No.(24)(a)(i) to (iv) respectively;

"Government Accommodation Maintenance Expenses" means all costs and expenses incurred by the Manager under Clause 8.9 in maintaining, at the request of the Owner of the Government Accommodation, the services, facilities and installations exclusively serving the Government Accommodation;
…

"GPA" means the Government Property Administrator, Government Property Agency of 31st Floor, Revenue Tower, No. 5 Gloucester Road, Wanchai, Hong Kong; and shall include his successors-in-title and any other officer or department of the Government or any government or administrative authorities holding or bearing whatsoever title or office who or which may at any time and from time to time take up and / or replace and / or assume and / or exercise, in whole or in part, any function or role of the Government Property Administrator;

"Items" means the items referred to in Special Condition No.(36)(a), namely:

(a) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

(b) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development;

(c) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development;

(d) all the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

(e) all other common parts and facilities serving the Government Accommodation and the remainder of the Development;

…

"Parking Common Parts" ... shall include: ... (f) all those Items (which are non-structural and non-loading bearing in nature) which are provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Parking Spaces (whether or not the same are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of the Government Accommodation as well) and not for the use and benefit of the Owners, occupiers, licensees and invitees of the Flats; ...

"Residential Common Parts" ... shall include: ...

(a) those areas of the Development which are (for identification purpose) coloured yellow, yellow hatched black, yellow stippled black, yellow cross-hatched black and yellow stippled red on the Plans (collectively the "Coloured Yellow Areas"); ...

(p) all those Items which are provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Flats (whether or not the same are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of the Government Accommodation as well) and not for the use and benefit of the Owners, occupiers, licensees and invitees of the Parking Spaces (excluding any Item forming part of the lower half of the part of the floor slab of First Floor of the Development separating any Coloured Yellow Areas on First Floor from any area on Ground Floor of the Development which is not Coloured Yellow Areas); ...

…"

Clauses 2(m), (n) and (p)

"In this Deed, unless the context otherwise requires:

…

(m) where under this Deed, the First Owner has the power or right to make any decision, form any opinion or give or withhold any consent or approval, such power or right may be exercised in its absolute discretion and shall be final and binding on the Owners (save and except with the Owner of the Government Accommodation);

(n) where under this Deed the Manager has the power or right to make any decision, form any opinion or give or withhold any consent or approval, such power or right shall be exercised in its reasonable discretion and such consent or approval must not be unreasonably withheld provided that such decision, opinion, consent or approval shall not be binding on the Owner of the Government Accommodation;

…

(p) the rights of the Owner of the Government Accommodation may be exercised in accordance with this Deed by an Owner of a part of the Government Accommodation in respect of the part he owns; and …"

Clause 5.2

"FSI. FSI, its lessees, tenants, licensees and persons authorized by FSI and the Owner or occupier of the Government Accommodation shall have the additional rights set out in Schedule 7. Such rights and all other rights, easements and privileges of the FSI under this Deed may be exercised from time to time without the permission, approval, consent or concurrence of any other Owner, the Manager, the Owners' Corporation or any other person."

Clause 5.3

"Additional rights subject to rights of FSI. Notwithstanding anything in this Deed:

(a) the additional rights conferred under Clause 5.1 and Schedule 6 shall be subject to the rights and privileges of the FSI and shall not in any way adversely affect or prejudice the rights, easements and privileges of the FSI under this Deed and the Land Grant;

(b) no Owner shall represent the FSI or GPA in any dealings with the Government directly affecting the Government Accommodation, and whether a dealing directly affects the Government Accommodation shall be determined by the GPA in its sole discretion; and

(c) no chimneys, flues, pipes or other structures or facilities shall be installed or affixed onto the external walls of the Government Accommodation save and except where required by or with the prior consent of the Owner of the Government Accommodation."

Clause 8.8

"Limitation of Manager's powers vis-à-vis FSI. Notwithstanding anything in this Deed:

(a) the exercise of the Manager's powers and performance of the Manager's duties under this Deed shall be subject to the rights and privileges of the FSI and shall not in any way adversely affect or prejudice the rights, easements and privileges reserved to the FSI under this Deed and the Land Grant;

(b) the Manager shall not represent the FSI or GPA in any dealing with the Government; and

(c) any consent that the Owner of the Government Accommodation is required under this Deed to obtain from the Manager shall not be unreasonably withheld and the Owner of the Government Accommodation shall not be required to pay any amount in relation to an application for and the grant of such consent."

Clause 8.9

"Maintenance of Government Accommodation. Upon the request of the Owner of the Government Accommodation, the Manager shall undertake the maintenance of services, facilities and installations exclusively serving the Government Accommodation Provided That the Manager shall not carry out such maintenance until the Manager has:

(a) submitted an estimate of the expenses involved (together with supporting documents and any other relevant information considered necessary by the Owner of the Government Accommodation); and

(b) the Owner of the Government Accommodation has approved in writing the estimated maintenance expenses and the maintenance works to be carried out."

Clause 8.10

"Items. The Manager shall properly manage and maintain the Items. The Owners (excluding the Owner of the Government Accommodation) shall indemnify and keep indemnified the FSI and the Government against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatever nature arising out of or as a consequence of the failure of the Owners (excluding the Owner of the Government Accommodation) and the Manager to maintain the Items."

last paragraph of Clause 10.1

"Management Expenses. Management Expenses shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Land under this Deed including (without limitation) the following … Notwithstanding anything in this Deed, Management Expenses shall not include Government Accommodation Maintenance Expenses."

Clause 10.3(i)

"Notwithstanding anything in this Deed:

(i) subject to the other provisions of this Clause 10.3(i), the FSI as Owner of the Government Accommodation shall be responsible for the maintenance and management of the Government Accommodation but shall not be liable to contribute towards the Management Expenses and any management and maintenance charges in respect of the remainder of the Development and shall not be liable to contribute towards the Management Expenses and any management and maintenance charges in respect of the Items;

(ii) the FSI as Owner of the Government Accommodation shall be liable for payment of the management and maintenance charges only in respect of facilities or services which actually serve the Government Accommodation or are used by the occupier thereof or the servants, contractors, agents or visitors of the FSI as the Owner of the Government Accommodation Provided That:

(1) the liability of the FSI shall:

(A) be as determined by the GPA or person nominated by the Director of Lands for this purpose;

(B) in any event, not exceed the proportion of the management and maintenance charges which the respective gross floor area of the Government Accommodation, namely 70,318.996 sq.f.

or the relevant part thereof bears to the total gross floor area of the Development, namely 489,976.969 sq.f.; and

(C) only commence from the date of assignment or the date of taking over of the Government Accommodation or such relevant part thereof, whichever is the earlier;

(2) the FSI shall incur no liability for payment of any management and maintenance charges unless and until the amount of the same shall have first been approved in writing by the GPA or person nominated by the Director of Lands for this purpose; and

(3) the FSI as owner of the Government Accommodation shall have no liability for any contribution towards any management and maintenance charges for any other part of the Development (whether Common Parts or otherwise) or for the provision of facilities or services which do not, in the opinion of the GPA or person nominated by the Director of Lands for this purpose, directly serve or otherwise directly benefit the Government Accommodation; without prejudice to the generality of the foregoing and for the avoidance of doubt, FSI as owner of the Government Accommodation shall have no liability for any contribution towards any construction, management and maintenance costs and charges for Footbridge Connection 1, Footbridge Connection 2 and the Pedestrian Link.

(iii) the FSI shall reimburse the Manager all Government Accommodation Maintenance Expenses; and

(iv) the FSI shall reimburse to the Manager all capital expenditure, as shall first be approved by the GPA or person nominated by the Director of Lands for this purpose, in respect of facilities and services which actually serve the Government Accommodation or are used by the occupier thereof, his servants, contractors, agents or visitors."

Clause 10.20

"Exemptions for FSI. Notwithstanding anything in this Deed and notwithstanding Clause 10.3(i), FSI as Owner of the Government Accommodation shall not be liable for any payment of:

(a) Management Fees Deposit;

(b) Special Fund except for the reimbursement of capital expenditure, as shall first be approved by GPA or person nominated by the Director of Lands for this purpose, in respect of facilities and services which actually serve the Government Accommodation or are used by the occupier thereof, his servants, contractors, agents or visitors;

(c) insurance premium in respect of the Government Accommodation;

(d) Debris Removal Charge; or

(e) interest and penalty charges on late or default payment of management and maintenance charges or payment of a like nature."

Clause 11.11(e)

"Resolutions. Save as otherwise provided in this Deed, any resolution on any matter concerning the Land passed by a simple majority of votes at a duly convened Owners' meeting by Owners present in person or by proxy and voting shall be binding on all the Owners Provided That … (e) no resolution shall adversely affect the use, operation or maintenance of the Government Accommodation or any part thereof or prejudice the rights of the Owner of the Government Accommodation under Clause 5.2 and Schedule 7, and the GPA may in its sole discretion determine whether or not the use, operation or maintenance of the Government Accommodation is affected, which said determination shall be binding on the Owners."

Clause 12.1(a)

"Election & meetings.

(a) There shall be established and maintained an Owners' Committee of the Land consisting of a chairman, a secretary and up to 7 other Committee members and the members of the Owners' Committee shall be made up of:

(i) 7 Committee members as representatives of the Owners of the Flats;

(ii) 1 Committee member as representative of the Owners of the Parking Spaces; and

(iii) 1 Committee member as the representative of the Owner of the Government Accommodation."

Clause 12.4(b)

"A member of the Owners' Committee appointed by the Owner of the Government Accommodation under Clause 12.1(a)(iii) shall cease to be a member of the Owners' Committee if the Owner of the Government Accommodation terminates his appointment under Clause 12.6(b)."

Clause 12.6(b)

"The appointment of a member of the Owners' Committee by the Owner of the Government Accommodation under Clause 12.1(a)(iii) may be terminated and/or replaced by the Owner of the Government Accommodation by notice in writing to the Manager and the Owners' Committee."

Clause 12.8(e)

"Notwithstanding anything in this Deed, no resolution of the Owners' Committee shall adversely affect the use, operation or maintenance of the Government Accommodation or any part thereof or prejudice the rights of the Owner of the Government Accommodation under Clause 5.2 and Schedule 7."

Clause 12.11

"The right of the Owner of the Government Accommodation to attend meetings. The Owner of the Government Accommodation shall have the right to attend meetings of the Owners' Committee and all notices, agendas and minutes of the meetings of the Owners' Committee shall be sent to the FSI free of charge in the manner provided in Clause 14.7(e)."

Clause 14.7(e)

"All accounts, reports, Budgets, notices, documents, demands, information and plans to be served on or provided to FSI shall be provided free of charge and sent by prepaid post or delivered by hand to the Government Property Administrator, Government Property Agency, 31st Floor, Revenue Tower, 5 Gloucester Road, Wanchai, Hong Kong, or such other person and address as nominated by the FSI in writing."

Clause 14.13

"Exemption for FSI re nominated contractors and fitting out. The FSI as Owner of the Government Accommodation shall be exempted from requirements (if any) under this Deed to use maintenance or services contractors nominated by the Manager or any other person and from Development Rules regulating fitting out works (if any)."

Clause 14.14

"Provision of plans of Common Parts to FSI. The Manager shall provide to the Owner of the Government Accommodation free of charge a copy of plans showing the areas comprised in the Common Parts and any amendment to the plans from time to time."

Clause 14.19

"Provision of accounts, etc. to FSI. As may be requested in writing by GPA, the Manager shall provide FSI free of charge with quarterly accounts, audited reports and Budgets to justify the expenses incurred or estimated."

Clause 14.21

"External lift door. Notwithstanding anything in this Deed, the Owner of the Government Accommodation shall not, and the Manager shall, be responsible for the management and maintenance of the external door of the lift forming part of the Government Accommodation on Basement Floor facing the Parking Common Parts and the external door of that lift on Ground Floor facing the Development Common Parts."

Paragraph 1(c), Part A, Schedule 3

[Each Owner shall have the benefit of the following rights (in common with all persons having the like right):]

"1. Right to use Common Parts. Subject to the rights of the Manager and the First Owner in this Deed and subject also the Land Grant, the right for the Owner and his tenants, licensees and invitees to use the Common Parts for all purposes connected with the proper use and enjoyment of his Unit Provided That ...(c) the Owner of the Government Accommodation and its lessees, tenants, licensees and persons authorised by it or occupier for the time being of the Government Accommodation, shall have the right to go pass and repass over and along and to use any Common Parts in connection with the proper use and enjoyment of the Government Accommodation and to use and receive the benefit of any Common Parts; and"

Paragraphs 2 to 4, Part A Schedule 3

[Each Owner shall have the benefit of the following rights (in common with all persons having the like right):]

"2. Right of support and shelter. The right to subjacent and lateral support and to shelter and protection from the other parts of the Land and the right for the FSI, its lessees, tenants, licensees and persons authorized by it and the Owner and occupier for the time being of the Government Accommodation to have shelter, support and protection for the Government Accommodation from other parts of the Land.

3. Right to passage of utility services. The right to uninterrupted passage and running of soil, water, gas, electricity, air, smoke, information and other utility services (if any) from and to his Unit through the Conduits which are now or may at any time be in, under or passing through the Land for the proper use and enjoyment of his Unit (and, in the case of the Owner of the Government Accommodation, the right, at all times, for the Owner of the Government Accommodation, its lessees, tenants, licensees and persons authorised by it and occupier for the time being of the Government Accommodation, of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the gutters, sewers, drains, flues, conduits, ducts, watercourses, cables, pipes, wires and other conducting media now or during the term granted or agreed to be granted under the Land Grant laid on or running through any part of the Land and any part of the Development).

4. Right of entry to other parts of Land to repair. The right for any Owner with or without surveyors, workmen and others and with or without plant, equipment and materials at all reasonable times upon notice (except in an emergency when no notice is required and the entry may take place at all times) to enter upon other parts of the Land for the purpose of carrying out any works for the maintenance and repair of his Unit (such works not being the responsibility of the Manager under this Deed and which cannot practically be carried out without such access) causing as little disturbance as reasonably possible and forthwith making good any damage thereby caused to any part of the Land Provided That where such a right is exercised against the Government Accommodation the prior approval of the Owner of the Government Accommodation is required (except in emergency) and the Owner exercising the right shall be liable for all costs and expenses incurred for any damage caused to the Government Accommodation."

Paragraph 2, Schedule 5

"Outgoings. [The Owners covenant] [t]o pay and discharge all taxes, rates and outgoings payable in respect of his Unit and to indemnify the other Owners against all liabilities in respect thereof Provided That subject to any arrangement agreed between the FSI and the First Owner relating to the Government Accommodation or any part thereof all outgoings including Monthly Management Fees and Government rent payable in respect of a Unit up to and inclusive of the date of the first assignment of that Unit shall be paid by the First Owner."

Schedule 7

"Additional Rights of the Owner of the Government Accommodation

FSI, its lessees, tenants, licensees and persons authorized by it and the Owner and occupier for the time being of the Government Accommodation shall have the benefit of the following rights, privileges and easements:

1. the right of shelter, support and protection for the Government Accommodation;

2. the right of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the gutters, sewers, drains, flues, conduits, ducts, watercourses, cables, pipes, wires and other conducting media now or during the term agreed to be granted by the Land Grant laid on or running, through any part of the Land and any part of the Development;

3. the right at its own cost to alter, divert, vary, relay or reinstate any of the services and facilities serving exclusively the Government Accommodation or any part thereof (hereinafter referred to as "the Government Accommodation Services") at any time at its absolute discretion without any charge by the Owners or the Manager Provided that proper and adequate care and precaution shall be taken during any alteration, diversion, variation, relaying or reinstatement works of the Government Accommodation Services so as to ensure that no damage is caused to the services and facilities within the Land and serving all those parts of the Development other than the Government Accommodation;

4. the right to go, pass and repass over and along and to use and receive the benefit of any Common Parts in connection with the proper use and enjoyment of the Government Accommodation or any part thereof;

5. the right at all reasonable times with or without surveyors, contractors, workmen and others and with or without vehicles, plant, equipment, material and machinery to enter upon the Land or any part of the Development for the purposes of extending or carrying out maintenance, repair, addition, alteration and other works to the Government Accommodation or any part thereof and services and facilities serving the Government Accommodation and maintenance, repair, alteration, diversion, variation, relaying and reinstatement works to the Government Accommodation Services or any part thereof and services and facilities serving the Government Accommodation;

6. the free and uninterrupted rights of way to and from the Government Accommodation or any part thereof as may be required by the Director of Lands;

7. the exclusive right to install, erect, exhibit, display, maintain, repair, remove and renew signs and advertisements on the walls, columns and other structural elements of, within, around and on the boundary of the Government Accommodation or any part thereof as FSI shall deem fit and the right of access over the Land or any part thereof or any part of the Development with or without servants, workmen

and others and with or without plant, equipment, machinery and material for the purposes of inspecting, installing, erecting, exhibiting, displaying, maintaining, repairing, removing and renewing such signs and advertisements;

8. the right of access to the lighting conduits, such fire services, ventilation and other services, facilities, installations, fixtures, ancillary works, plants and materials fixed on, in or to the roof slabs, walls and other structural elements of the Government Accommodation;

9. the right to alter and run additional services to serve and benefit exclusively the Government Accommodation or any part thereof on the walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and other structural elements of, in, around, within, above and below the Government Accommodation and the related right of access over the Land or any part thereof or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material; and

10. the right at its absolute discretion to alter or vary at any time the use of the Government Accommodation or any part thereof without having to obtain the approval or consent of the Owners or the Manager."

Deed of dedication: not applicable

D. Footbridge Connection 1, Footbridge Connection 2 and Pedestrian Link

Land Grant

Special Condition Nos.(20) to (23)

"(20) (a) The Grantee shall when called upon to do so by the Director and within such time limit as the Director may require or specify, at the Grantee's own expense and in all respects to the satisfaction of the Director construct, provide and thereafter maintain at and from the perimeters of the building or buildings erected or to be erected on the lot between the points Q and R shown and marked on the plan annexed hereto (or at such other position as the Director may require or approve) and at such level as the Director may require or approve a footbridge connection together with all necessary structural support (hereinafter collectively referred to as "Footbridge Connection 1" which expression shall include any amendments, alterations, additions, renewal or replacements thereto or thereof as may be approved or required by the Director under this Special Condition) to receive between the said points Q and R (or the said other position) the future footbridge referred to in sub-clause (b) of this Special Condition linking the Pedestrian Link referred to in Special Condition No. (22)(a) hereof with the said future footbridge so that pedestrian access (on foot or by wheelchair) can be gained from the said future footbridge to the Pedestrian Link referred to in Special Condition No. (22)(a) hereof and vice versa via Footbridge Connection 1. Footbridge Connection 1 shall be constructed and provided at or with such height, levels, width and positions, with such materials and of such design, specifications and standards as the Director may require or approve and no alteration, amendment, addition, replacement or renewal to or of Footbridge Connection 1 shall be made except with the prior written approval of the Director. For the avoidance of doubt, Footbridge Connection 1 shall extend from the building or buildings erected or to be erected on the lot (where it shall link with the Pedestrian Link referred to in Special Condition No. (22)(a) hereof) up to and between the said points Q and R (or the said other position) at such level as the Director may require or approve where it shall receive the said future footbridge.

(b) There is reserved to the Government, its lessees or grantees for the time being of such adjoining or neighbouring land as the Government may at its absolute discretion determine or such persons to whom such rights may be granted by the Government (hereinafter collectively referred to as "the said lessees and persons") free of all costs and charges the right of support and the right to connect a future footbridge (including any alteration thereto or any renewal or replacement thereof as the Director may require or approve) to Footbridge Connection 1 at a location between the points Q and R shown and marked on the plan annexed hereto (or at such other position as the Director may specify or approve) (hereinafter referred to as "Footbridge 1") so as to link up Footbridge 1 with the Pedestrian Link referred to in Special Condition No. (22)(a) hereof via Footbridge Connection 1.

(c) The Government, the said lessees and persons and its or their officers, agents, licensees, contractors, workmen and other duly authorized personnel with or without tools, equipment or machinery shall at all reasonable times throughout the term hereby agreed to be granted and upon giving prior notice to the Grantee have the right of free ingress, egress and regress to, from and through the lot or any part or parts thereof and the building or buildings erected or to be erected thereon or any part or parts thereof for the purpose of constructing, connecting, inspecting, managing, maintaining, repairing, renewing, altering, cleansing, demolishing and replacing Footbridge 1.

(d) The Government, its officers, agents, licensees, contractors, workmen and other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them or other persons of the rights conferred under sub-clauses (b) and (c) of this Special Condition, and no claim for compensation or otherwise shall be made by the Grantee against the Government, its officers, agents, licensees, contractors, workmen or other duly authorized personnel in respect of any such loss, damage, nuisance or disturbance.

(e) The Grantee shall upon completion of Footbridge Connection 1 and thereafter throughout the term hereby agreed to be granted keep Footbridge Connection 1 open for use for free passage on foot or by wheelchair by all members of the public 24 hours a day (or at such other hours as the Director may approve in writing) free of charge and without any interruption for gaining access from Footbridge 1 to Yuet Wah Street, Hip Wo Street and Footbridge 2 referred to in Special Condition No. (21)(b) hereof and vice versa via Footbridge Connection 1 and the Pedestrian Link referred to in Special Condition No. (22)(a) hereof.

(f) The Grantee shall throughout the term hereby agreed to be granted at his own expense manage and maintain in good and substantial repair and condition Footbridge Connection 1 in all respects to the satisfaction of the Director.

(g) Footbridge Connection 1 shall not be used for any purpose other than for the passage of all members of the public on foot or by wheelchair.

(h) The Grantee shall not do or permit or suffer to be done in Footbridge Connection 1 anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under Footbridge Connection 1 or to any owner or occupier of any adjacent or neighbouring land or premises.

(i) The Grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liabilities and all actions, proceedings, costs, claims, expenses, losses, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the construction, management, maintenance and other works in respect of Footbridge Connection 1 or otherwise arising out of or in connection with Footbridge Connection 1 (including the state and condition thereof).

(j) For the avoidance of doubt, the Grantee acknowledges and agrees that the Government in no way warrants under this Special Condition that Footbridge 1 will be constructed in future and if Footbridge 1 will not be constructed in future the Government shall be under no liability whatsoever to the Grantee in respect of any loss or damage howsoever arising by reason thereof or in connection therewith or as a consequence thereof.

(k) For the purposes of sub-clauses (a), (e), (f) and (i) of this Special Condition, the expression "Grantee" shall exclude F.S.I. as defined in Special Condition No. (30)(a) hereof.

(21) (a) The Grantee shall when called upon to do so by the Director and within such time limit as the Director may require or specify, at the Grantee's own expense and in all respects to the satisfaction of the Director construct, provide and thereafter maintain at and from the perimeters of the building or buildings erected or to be erected on the lot between the points S and T shown and marked on

the plan annexed hereto (or at such other position as the Director may require or approve) and at such level as the Director may require or approve a footbridge connection together with all necessary structural support (hereinafter collectively referred to as "Footbridge Connection 2" which expression shall include any amendments, alterations, additions, renewal or replacements thereto or thereof as may be approved or required by the Director under this Special Condition) to receive between the said points S and T (or the said other position) the future footbridge referred to in sub-clause (b) of this Special Condition linking the Pedestrian Link referred to in Special Condition No. (22)(a) hereof with the said future footbridge so that pedestrian access (on foot or by wheelchair) can be gained from the said future footbridge to the Pedestrian Link referred to in Special Condition No. (22)(a) hereof and vice versa via Footbridge Connection 2. Footbridge Connection 2 shall be constructed and provided at or with such height, levels, width and positions, with such materials and of such design, specifications and standards as the Director may require or approve and no alteration, amendment, addition, replacement or renewal to or of Footbridge Connection 2 shall be made except with the prior written approval of the Director. For the avoidance of doubt, Footbridge Connection 2 shall extend from the building or buildings erected or to be erected on the lot (where it shall link with the Pedestrian Link referred to in Special Condition No. (22)(a) hereof) up to and between the said points S and T (or the said other position) at such level as the Director may require or approve where it shall receive the said future footbridge.

(b) There is reserved to the Government, its lessees or grantees for the time being of such adjoining or neighbouring land as the Government may at its absolute discretion determine or such persons to whom such rights may be granted by the Government (hereinafter collectively referred to as "the said Lessees and Persons") free of all costs and charges the right of support and the right to connect a future footbridge (including any alteration thereto or any renewal or replacement thereof as the Director may require or approve) to Footbridge Connection 2 at a location between the points S and T shown and marked on the plan annexed hereto (or at such other position as the Director may specify or approve) (hereinafter referred to as "Footbridge 2") so as to link up Footbridge 2 with the Pedestrian Link referred to in Special Condition No. (22)(a) hereof via Footbridge Connection 2.

(c) The Government, the said Lessees and Persons and its or their officers, agents, licensees, contractors, workmen and other duly authorized personnel with or without tools, equipment or machinery shall at all reasonable times throughout the term hereby agreed to be granted and upon giving prior notice to the Grantee have the right of free ingress, egress and regress to, from and through the lot or any part or parts thereof and the building or buildings erected or to be erected thereon or any part or parts thereof for the purpose of constructing, connecting, inspecting, managing, maintaining, repairing, renewing, altering, cleansing, demolishing and replacing Footbridge 2.

(d) The Government, its officers, agents, licensees, contractors, workmen and other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them or other persons of the rights conferred under sub-clauses (b) and (c) of this Special Condition, and no claim for compensation or otherwise shall be made by the Grantee against the Government, its officers, agents, licensees, contractors, workmen or other duly authorized personnel in respect of any such loss, damage, nuisance or disturbance.

(e) The Grantee shall upon completion of Footbridge Connection 2 and thereafter throughout the term hereby agreed to be granted keep Footbridge Connection 2 open for use for free passage on foot or by wheelchair by all members of the public 24 hours a day (or at such other hours as the Director may approve in writing) free of charge and without any interruption for gaining access from Footbridge 2 to Yuet Wah Street, Hip Wo Street and Footbridge 1 and vice versa via Footbridge Connection 2 and the Pedestrian Link referred to in Special Condition No. (22)(a) hereof.

(f) The Grantee shall throughout the term hereby agreed to be granted at his own expense manage and maintain in good and substantial repair and condition Footbridge Connection 2 in all respects to the satisfaction of the Director.

(g) Footbridge Connection 2 shall not be used for any purpose other than for the passage of all members of the public on foot or by wheelchair.

(h) The Grantee shall not do or permit or suffer to be done in Footbridge Connection 2 anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under Footbridge Connection 2 or to any owner or occupier of any adjacent or neighbouring land or premises.

(i) The Grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liabilities and all actions, proceedings, costs, claims, expenses, losses, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the construction, management, maintenance and other works in respect of Footbridge Connection 2 or otherwise arising out of or in connection with Footbridge Connection 2 (including the state and condition thereof).

(j) For the avoidance of doubt, the Grantee acknowledges and agrees that the Government in no way warrants under this Special Condition that Footbridge 2 will be constructed in future and if Footbridge 2 will not be constructed in future the Government shall be under no liability whatsoever to the Grantee in respect of any loss or damage howsoever arising by reason thereof or in connection therewith or as a consequence thereof.

(k) For the purposes of sub-clauses (a), (e), (f) and (i) of this Special Condition, the expression "Grantee" shall exclude F.S.I. as defined in Special Condition No. (30)(a) hereof.

(22) (a) The Grantee shall on or before the 31st day of December, 2015 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, escalators and lifts for disabled persons as the Director at his absolute discretion may require) (hereinafter collectively 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, of such dimensions and to such standards, levels, alignment and designs as the Director shall approve.

(b) The Pedestrian Link shall be covered and constructed and designed so as to link up together Yuet Wah Street, Hip Wo Street, Footbridge Connection 1 (and Footbridge 1 via Footbridge Connection 1) and Footbridge Connection 2 (and Footbridge 2 via Footbridge Connection 2) in such manner and at such locations and levels of the building or buildings erected or to be erected on the lot as the Director shall approve or require.

(c) The Grantee shall throughout the whole term hereby agreed to be granted manage and maintain at his own expense the Pedestrian Link in good and substantial condition and repair to the satisfaction of the Director.

(d) The Grantee shall throughout the whole term hereby agreed to be granted keep the Pedestrian Link open for use by all members of the public for passage on foot or by wheelchair 24 hours a day (or at such other hours as the Director may approve in writing) free of charge and without any interruption for gaining access to and from Yuet Wah Street, Hip Wo Street, Footbridge Connection 1, Footbridge 1, Footbridge Connection 2 and Footbridge 2 and any of them via the Pedestrian Link.

(e) For the purposes of sub-clauses (a), (c) and (d) of this Special Condition, the expression "Grantee" shall exclude F.S.I. as defined in Special Condition No. (30)(a) hereof.

(23) (a) The whole of the area of Footbridge Connection 1, Footbridge Connection 2 and the Pedestrian Link shall be excluded from the calculation of the gross floor areas specified in Special Condition No. (12)(c) hereof.

(b) Except with the prior written consent of the Director, Footbridge Connection 1, Footbridge Connection 2 and the Pedestrian Link shall not be used for any purpose other than for the passage of all members of the public on foot or by wheelchair.

(c) It is hereby expressly agreed, declared and provided that by imposing the obligations on the part of the Grantee contained in Special Condition Nos. (20)(e), (21)(e) and (22)(d) hereof neither the Grantee intends to dedicate nor the Government consents to any dedication of Footbridge Connection 1, Footbridge Connection 2 or the Pedestrian Link to the public for the right of passage.

(d) It is expressly agreed and declared that the obligation on the part of the Grantee contained in Special Condition Nos. (20)(e), (21)(e) and (22)(d) hereof 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 Grantee 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."

Deed of mutual covenant

Clause 1

" "Development Common Parts" means: …

(i) the Pedestrian Link;

(j) the Footbridge Connection 1 and the Footbridge Connection 2; …

…

"Footbridge Connection 1" means the "Footbridge Connection 1" as defined in Special Condition No.(20)(a), which is (for identification purpose) marked "Footbridge Connection 1" on the Plans; ...

"Footbridge Connection 2" means the "Footbridge Connection 2" as defined in Special Condition No.(21)(a), which is (for identification purpose) marked "Footbridge Connection 2" on the Plans; ...

"Pedestrian Link" means "the Pedestrian Link" as defined in Special Condition No.(22)(a) which are (for identification purpose) coloured indigo stippled black on the Plans;

"Works and Installations" means all major works and installations in the Development which will require regular maintenance on a recurrent basis which said works and installations in the Development are listed out in Schedule 9."

Clause 8.11

"Footbridge Connection 1 & Footbridge Connection 2,etc. For the avoidance of doubt, the Manager shall, to the exclusion of all Owners, have the duty to carry out all works and take all actions to ensure the compliance of Special Condition Nos.(20), (21) and (22), including without limitation to carry out all works and take all actions to ensure that the relevant future footbridges (and the renewals or replacements thereof) will be received at Footbridge Connection 1 and Footbridge Connection 2 in accordance with Special Condition Nos.(20) and (21) and to carry out all works and take all actions in relation to the Pedestrian Link as required by the Land Grant."

Clause 10. 3(i)(ii)(3)

"The FSI as owner of the Government Accommodation shall have no liability for any contribution towards any management and maintenance charges for any other part of the Development (whether Common Parts or otherwise) or for the provision of facilities or services which do not, in the opinion of the GPA or person nominated by the Director of Lands for this purpose, directly serve or otherwise directly benefit the Government Accommodation; without prejudice to the generality of the foregoing and for the avoidance of doubt, FSI as owner of the Government Accommodation shall have no liability for any contribution towards any construction, management and maintenance costs and charges for Footbridge Connection 1, Footbridge Connection 2 and the Pedestrian Link."

Paragraph 1, Part B, Schedule 3

"[Each Owner holds his Unit subject to the following:] Land Grant. Any rights reserved to the Government, its lessees or grantees for the time being of such adjoining or neighbouring land as the Government may at its absolute discretion determine or such persons to whom such rights may be granted by the Government and members of the public (if any) in the Land Grant including without limitation, those relating to the Footbridge Connection 1, the Footbridge Connection 2 and the Pedestrian Link granted in accordance with Special Conditions No.(20), (21) and (22) and any other Special Conditions in connection therewith;"

Paragraph 26, Schedule 8

"Footbridge Connection 1, Footbridge Connection 2 and Pedestrian Link. [the Manager shall have the power] [t]o comply with and ensure compliance with all provisions of the Land Grant relating to Footbridge Connection 1, Footbridge Connection 2 or Pedestrian Link, including to carry out all works and take all actions for the construction, provision, management and maintenance of Footbridge Connection 1, Footbridge Connection 2 or Pedestrian Link."

Schedule 9

"The following works and installations, to the extent forming Common Parts:

…

(xiii) Pedestrian Link; and

(xiv) Footbridge Connection 1 and Footbridge Connection 2."

Deed of dedication: Not applicable.

1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述

(a) 若干未來公眾道路在批地文件隨附圖則上顯示為綠色並須由承授人鋪設及塑造的部分（「**綠色範圍**」）；及署長可全權指定須由承授人提供及建造致使建築、車輛及行人交通將可於綠色範圍上進行的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱「**該等構築物**」）。

(b) 在批地文件隨附圖則上顯示為粉紅色間藍色斜線並須由承授人鋪設及塑造的範圍（「**粉紅色間藍色斜線範圍**」）；及署長可全權指定須由承授人提供及建造致使行人及車輛交通將可於粉紅色間藍色斜線範圍上進行的暗渠、行人路或其他構築物（統稱「**該等上述構築物**」）。

(c) 由職業健康診所暨職業安全及健康中心（「**職業健康中心**」）、為所有年齡人士而設之一般健康護理診所（「**醫療診所**」）、母嬰健康院及牙科診所（「**健康中心**」）、7個供車輛停泊之停車位、2個供救傷車停泊之停車位、1個供與職業健康中心、醫療診所及健康中心有關連的車輛上落客貨用之車位及1個供傷健人士的車輛停泊之車位組成之政府設施（上述設施連同其他署長可據其絕對酌情權確定供上述設施專用之任何地方、設備、服務及裝置統稱為「**政府設施**」）。

(d) 在及由發展項目的外圍於批地文件附圖上標示為Q及R兩點之間且於署長可要求或批准之高度的一個天橋接駁口連同所有必要的結構支撐（統稱「**天橋接駁口一**」），以在上述兩點之間承接一條未來天橋（「**天橋一**」），及連接行人通道及該未來天橋，使行人可從該未來天橋（以步行或輪椅方式）經天橋接駁口一通行至行人通道，反之亦然。

(e) 在及由發展項目的外圍於批地文件附圖上標示為S及T兩點之間且於署長可要求或批准之高度的一個天橋接駁口連同所有必要的結構支撐（統稱「**天橋接駁口二**」），以在上述兩點之間承接一條未來天橋（「**天橋二**」），及連接行人通道及該未來天橋，使行人可從該未來天橋（以步行或輪椅方式）經天橋接駁口二通行至行人通道，反之亦然。

(f) 若干分隔的行人通路或小徑（連同署長可全權要求的樓梯、斜道、照明、電梯及供傷健人士使用的升降機）（統稱為「行人通道」），其須為有蓋，並須建造及設計至能連接月華街、協和街、天橋接駁口一（及經天橋接駁口一連接天橋一）及天橋接駁口二（及經天橋接駁口二連接天橋二），且其位置須由署長批准。

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

見第1段(第1(c)段除外)。

備註： 粉紅色間藍色斜線範圍（即新九龍內地段6499號A段）並非發展項目一部分。於粉紅色間藍色斜線範圍交回政府之前，市區重建局將按批地文件自費管理及保養粉紅色間藍色斜線範圍及該等上述構築物。

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

不適用。

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

不適用。

5. 顯示第1 及2段所提及之設施、第3段所提及之休憩用地（如有）及第4段所提及之土地中的該等部分（如有）之圖則

見本節內之圖則。

6. 公眾之使用權

公眾有權按照批地文件使用供公眾使用的第1段(第1(c)段除外)所提及之設施。

7. 管理、營運及維持

第2段所提及之設施、第3段所提及之休憩用地（如有）按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。該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地（如有）的部分開支。

8. 批地文件、撥出私人地方供公眾使用的契據及發展項目公契中關於第1 及2段所提及之設施、第3段所提及之休憩用地（如有）及第4段所提及之土地中的該等部分（如有）的條文：

A. 綠色範圍及該等構築物

<u>批地文件</u>

特別條件第(4)至(7)條

「(4)(a) 承授人須：

(i) 於本協議簽立之日後72個曆月內或其他經署長延後的期限內，自費以署長批准的方式，以署長批准的材料，達到署長批准的水準、高度、線向及設計，至使署長在各方面滿意：

(I) 鋪設及塑造若干未來道路於批地文件隨附圖則上顯示為綠色的部分（以下統稱為「綠色範圍」）；及

(II) 提供及建造署長可全權指定的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（以下統稱為「該等構築物」）

使建築、車輛及行人交通將可於綠色範圍上進行；

(ii) 於本協議簽立之日後72個曆月內或其他可經署長延後的期限內，自費於綠色範圍上鋪設路面、路邊石及管道，並就其提供署長可能要求提供的溝渠、下水道、排水渠、有管道接駁供水系統的消防龍頭、街燈、交通標誌、街道設施及道路標記，至使署長滿意；及

(iii) 自費保養綠色範圍連同該等構築物及建造、安裝及提供在其上或內所有構築物、路面、溝渠、下水道、排水渠、消防龍頭、服務、街燈、交通標誌、街道設施、道路標記及植物，至使署長滿意，直至綠色範圍之管有權按特別條件第(5)條交回政府為止。

(b) 若承授人未能於指定時間內履行本特別條件第(a)段之責任，政府可進行所需之工程，唯費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(c) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、破壞、滋擾或干擾，不論是因承授人履行本特別條件第(a)段的責任或政府行使本特別條件第(b)段的權利或其他權利而起的或隨之而來的，署長概不承擔任何責任；承授人亦不得針對政府或署長或其獲授權人士就該等損失、破壞、滋擾或干擾提出任何賠償申索。

(5) 僅為了進行特別條件第(4)條指明須進行的工程，承授人須於本協議簽立之日獲授予綠色範圍的管有權。綠色範圍須應政府要求交回政府，但無論如何，若署長發出信件表示本文件各項條件已妥為履行至使其滿意，綠色範圍即被視為已於發信當天被承授人交回政府。承授人須在其管有綠色範圍期間的所有合理時間內容許政府及公眾車輛及行人自由出入綠色範圍，並確保其通行不受工程干擾或阻礙，不論是根據特別條件第(4)條進行之工程或其他工程。

(6) 未經署長書面同意，承授人不得使用綠色範圍作儲存用途或任何臨時構築物之建造或任何除進行特別條件第(4)條指明之工程外之用途。

(7) (a) 承授人須在其管有綠色範圍期間的所有合理時間內：

(i) 允許署長、其官員、承辦商或其他獲其授權人士有權進出穿越該地段及綠色範圍，以便視察、檢查及監督任何須按特別條件第(4)(a)條進行的工程，及進行、視察、檢查及監督根據特別條件第(4)(b)條進行的工程及任何其他署長認為有需要在綠色範圍內進行的工程；

(ii) 允許政府及獲政府授權的相關公共事業公司應其要求進出穿越該地段及綠色範圍，以供其在綠色範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及於其後保養管道、電線、導管、電纜管道及其他傳導媒體及為向該地段或任何毗連或鄰近土地或處所提供電訊、電力、氣體（如有）及其他服務而所需的附屬設備。承授人須就有關任何上述於綠色範圍內進行之工程之所有事宜與政府及政府妥為授權的有關公共事業公司通力合作；及

(iii) 允許水務監督之官員或其他獲其授權之人士應其要求進出穿越該地段及綠色範圍，以進行任何與綠色範圍內之水務設施之操作、保養、維修、更換及改動有關的工程。

(b) 就任何因政府、其官員、代理人、承辦商及任何其他妥為授權的人士或公用事業公司行使本特別條件第(a)段之權利而起的或隨之而來的任何對承授人或任何其他人士所造成或承授人或任何其他人士所蒙受的損失、破壞、滋擾或干擾，政府概不承擔任何責任。」

公契

第 1條

「「綠色範圍」指特別條件第(4)條所定義之「綠色範圍」及「該等構築物」；」

第 10.1(h) 條

「管理開支. 管理開支須是管理人按本公契規定履行其權力與職責所必要及合理招致的一切費用、開支、支出和墊支，包括（但不限於）以下各項：…… (h) （當綠色範圍尚未按批地文件交還政府時）所有與綠色範圍有關之開支；」

附表 6第15段

「綠色範圍. [第一業主有] 權按批地文件將綠色範圍交予及交還政府。」

附表8第2(a) 及2(b)段

「〔管理人有權：〕

(a) 除業主立案法團（如成立）指示外，按管理人決定之條款作以下投保：

(i) 公用部分、綠色範圍（當綠色範圍尚未按批地文件交還政府時）的火險或其他風險保險，保險金額為十足全新重置價值；及

(ii) 為業主和管理人投購公共責任保險、第三者責任保險及佔用人責任保險、為聘請專門管理該土地的僱員投購僱主責任保險、及管理人決定的其他風險和責任（包括綠色範圍（當綠色範圍尚未按批地文件交還政府時）產生的風險及責任）保險，保險價值為管理人認為合適者；

上述保險須以管理人的名義代表業主按其各自的權益向信譽卓著的保險公司投購，保險亦須盡合理及商業上可能全面，管理人並有權支付一切需要的保險費，以保持該等保險生效。上述保險可為整個發展項目（包括不屬於公用部分的區域）的集體保險。

(b) 除第13.1條另有規定外，用管理人對任何公用部分、綠色範圍（當綠色範圍尚未按批地文件交還政府時）追討得到的一切保險賠償金、補償或損害賠償用於維修、重建或修復公用部分或綠色範圍（當綠色範圍尚未按批地文件交還政府時）。」

附表8第4(c)段

「〔管理人有權〕遵行適用於公用部分、土地整體或綠色範圍（當綠色範圍尚未按批地文件交還政府時）之所有法律及批地文件條款及確保該等法律及批地文件條款得以遵行。」

附表8第12(d)段

「〔管理人有權〕採取管理人可決定的一切措施確保所有適用於土地整體之批地文件條款（包括關於綠色範圍（當綠色範圍尚未按批地文件交還政府時）之條款）得以遵行。」

附表8第27段

「邊界外的事宜.〔管理人有權〕就綠色範圍（當綠色範圍尚未按批地文件交還政府時）進行及履行批地文件、法律或對其投購保險的保險公司要求或管理人認為就遵守及履行批地文件條款、法律或該等保險公司的規定而言屬適當的一切行為、活動及工程。」

撥出私人地方供公眾使用的契據： 不適用

B. 粉紅色間藍色斜線範圍及該等上述構築物

批地文件

特別條件第(13)條

「(13)(a) 未經署長事先書面同意，在於隨附圖則上顯示為粉紅色間藍色斜線的範圍（「粉紅色間藍色斜線範圍」）之上、之下或之內均不得豎立或建造任何建築物、構築物或任何建築物或構築物的支撐（按本特別條件第(c)段建造的構築物除外），且不得於粉紅色間藍色斜線範圍之上或之內儲存或放置任何貨物或其他物件或停泊任何車輛。

(b) 未經署長事先書面同意，粉紅色間藍色斜線範圍或其任何部分不得用作履行承授人於本特別條件的義務或供車輛或行人（以步行或輪椅方式）通行之外的任何用途。

(c) 承授人須：

(i) 於2015年12月31日或之前（或其他經署長延後的期限內），自費以署長批准的方式，以署長批准的材料，達到署長批准的水準、高度、線向及設計，至使署長在各方面滿意：

(I) 鋪設及塑造粉紅色間藍色斜線範圍；及

(II) 提供及建造署長可全權要求的暗渠、行人路或其他構築物（「該等上述構築物」）

使行人及車輛交通將可於粉紅色間藍色斜線範圍上進行；

(ii) 於2015年12月31日或之前（或其他經署長延後的期限內），自費於粉紅色間藍色斜線範圍上鋪設路面、路邊石及管道，並對此提供署長可要求提供的溝渠、下水道、排水渠、有管道接駁供水系統的消防龍頭、街燈、交通標誌、街道設施及道路標記，至使署長滿意；及

(iii) 自費管理及保養粉紅色間藍色斜線範圍（除已按本特別條件第(h)段交回政府之部分外）連同該等上述構築物及建造、安裝及提供在其上或內所有構築物、路面、溝渠、下水道、排水渠、消防龍頭、服務、街燈、交通標誌、街道設施、道路標記及植物，至使署長滿意，直至整個粉紅色間藍色斜線範圍按本特別條件第(h)段交回政府為止。

(d) 若承授人未能於指定時間內履行本特別條件第(c)段之責任，政府可進行所需之工程，唯費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(e) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、破壞、滋擾或干擾，不論是因承授人履行本特別條件的責任或政府、署長、其官員、承辦商及其他任何獲授權的人士行使本特別條件第(d)段及第(f)段的權利或其他權利而起的或隨之而來的，政府、署長、其官員、承辦商及其他任何獲授權的人士概不承擔任何責任，且承授人不得針對政府、署長、其官員、承辦商或其他任何獲授權的人士就該等損失、破壞、滋擾或干擾提出任何賠償申索。

(f) 承授人須在其按本特別條件第(h)段交回整個粉紅色間藍色斜線範圍予政府之前的所有合理時間內允許署長、其官員、承辦商或其他獲其授權人士自由不受限制地進出穿越該地段或其任何部分（包括粉紅色間藍色斜線範圍），不論是否攜同工具、設備、機器或車輛，以視察、檢查及監督根據本特別條件第(c)段及特別條件第(20)及(21)條須進行的任何工程，及進行、視察、檢查及監督根據本特別條件第(d)段的工程及任何其他署長認為有需要在粉紅色間藍色斜線範圍之上、之下或之內進行的工程。

(g) 承授人須在本特別條件的年期內、於本特別條件第(c)段的工程完成至使署長滿意後及按本特別條件第(h)段交回整個粉紅色間藍色斜線範圍予政府之前的所有時間內，允許政府及公眾行人及車輛交通於晝夜所有時間自由出入穿越粉紅色間藍色斜線範圍，且不收取任何形式的費用或繳款。

(h) 承授人須自費於任何時間應署要求騰空交回粉紅色間藍色斜線範圍或其任何署長可全權指明的部分予政府，其不受產權負擔影響，且政府毋須向承授人作出任何繳款或賠償，但前提是政府並無責任應承授人要求接受粉紅色間藍色斜線範圍或其任何部分之交回，而其認為適合時則可這樣做。土地交還契據須依署長可要求或批准的樣式及須有署長可要求或批准的條件及條款。

(i) 在按本特別條件第(h)段交回整個粉紅色間藍色斜線範圍予政府之前，承授人不得將該地段或其任何部分或其內任何產權或任何已建或擬建建築物或其部分轉讓、抵押、押記、遺贈、轉租、放棄管有或以任何其他形式作出產權處置或設定產權負擔或簽訂任何協議作上述事宜，除非承授人已自費將粉紅色間藍色斜線範圍從地段中分割出來至使署長滿意，但本段並不適用於該地段按特別條件第(38)(d)條提供的建築按揭。在進行上述分割之前，承授人須自費向署長提交地段分割文件供其批核。

(j) 除本特別條件第(h)段的交回之外，除經署長事先書面同意，承授人不得將粉紅色間藍色斜線範圍或其任何部分或其內任何產權轉讓、抵押、押記、遺贈、轉租、放棄管有或以任何其他形式作出產權處置或設定產權負擔或簽訂任何協議作上述事宜，但本段並不適用於該地段按特別條件第(38)(d)條提供的建築按揭。

(k) 本特別條件有明文協定、申述及訂明，承授人在本特別條件第(g)段的義務乃源於合約，且在施加該義務的同時，承授人並不意圖且政府並未同意承授人將粉紅色間藍色斜線範圍或其任何部份撥供公眾作通道使用。

(l) 本特別條件有明文協定及申述，承授人在本特別條件第(g)段的義務將不會引起對任何就額外上蓋面積及地積比率（不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文）的優惠或權利產生期望，亦不會引起為或就上述優惠或權利的申索；為免生疑問，承授人明文免除任何及所有就或為任何根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文額外上蓋面積及地積比率的優惠或權利的申索。」

公契：不適用

撥出私人地方供公眾使用的契據：不適用

C. 政府設施

批地文件

特別條件第(24)(a) 及 (b)條

「(24)(a) 承授人須自費在地段內根據隨附於此之工程規格附表（下稱「工程規格附表」）及根據特別條件第(25)(a) 條下獲批的圖則以良好及熟練的方式建立、建造及提供以下設施，至使署長在各方面滿意：

(i) 淨作業樓面面積為596平方米之職業健康診所暨職業安全及健康中心（「職業健康中心」）；

(ii) 淨作業樓面面積為1,621平方米、為所有年齡人士而設之一般健康護理診所（「醫療診所」）；

(iii) 淨作業樓面面積為1,252.80平方米之母嬰健康院及牙科診所（以下統稱為「健康中心」）；

(iv) (I) 7個（或其他署長可批准之數量）供車輛停泊之停車位，每個車位為5米長、2.5米闊及最小淨空高度為2.4米（下稱「私家車停車位」）；

(II) 2個供救傷車停泊之停車位，每個車位為9米長、3米闊及最小淨空高度為3.6米（下稱「救護車停車位」）；

(III) 1個供與職業健康中心、醫療診所及健康中心有關連的車輛上落客貨用之車位，其為7米長、3.5米闊及最小淨空高度為3.6米（下稱「上落客貨車位」）；及

(IV) 1個供傷健人士（按《道路交通條例》、其任何附屬規例及任何修訂條例所定義）的車輛停泊之車位，其為5米長、3.5米闊及最小淨空高度為2.4米（下稱「殘疾人士停車位」）；

（根據此第(a)(iv)段提供之車位統稱為「政府設施車位」）

以上設施連同任何其他署長可據其絕對酌情權確定（其為最終決定並對承批人具約束力）供上述設施專用之任何地方、設備、服務及裝置於下文統稱為「政府設施」，並須於2015年12月31日或之前全部建成至適宜佔用及運作。

(b) 政府保留絕對權利隨意改動或變更政府設施或其任何部分的用途。」

特別條件第(26)條

「(26) (a) 署長有權按其絕對酌情權認為適宜者，修訂、變更、改動、修改或替換工程規格附表。

(b) 除獲署長事先書面同意外，承授人不得修訂、變更、改動、修改或替換工程規格附表。

(c) 由署長根據本特別條件第(a)段作出的或由承授人按本特別條件第(b)段經署長批准而作出的任何修訂、變更、改動、修改或替換均須被視作已併入工程規格附表並成為其一部分。」

特別條件第(36)條

「(36) (a) 承授人特此同意須於授予的年期內自費（除此特別條件第(37)(a)(ix)(I)條提及由財政司司長法團分攤者外）保養以下項目（下稱「該等項目」）至使署長在各方面滿意：

(i) 政府設施外牆面飾及其中、外圍、內、上或下的所有牆壁、樁柱、樑、天花、天台樓板、車道或地台樓板及其他結構元素；

(ii) 供政府設施及該地段內發展項目其他部份使用的所有升降機、扶手電梯及樓梯；

(iii) 屬於服務政府設施及該地段發展項目的其他部分的系統的一部分的所有大廈服務裝置、機器及器材（包括但不限於可攜或不可攜防火裝置器材）；

(iv) 所有政府設施下的結構樓板及其內及其下的排水系統；及

(v) 所有其他服務政府設施及該地段發展項目其他部分的公用部分及設施。

(b) 承授人未能保養該等項目，承授人須就所有因此而起或由此導致的所有任何性質的責任、損害賠償、支出、申索、費用、索求、收費、法律行動及訴訟向政府及財政司司長法團作出彌償及使之獲得彌償。

(c) 就本特別條件的目的而言，「承授人」一詞不包括財政司司長法團。」

公契

第1條

「「財政司司長法團」指按財政司司長法團條例（香港法律第1015章）成立的財政司司長法團。「財政司司長法團」一詞指擔任政府設施業主的財政司司長法團；和如果上下文義允許，包括作為政府設施業主的財政司司長法團之繼承人及承讓人；

…

「發展項目公用部分」指：…(k)除屬住宅公用部分或停車位公用部分外之該等項目；…

…

「政府設施」將具有特別條件第(24)(a)條定義下的意義，連同其他地政總署署長可據其絕對酌情權確定供上述設施專用之任何地方、設備、服務及裝置， 其在圖則上（為確認目的）填上粉紅色，有關佔用權屬於已獲分配份數的業主，但不包括任何為該等項目一部分之事物；為免生疑問，此詞語包括分別在特別條件第(24)(a)(i)至(iv)下定義的「職業健康中心」、「醫療診所」、「健康中心」及「政府設施車位」；

「政府設施保養開支」指管理人按第8.9條及政府設施業主要求保養專作服務政府設施之用之設備、設施及裝置而招致之所有支出與開支；

「政府產業署署長」指香港灣仔告士打道5號稅務大樓31樓政府產業署之政府產業署署長；並包括其業權繼承人及在任何時候及不時接管及/或替換及/或繼承及/或行使政府產業署署長的全部或部分職責的任何其他官員、政府部門或政府或行政機關（不論其擔任何職銜或職位）；

「該等項目」指特別條件第(36)(a)條提及的項目，即：

(a) 政府設施之外牆面飾及政府設施或在其中、外、內、上或下的所有牆壁、柱、樑、天花、天台樓板、車道或地台樓板之結構及任何其他結構元素；

(b) 供政府設施及發展項目之其餘部分使用之所有升降機、扶手電梯及樓梯；

(c) 屬於服務政府設施及發展項目之其餘部分的系統中的一部分的所有大廈服務裝置、機器及器材（包括但不限於可攜或不可攜消防裝置器材）；

(d) 政府設施下之所有結構樓板及其內及其下的排水系統；及

(e) 服務政府設施及發展項目之其餘部分之所有其他共用部分及設施；

「停車位公用部分」… 包括：…

(f) 提供或安裝給不同停車位業主、佔用人、被許可人或被邀請人共同使用與享用，且並非提供或安裝給住宅單位業主、佔用人、被許可人或被邀請人共同使用與享用之所有並非屬結構性及承重之該等項目（不論該等項目是否亦同時提供或安裝給政府設施業主、佔用人、被許可人或被邀請人共同使用與享用）；…

…

「住宅公用部分」…包括：

(a) 發展項目中於圖則上（為確認目的）填上黃色、黃色間黑色斜線、黃色加黑色網點、黃色間交叉黑色斜線和黃色加紅色網點之範圍（統稱「填黃色範圍」）；…

(p) 提供或安裝給不同住宅單位業主、佔用人、被許可人或被邀請人共同使用與享用，且並非提供或安裝給停車位業主、佔用人、被許可人或被邀請人共同使用與享用之所有該等項目（不論其是否亦是同時提供或安裝政府設施業主、佔用人、被許可人或被邀請人共同使用與享用），但不包括任何屬於分隔開發展項目1樓任何填黃色範圍與發展項目地下不屬填黃色範圍之任何部分之發展項目1樓地板樓板下半部之該等項目；…

…」

第2(m)、(n)及(p)條

「 在本公契中，除非上下文義另有所指：

…

(m) 本公契賦予第一業主作出任何決定、提出意見或發出或拒絕發出任何同意或批准的權力或權利可由第一業主酌情行使並是終局性的，對業主（政府設施業主除外）有約束力；

(n) 本公契賦予管理人作出任何決定、提出意見或發出或拒絕發出任何同意或批准的權力或權利，該等權力或權利可由管理人按其合理酌情行使而該等同意或批准不得無理拒絕發出，唯該等決定、意見、同意或批准對政府設施業主並無約束力；

…

(p) 政府設施一部分的業主可按本公契對其擁有的政府設施部分行使政府設施業主的權利；及

… 」

第5.2條

「財政司司長法團. 財政司司長法團、其承租人、租客、被許可人和財政司司長法團授權的人士和政府設施的業主或佔用人具有附表7列明的額外權利。財政司司長法團可不時按本公契行使該等權利、地役權及特權，毋須任何其他業主、管理人或業主立案法團的准許、批准、同意或一致同意。」

第5.3條

「額外權利受制於財政司司長法團的權利. 即使本公契有任何規定：

(a) 第5.1條及附表6提及的額外權利受制於財政司司長法團的權利及特權並在任何方面不能影響或損害財政司司長法團在本公契及批地文件的權利、地役權和特權；

(b) 任何業主不能代表財政司司長法團或政府產業署署長處理直接影響政府設施的任何事宜，是否直接影響政府設施須由政府產業署署長全權決定；及

(c) 不得於政府設施外牆加裝或加附煙囪、煙道、喉管或其他構築物或設施，除非政府設施業主要求或事先得其同意。」

第8.8條

「管理人權力受財政司司長法團限制. 即使本公契有任何規定：

(a) 按本公契行使管理人的權力與履行管理人的職責須受制於財政司司長法團的權利及特權及不能以任何方式影響或損害本公契及批地書保留給財政司司長法團的權利、地役權和特權；

(b) 管理人不能代表財政司司長法團或政府產業署署長處理與政府往來的事宜；

(c) 當政府設施業主按本公契需要管理人的同意時，不能不合理地拒絕發出。政府設施業主毋須對申請授予該等同意支付任何款項。」

第8.9條

「政府設施保養. 當政府設施業主要求，管理人須承擔專作服務政府設施之用之設備、設施及裝置之保養責任，唯管理人不得進行該等保養，直至：

(a) 管理人已提供開支預計（連同支持文件和政府設施業主認為必要的任何其他資料）；及

(b) 政府設施業主已以書面形式批准進行保養工程及預計保養開支。」

第8.10條

「該等項目. 管理人須妥善地管理與保養該等項目。業主（政府設施業主除外）須對業主（政府設施業主除外）和管理人未能保養該等項目產生或造成任何性質的一切責任、損害、開支、索償、費用、要求、收費、訴訟及司法程序彌償財政司司長法團及政府使其無損。」

第10.1條最後一段

「管理開支. 管理開支須是管理人按本公契規定履行其權力與職責所必要及合理發生的一切費用、開支、支出和墊支，包括（但不限於）以下各項：……唯即使本公契有任何規定，管理開支並不包括政府設施管理開支。」

第10.3(i)條

「即使本公契有任何規定：

(i) 除本第10.3(i)條有其他規定外，財政司司長法團作為政府設施的業主須負責政府設施之保養與管理，但毋須就發展項目的餘下部分分擔任何管理費及保養費，且毋須就該等項目分擔任何管理費及保養費；

(ii) 財政司司長法團作為政府設施的業主須分擔實際服務政府設施或僅供政府設施佔用人或財政司司長法團（作為政府設施的業主）的傭工、承判商、代理人或訪客使用的一般設施或服務設施的管理費及保養費，唯：

(1) 財政司司長法團的責任：

(A) 應由政府產業署署長或地政總署署長為該目的提名的人士決定；

(B) 在任何情況下，不超過管理及保養開支的特定比例，該比例為政府設施的總建築面積（即70,318.996平方呎）於發展項目總建築面積（即489,976.969平方呎）中所佔之比例；及

(C) 只從政府設施或其有關部分的轉讓日期或接管日期開始，以較早者為準；

(2) 財政司司長法團沒有責任支付任何管理及保養費，除非該等款項須首先獲得政府產業署署長或地政總署署長為該目的提名的人士之批准；及

(3) 財政司司長法團作為政府設施業主沒有責任分擔發展項目任何其他部分（不論是否公用部分）的管理及保養費用或政府產業署署長或地政總署署長為該目的提名的人士認為並非直接服務或直接使政府設施受益的一般設施或服務設施之費用；為免生疑問，財政司司長法團作為政府設施業主沒有責任分擔天橋駁口一、天橋駁口二及行人通道之任何興建、管理與維修之費用（無損前文概括性）。

(iii) 財政司司長法團須補還政府設施的一切保養開支給管理人；及

(iv) 經政府產業署署長或地政總署署長為該目的提名的人士之書面批准，財政司司長法團須對實際服務政府設施或供政府設施的佔用人、其傭工、承判商、代理人或訪客使用的一般設施及服務設施補還一切資本開支給管理人。」

第10.20條

「財政司司長法團所享之豁免. 即使本公契及第10.3(i)條有任何規定，財政司司長法團作為政府設施業主無需支付以下款項：

(a) 管理費按金；

(b) 特別基金（經政府產業署署長或地政總署署長為該目的提名的人士之書面批准，關於實際服務政府設施或供政府設施的佔用人、其傭工、承判商、代理人或訪客使用的一般設施及服務設施之資本開支之補還除外）；

(c) 有關政府設施之保險費；

(d) 清理廢料費；或

(e) 任何利息或催收費用或逾期付款或欠繳管理及保養費支付任何罰款，或同類費用。」

第11.11(e)條

「決議. 除本公契另有規定外，在正式召開的業主大會上由親自出席或派投票代表出席會議的業主投票，並以簡單大多數票通過有關該土地的任何決議對全體業主有約束力，但是：……(e)任何決議不能對政府設施或其中任何部分的使用、操作及保養有負面影響，或有損政府設施業主於第5.2條及附表7下之權利，而政府產業署署長可全權決定有否影響政府設施的使用、操作及保養且該決定對全體業主有約束力。」

第12.1(a)條

「選舉及會議.

(a) 須成立與維持該土地的業主委員會，該委員會由一位主席、一位秘書和最多七名其他委員會委員組成，組成如下：

(i) 七名委員會委員作為住宅單位業主代表；

(ii) 一名委員會委員作為停車位業主代表；及

(iii) 一名委員會委員作為政府設施業主代表。」

第12.4(b)條

「若政府設施業主按第12.6(b)條終止委任其按第12.1(a)(iii)條委任的業主委員會委員，該委員即告終止成為業主委員會委員。」

第12.6(b)條

「政府設施業主按第12.1(a)(iii)條委任的委員會成員，可由政府設施業主發出書面通知予管理人及業主委員會終止委任及/ 或以他人取代。」

第12.8(e)條

「即使本公契有任何規定，業主委員會任何決議不能對政府設施或其中任何部分的使用、操作及保養有負面影響，或有損政府設施業主於第5.2條及附表7下之權利。」

第12.11條

「政府設施業主有權出席會議. 政府設施業主有權出席業主委員會會議，所有業主委員會會議之通知，議程及會議記錄須按第14.7(e)條免費發送給財政司司長法團。」

第14.7(e)條

「需要送達或提供給財政司司長法團的一切賬目、報告、預算、通知、文件、申索、資料及圖則須通過預付郵資或派人送交之形式免費提供給政府產業署署長（香港告士打道5號稅務大樓31樓政府產業署）或財政司司長法團書面提名的其他人士及地址。」

第14.13條

「獲豁免使用指定承建商及裝修要求. 財政司司長法團作為政府設施的業主獲豁免按本公契使用管理人或任何其他人士指定使用保養與維修承建商之要求（如有）及發展項目守則對裝修工程之要求（如有）。」

第14.14條

「提供公用部分圖則給財政司司長法團. 管理人須免費提供標明公用部分的圖則及不時對圖則作出的任何修訂給政府設施業主。」

第14.19條

「向財政司司長法團提供帳目等. 經政府產業署署長書面要求，管理人須免費提供每季度賬目、經審計報告及預算給財政司司長法團，以便支持已經支出或預計支出的開支。」

第14.21條

「電梯外門. 即使本公契有任何規定，政府設施業主無須、而管理人則須負責管理和保養屬政府設施一部份之電梯位處地庫層面向停車位公用部分之外門及該電梯位處地下面向發展項目公用部份之外門。」

附表3第A部份第1(c) 段

「〔每位業主享有下列權利（與具有類似權利的一切人士共同享有）：〕

1. 使用公用部分的權利. 在受制於本公契賦予管理人及第一業主的權利和批地文件下，業主和他的租客、被許可人及獲邀請人為了正當使用與享用他的單位有關的一切目的，有權使用公用部分，唯：... 政府設施業主和其承租人、租客、被許可人及獲授權人或政府設施業主當其時之佔用人有權就正當使用及享用政府設施往返、穿越及使用任何公用地方，及從任何公用地方獲益；及」

附表3第A部份第2至4段

「〔每位業主享有下列權利（與具有類似權利的一切人士共同享有）：〕

2. 獲承托與遮蓋的權利. 有權獲得該土地其他部分提供下方及橫向承托、遮蓋和保護；財政司司長法團和其租客、被許可人及獲授權人及政府設施業主當其時之業主和佔用人獲得該土地其他部分提供下方及橫向承托、遮蓋和保護。

3. 輸送公用事業服務的權利. 為了正當使用與享用他的單位，有權通過目前或今後任何時候的該土地及發展項目任何部分之內、之下或通過該等地方的管道暢通無阻地輸送泥土、水、氣體 、電、空氣、煙霧、資訊和一切其他公用事業服務（如有）出入他的單位（政府設施業主有權於所有時間就其本身或其承租人、租客、被許可人及獲授權人及政府設施業主當其時之佔用人有權在任何時候，通過承租人目前或於批地文件所批出或同意批出之年期內在該土地及發展項目任何部分之上或通過該等地方的明渠、污水渠、排水渠、煙道、管道、槽、水道、電纜、管道、電線及其他傳導媒介將氣體、電力、水、污水、空調、電話及所有其他服務暢通無阻地輸送出入政府設施）。

4. 有權進入該土地其他部分進行維修. 業主有權經合理通知（緊急情況下毋須通知）帶同或不帶同測量師、工人及其他人士和帶上或不帶機械設備及材料，在任何合理時間內進入該土地的其他部分以保養與維修該業主之單位（如該等工程並非於本公契下屬管理人責任及如無該進入則實際不能進行）但須盡量減少干擾並立即修復因此對該土地造成的任何損壞，唯當對政府設施行使該權利須先獲政府設施業主批准（緊急情況下毋須批准），且行使權利之業主須承擔所有因政府設施受損而起之支出與開支。」

附表5第2段

「支出.〔業主作出契諾〕支付和繳清其單位應付的一切稅項、差餉和支出並對該方面引致的一切責任賠償其他業主，唯任何單位第一次轉讓之前或之日應付的一切開支，包括每月管理費及地租須由第一業主承擔，財政司司長法團與第一業主就政府設施或其任何部份另行訂有安排除外。」

附表7

「政府設施業主的額外權利

財政司司長法團、其承租人、租客、被許可人和獲其授權的人士和政府設施當時的業主或佔用人享有下列權利、特權及地役權:

1. 為政府設施取得遮蓋、承托及保護的權利；

2. 經目前或在批地文件年期內鋪設於該土地任何部分及發展項目任何部分上或貫穿其中的明渠、污水渠、排水渠、煙道、管道、槽、水道、電纜、管道、電線及其他傳導媒介將氣體、電力、水、污水、空調、電話及其他服務暢通無阻地輸送出入政府設施的權利；

3. 於任何時候按其絕對酌情權自費更改、改道、改變、重鋪或修復任何專供政府設施或其任何部分享用的服務設施及設備（此下稱為「政府設施服務設施」）而毋須向業主或管理人支付任何費用的權利，但前提是在進行更改、改道、改變、重鋪或修復政府設施服務設施的工程時，須採取恰當及充足的謹慎及防範措施，以確保該土地內及服務發展項目除政府設施外的所有部分的服務設施及設備不受損壞；

4. 為正當使用及享用政府設施或其任何部分而在公用部分之上及沿公用部分行走、通過與再通過和使用及享用任何公用部分的權利；

5. 在任何合理時間內，不論是否帶同測量師、承建商、工人及其他人士亦不論是否配備車輛、機械、設備、材料及機器，進入該土地或發展項目任何部分的權利，以對政府設施或其任何部分及服務政府設施的服務設施和設備進行擴建或對其進行保養、維修、增加、更改及其他工程和對政府設施服務設施或其任何部分及服務政府設施的服務和設備進行保養、維修、更改、改道、改變、重鋪及修復工程；

6. 按地政總署署長可要求自由及不受限制地出入政府設施或其任何部分的權利；

7. 在財政司司長法團認為合適時，安裝、架設、展示、陳列、保養、維修、拆除及翻新屬於政府設施或在政府設施或其部分之邊界之內部、周圍、之上的牆壁、支柱和其他結構件的標誌及廣告的權利，及為檢查、安裝、架設、展示、陳列、保養、維修、拆除及翻新該等標誌及廣告的目的出入該土地或其任何部分或發展項目的任何部分的權利，不論是否帶同傭工、工人及其他人士和不論是否配備機械、設備，機器及材料；

8. 到達政府設施的天台樓板、牆壁、及其他結構件之上、之內或之處固定的照明導管、消防設施、通風及其他服務設施、設備、裝置、附著物、輔助工程、機械及材料的權利；

9. 更改與操作在政府設施之內、周圍、內部、之上及之下的牆壁、支柱、大樑、天花、天台樓板、車道或地台樓板及其他結構件，專門服務及享用在政府設施或其任何部分的新增服務設施的權利，及出入該土地或其任何部分或發展項目任何部分的權利，不論是否帶同傭工、工人及其他人士和不論是否配備機械、設備、機器及材料；及

10. 於任何時候按其絕對酌情權更改或改變政府設施或其任何部分的用途，而毋須取得業主或管理人的批准或同意的權利。」

撥出私人地方供公眾使用的契據: 不適用

D. 天橋接駁口一、天橋接駁口二及行人通道

批地文件

特別條件第(20)至(23)條

「(20)(a) 承授人須應署長要求於署長可要求或指明的時限內自費在及由該地段建築物於批地文件附圖上標示為Q及R兩點之間的外圍（或其他署長可要求或批准之位置）及於署長可要求或批准之高度建造、提供及其後保養至使署長滿意一個天橋接駁口連同所有必要的結構支撐（統稱為「天橋接駁口一」，此字眼亦包括署長可按本特別條件要求或批准的任何修訂、改動、增補、更新或替換），以在上述Q及R兩點之間（或其他署長可要求或批准之位置）承接一條以下第(b)段提及的、連接特別條件第(22)(a)條提及的行人通道的未來天橋，以供行人可經天橋接駁口一（以步行或輪椅方式）通行往返上述未來天橋及特別條件第(22)(a)條提及的行人通道。天橋接駁口一須以署長可要求或批准之高度、水平、闊度、位置、材料、設計、規範及標準建造及提供，且未經署長事先書面批准，天橋接駁口一不得有任何改動、修訂、增補、替換或更新。為免生疑問，天橋接駁口一須從該地段上已建或擬建建築物（其位置須能連接特別條件第(22)(a)條提及的行人通道）延伸至在上述Q及R兩點之間（或上述的其他位置）及署長可要求或批准之水平以承接上述未來天橋。

(b) 政府、由政府絕對酌情權確定的毗連或鄰近土地承租人或承授人、或政府可賦予權利的人士（統稱為「該等承租人及人士」）毋須付款或繳費即享有支撐的權利及接駁一條未來天橋（包括任何署長可要求或批准改動、更新或替換）至天橋接駁口一於批地文件附圖上標示為Q及R兩點之間的位置（或其他署長可要求或批准之位置）（統稱為「天橋一」）的權利，以經天橋接駁口一連接天橋一和特別條件第(22)(a)條提及的行人通道。

(c) 政府、該等承租人及人士及其官員、代理人、受邀人、承辦商、工人及其他妥獲授權的人士可於批地文件的年期內任何合理時間，經事先通知承授人後，有權攜同或不攜

同工具、設備或機器自由進出穿越該地段或其任何部分及該地段上之已建或擬建建築物或其任何部分，以建造、接駁、視察、管理、保養、維修、更新、改動、清潔、拆卸或替換天橋一。

(d) 就任何因政府、其官員、代理人、受邀人、承辦商、工人或其他妥獲授權的人士或其他人士行使本特別條件第(b)及(c)條賦予之權利而導致的或與之有關的任何對承授人所造成或承授人所蒙受的損失、破壞、滋擾或干擾，政府、其官員、代理人、受邀人、承辦商、工人或其他妥獲授權的人士概不承擔任何責任，且承授人不得就該等損失、破壞、滋擾或干擾針對政府、其官員、代理人、受邀人、承辦商、工人或其他妥獲授權的人士提出任何賠償申索或其他申索。

(e) 承授人須於天橋接駁口一落成後於批地文件的年期內保持天橋接駁口一每天二十四小時（或其他署長可書面批准的時間）免費開放予公眾使用，供其自由不受干擾地以步行或輪椅方式經天橋接駁口一及特別條件第(22)(a)條提及的行人通道從天橋一往返月華街、協和街及特別條件第(21)(b)條提及的天橋二。

(f) 承授人須於批地文件年期內自費管理及保養天橋接駁口一，使其修葺良好堅固，至使署長在各方面滿意。

(g) 天橋接駁口一不得用作供所有公眾以步行或輪椅方式通過以外的用途。

(h) 承授人不得作出或允許或容受他人作出任何會對在天橋接駁口一下經過的任何人士或車輛或對任何毗連或鄰近土地或處所之業主或佔用人構成滋擾或煩擾或造成不便或損害的行為。

(i) 就因所有承授人、其受僱人、工人及承辦商的與天橋接駁口一的建造、管理、保養及其他工程有關連的任何作為或不作為而引起的或與之有關連的，或其他因天橋接駁口一（包括其狀態條件）引起的或與之有關連的所有法律責任及所有任何性質的法律行動、程序、訟費、申索、支出、損失、損害、費用及索求，承授人均須對政府、其官員、代理人、承辦商、工人或其他妥獲授權的人士或其他人士作出彌償或確保其獲得彌償。

(j) 為免生疑問，承授人確認及同意，政府不曾根據本特別條件保證天橋一將會在未來興建，而若天橋一未能於未來興建，政府不就不論如何因此而起或與之有關連或為其後果的任何損失或損害負上任何責任。

(k) 就本特別條件第(a)、(e)、(f)及(i)條而言，「承授人」並不包括特別條件第(30)(a)條定義之財政司司長法團（「F.S.I.」）。

(21) (a) 承授人須應署長要求於署長可要求或指明的時限內自費在及由該地段建築物於批地文件附圖上標示為S及T兩點之間的外圍（或其他署長可要求或批准之位置）及於署長可要求或批准之高度建造、提供及其後保養至使署長滿意一個天橋接駁口連同所有必要的結構支撐（統稱為「天橋接駁口二」，此字眼亦包括署長可按本特別條件要求或批准的任何修訂、改動、增補、更新或替換），以在上述S及T兩點之間（或其他署長可要求或批准之位置）承接一條本特別條件第(b)款提及的、連接特別條件第(22)(a)條提及的行人通道的未來天橋，以供行人可經天橋接駁口二（以步行或輪椅方式）通行往返上述未來天橋及特別條件第(22)(a)條提及的行人通道。天橋接駁口二須以署長可要求或批准之高度、水平、闊度、位置、材料、設計、規範及標準建造及提供，且未經署長事先書面批准，天橋接駁口二不得有任何改動、修訂、增補、替換或更新。為免生疑問，天橋接駁口二須從該地段上已建或擬建建築物（其位置須能連接特別條件第(22)(a)條提及的行人通道）延伸至在上述S及T兩點之間（或上述的其他位置）及署長可要求或批准之水平以承接上述未來天橋。

(b) 政府、由政府絕對酌情權確定的毗連或鄰近土地承租人或承授人或政府可授權的人士（統稱為「該等承租人及人士」）毋須付款或繳費即享有支撐的權利及接駁一條未來天橋（包括任何署長可要求或批准改動、更新或替換）至天橋接駁口二於批地文件附圖上標示為S及T兩點之間的位置（或其他署長可要求或批准之位置）（統稱為「天橋二」）的權利，以經天橋接駁口二連接天橋二和特別條件第(22)(a)條提及的行人通道。

(c) 政府、該等承租人及人士及其官員、代理人、受邀人、承辦商、工人或其他妥獲授權的人士可於批地文件的年期內任何合理時間，經事先通知承授人後，有權攜同或不攜同工具、設備或機器自由進出穿越該地段或其任何部分及該地段上之已建或擬建建築物或其任何部分，以建造、接駁、視察、管理、保養、維修、更新、改動、清潔、拆卸或替換天橋二。

(d) 就任何因政府、其官員、代理人、受邀人、承辦商、工人或其他妥獲授權的人士或其他人士行使本特別條件第(b)及(c)條賦予之權利而導致的或與之有關的任何對承授人所造成或承授人所蒙受的損失、破壞、滋擾或干擾，政府、其官員、代理人、受邀人、承辦商、工人或其他妥獲授權的人士概不承擔任何責任，且承授人不得就該等損失、破壞、滋擾或干擾針對政府、其官員、代理人、受邀人、承辦商、工人或其他妥獲授權的人士提出任何賠償申索或其他申索。

(e) 承授人須於天橋接駁口二落成後於批地文件的年期內保持天橋接駁口二每天二十四小時（或其他署長可書面批准的時間）免費開放予公眾使用，供其自由不受干擾地以步行或輪椅方式經天橋接駁口二及特別條件第(22)(a)條提及的行人通道從天橋二往返月華街、協和街及天橋一。

(f) 承授人須於批地文件年期內自費管理及保養天橋接駁口二，使其修葺良好堅固，達致署長在各方面滿意。

(g) 天橋接駁口二不得用作供所有公眾以步行或輪椅方式通過以外的用途。

(h) 承授人不得作出或允許或容受他人作出任何會對在天橋接駁口二下經過的任何人士或車輛或對任何毗連或鄰近土地或處所之業主或佔用人構成滋擾或煩擾或造成不便或損害的行為。

(i) 就因所有承授人、其受僱人、工人及承辦商的與天橋接駁口二的建造、管理、保養及其他工程有關連的任何作為或不作為引起的或與之有關連的，或其他因天橋接駁口二（包括其狀態條件）引起的或與之有關連的所有法律責任及所有任何性質的法律行動、程序、訟費、申索、支出、損失、損害、費用及索求，承批人均須對政府、其官員、代理人、承辦商、工人或其他妥獲授權的人士或其他人士作出彌償或確保其獲得彌償。

(j) 為免生疑問，承授人確認及同意，政府不曾根據本特別條件保證天橋二將會在未來興建，而若天橋二未能於未來興建，政府不就不論如何因此而起或與之有關連或為其後果的任何損失或損害負上任何責任。

(k) 就本特別條件第(a)、(e)、(f)及(i)條而言，「承授人」並不包括特別條件第(30)(a)條定義之財政司司長法團。

(22) (a) 承授人須於2015年12月31日或之前，自費以署長批准之位置、方式、材料、尺寸、標準、高度、線向及設計放置、塑造、提供、建造及鋪設若干分隔的行人通路或小徑（連同署長可全權要求的樓梯、斜道、照明、電梯及供傷健人士使用的升降機）（統稱為「行人通道」），以達至本特別條件第(b)條指明的目的。

(b) 行人通道須為有蓋，並須設計建造成能以署長批准或要求之方式、於該地段已建或擬建建築物上經署長批准或要求之位置及高度連接月華街、協和街、天橋接駁口一（及經天橋接駁口一連接天橋一）及天橋接駁口二（及經天橋接駁口二連接天橋二）。

(c) 承授人須於批地文件的整個年期內自費管理及保養行人通道，使其修葺良好堅固，至使署長在各方面滿意。

(d) 承授人須於批地文件的整個年期內保持行人通道每天二十四小時（或其他署長可書面批准的時間）免費開放予公眾使用，供其不受干擾地以步行或輪椅方式經行人通道往返月華街、協和街、天橋接駁口一、天橋一、天橋接駁口二及天橋二及其任一。

(e) 就本特別條件第(a)、(c)及(d)條而言，「承授人」並不包括特別條件第(30)(a)條定義之財政司司長法團。

(23) (a) 天橋接駁口一、天橋接駁口二及行人通道的整個範圍不計算入按特別條件第(12)(c)條指明之總樓面面積。

(b) 除得署長事先書面同意，天橋接駁口一、天橋接駁口二及行人通道不得用作供所有公眾以步行或輪椅方式通過以外的用途。

(c) 特此議定、聲明及訂明，訂立特別條件第(20)(e)、(21)(e)及(22)(d)條內承授人須負的責任，並不表示承授人有意將天橋接駁口一、天橋接駁口二或行人通道撥供公眾作通道用途，亦不表示政府有意接納將天橋接駁口一、天橋接駁口二或行人通道撥供公眾作通道用途。

(d) 特此議定及聲明，特別條件第(20)(e)、(21)(e)及(22)(d)條內承授人須負的責任將不會引起對任何就額外上蓋面積及地積比率（不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文）的優惠或權利產生期望，亦不會引起為或就上述優惠或權利的申索；為免生疑問，承授人明文免除任何及所有就或為任何根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文額外上蓋面積及地積比率的優惠或權利的申索。」

公契

第1條

「「發展項目公用部分」指：…

(i) 行人通道；

(j) 天橋接駁口一及天橋接駁口二；…

…

「天橋接駁口一」指特別條件第(20)(a)條定義之「天橋接駁口一」，其於圖則上（為確認目的）以“Footbridge Connection 1”標出；

…

「天橋接駁口二」指特別條件第(21)(a)條定義之「天橋接駁口二」，其於圖則上（為確認目的）以“Footbridge Connection 2”標出；

…

「行人通道」指特別條件第(22)(a)條定義之「行人通道」，其於圖則上（為確認目的）填上靛藍色加黑色網點；

「工程及裝置」指發展項目中所有有需要作定期常規保養的主要工程及裝置，而該等工程及裝置於附表9列出。」

第8.11條

「天橋接駁口一及天橋接駁口二等. 為免生疑問，管理人獨有責任進行所有工程及採取所有行動以確保特別條件第(20)、(21)及(22)條得以遵行，包括但不限於進行所有工程及採取所有行動以確保有關未來天橋（及其所有更新及替換）將會按特別條件第(20)及(21)條接駁於天橋接駁口一及天橋接駁口二，及應批地文件要求就行人通道進行所有有關工程及採取所有有關行動。」

第10.3(i)(ii)(3)條

「財政司司長法團作為政府設施業主沒有責任分擔發展項目任何其他部份（不論是否公用部分）的管理及保養費用或政府產業署署長或地政總署署長為該目的提名的人士認為並非直接服務或直接使政府設施受益的一般設施或服務設施之費用；為免生疑問（無損前文概括性），財政司司長法團作為政府設施業主沒有責任分擔天橋接駁口一、天橋接駁口二及行人通道之任何興建、管理與維修之費用。」

附表3第B部份第1段

「〔每名業主受下列規限的情況下持有其單位：〕批地文件.任何批地文件保留予以下人士的權利，即政府、政府可按其絕對酌情權決定的該等毗連或鄰近土地當其時的承租人或承授人或

該等獲政府賦予該等權利的人士及公眾（如有），包括但不限於根據特別條件第(20)、(21)及(22)條或任何其他有關連之特別條件賦予的與天橋接駁口一、天橋接駁口二及行人通道有關的權利。」

附表8第26段

「天橋接駁口一、天橋接駁口二及行人通道.〔管理人有權〕遵行所有批地文件與天橋接駁口一、天橋接駁口二或行人通道有關的條款或確保其得以遵行，包括就天橋接駁口一、天橋接駁口二或行人通道的建造、提供、管理及保養進行所有工程及採取所有行動。」

附表9

「以下工程及裝置，其為公用部分一部分者：

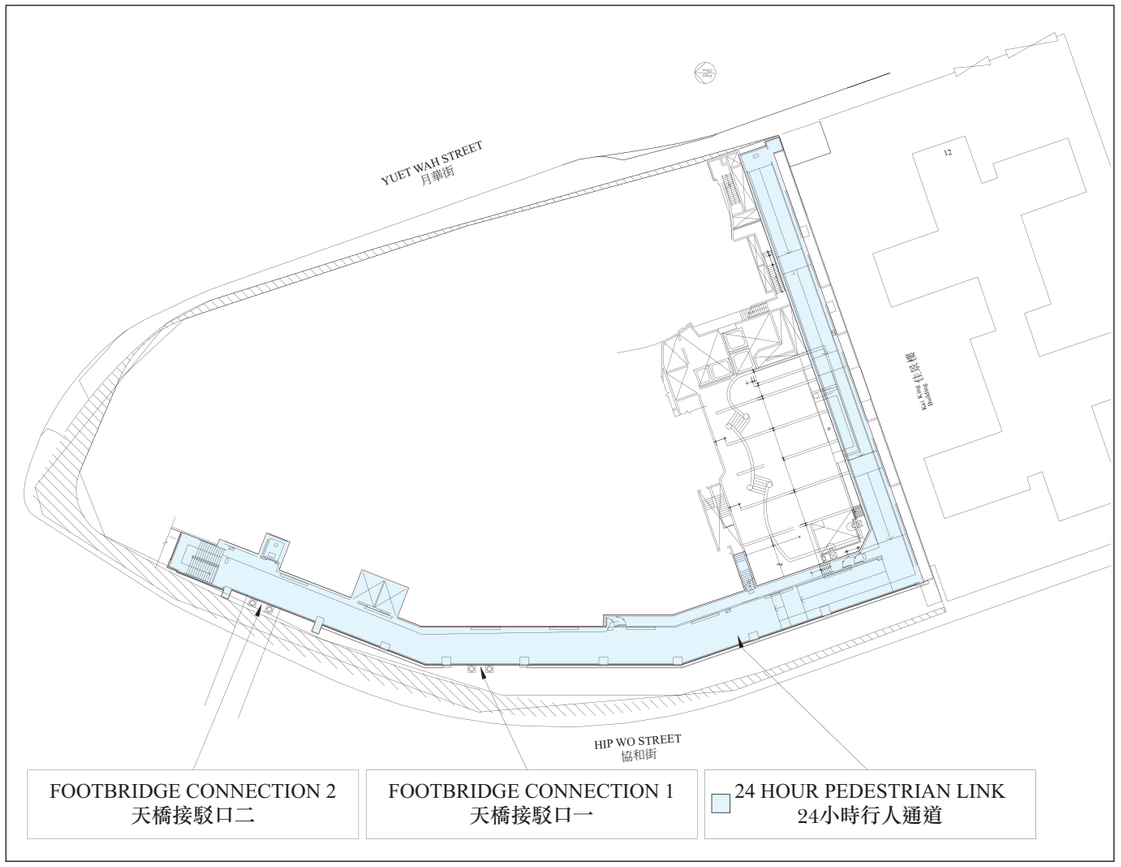
...

(xiii) 行人通道；及

(xiv) 天橋接駁口一及天橋接駁口二。」

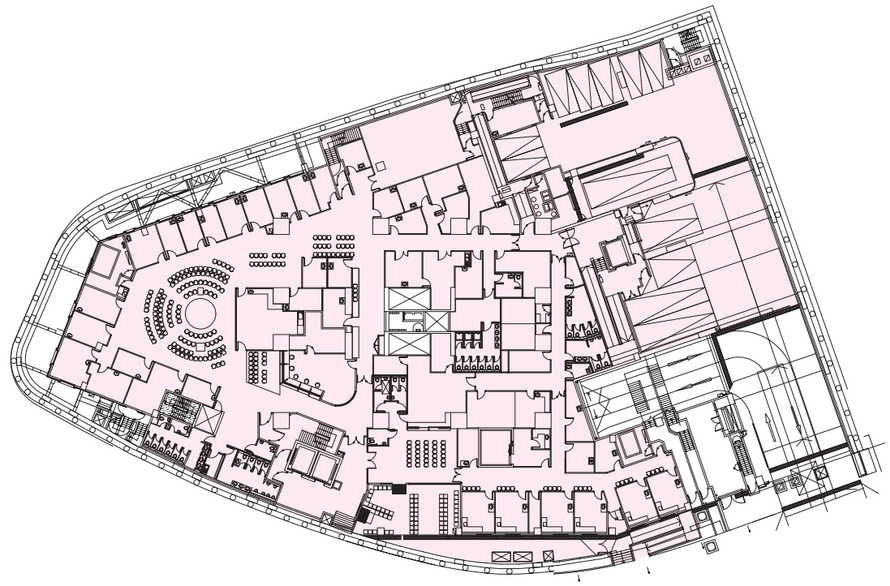
撥出私人地方供公眾使用的契據：不適用

LOCATION OF FOOTBRIDGE CONNECTION 1, FOOTBRIDGE CONNECTION 2 AND THE PEDESTRIAN LINK 天橋接駁口一、天橋接駁口二及行人通道平面圖



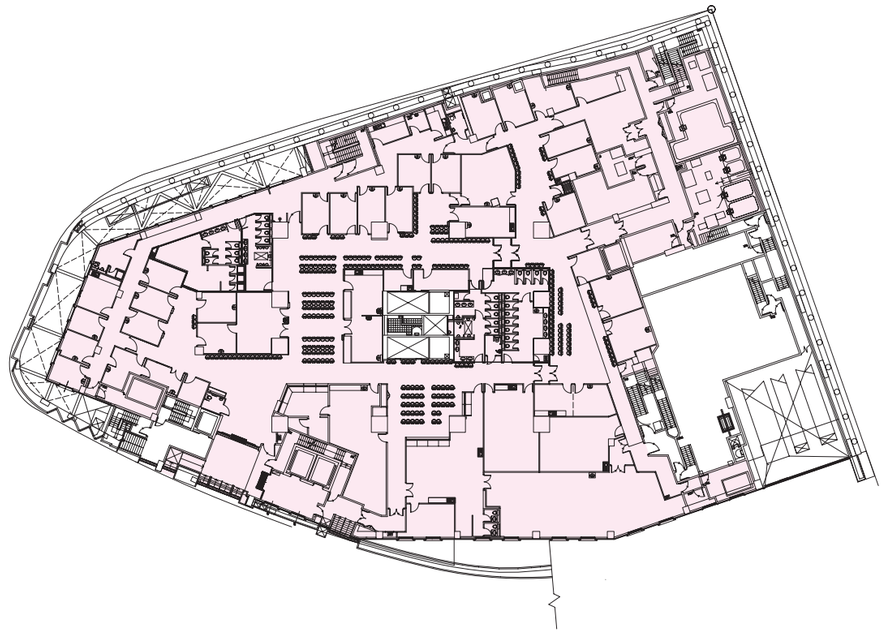
Remark: Part plan at level 25.50m P.D.
附註： 高度為香港主水平基準以上25.50米之局部平面圖

THE GOVERNMENT ACCOMMODATION PLAN (1) - LOWER G/F
政府設施平面圖 (一) - 地下低層



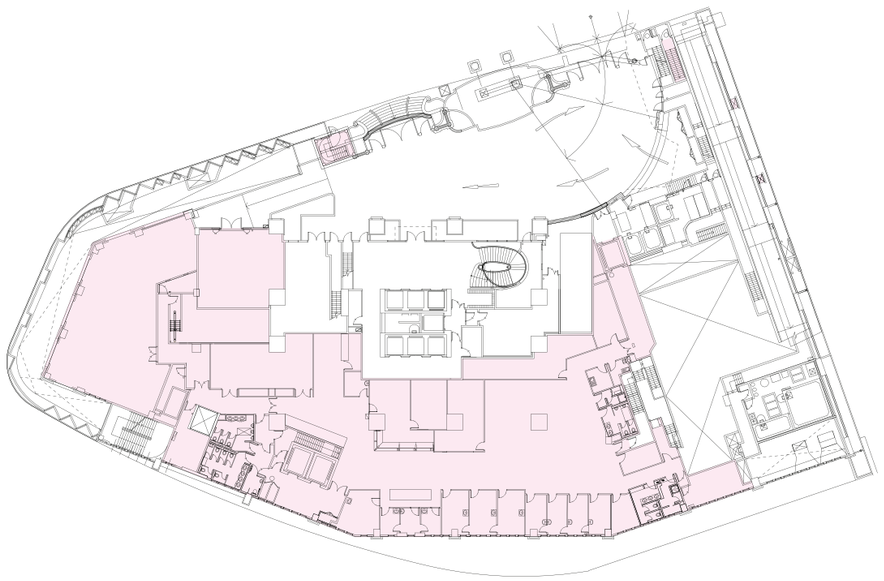
The Government Accommodation
政府設施

THE GOVERNMENT ACCOMMODATION PLAN (2) - UPPER G/F
政府設施平面圖 (二) - 地下高層



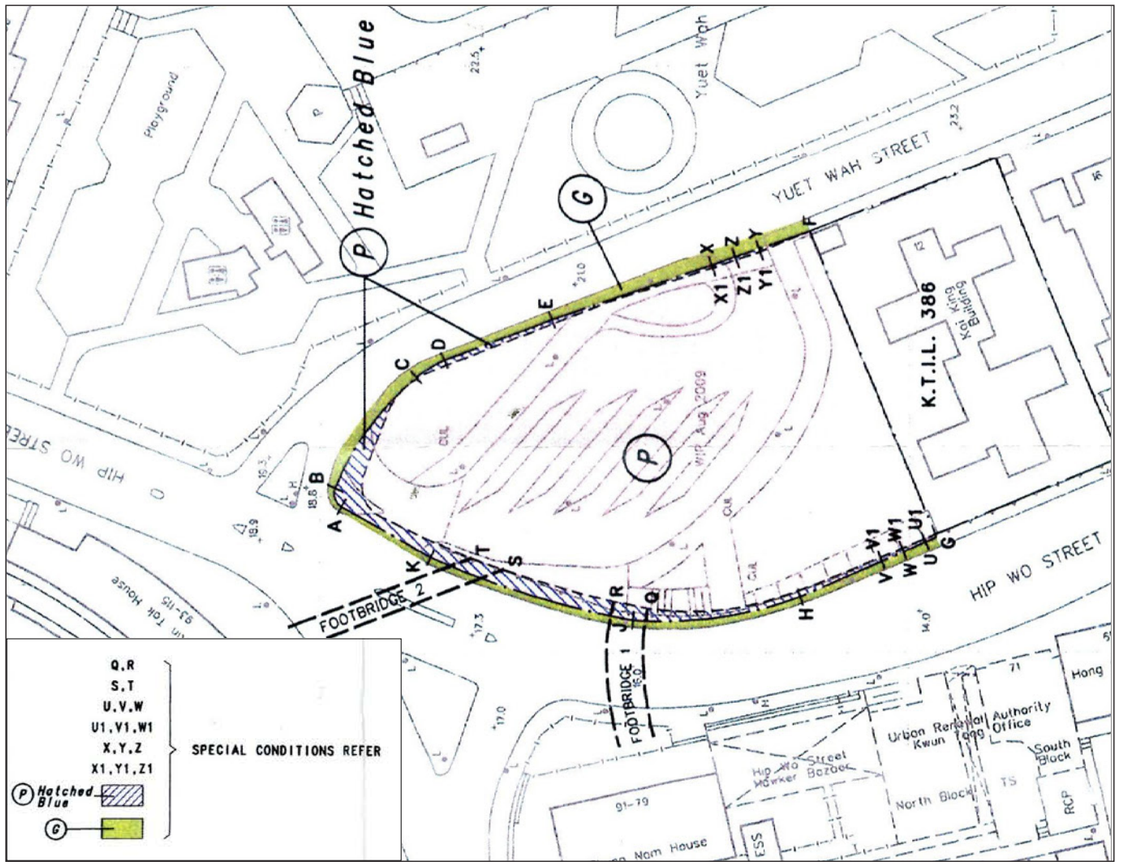
The Government Accommodation
政府設施

THE GOVERNMENT ACCOMMODATION PLAN (3) - G/F
政府設施平面圖 (三) – 地下



The Government Accommodation
政府設施

GREEN AREA, PINK HATCHED BLUE AREA AND FOOTBRIDGE CONNECTION POINTS AS INDICATED ON THE LAND GRANT
批地文件所顯示之綠色範圍、粉紅色間藍色斜線範圍及天橋接駁點位置



Remarks:
1. This plan is a reproduction of Plan No. KL6116-Da as annexed to the Land Grant.
2. The Green Area is shown coloured green on this plan. The Structures in relation to the Green Area are within the Green Area.
3. The Pink Hatched Blue Area is shown coloured pink hatched blue on this plan. The Structures in relation to the Pink Hatched Blue Area are within the Pink Hatched Blue Area.
4. This plan is for showing the locations of the Green Area, the Pink Hatched Blue Area and the footbridge connection points Q & R as well as S & T only. Other matters shown in this plan may not reflect their latest conditions.

備註：
1. 此圖複製自附於批地文件的圖則編號KL6116-Da。
2. 綠色範圍於此圖中以綠色顯示。與綠色範圍相關之該等構築物在綠色範圍內。
3. 粉紅色間藍色斜線範圍於此圖中以粉紅色間藍色斜線顯示。與粉紅色間藍色斜線範圍相關之該等構築物在粉紅色間藍色斜線範圍內。
4. 此圖僅作顯示綠色範圍、粉紅色間藍色斜線範圍與天橋接駁點Q、R及S、T的位置，圖中所示之其他事項未必能反映其最新狀況。

WARNING TO PURCHASERS
對買方的警告

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

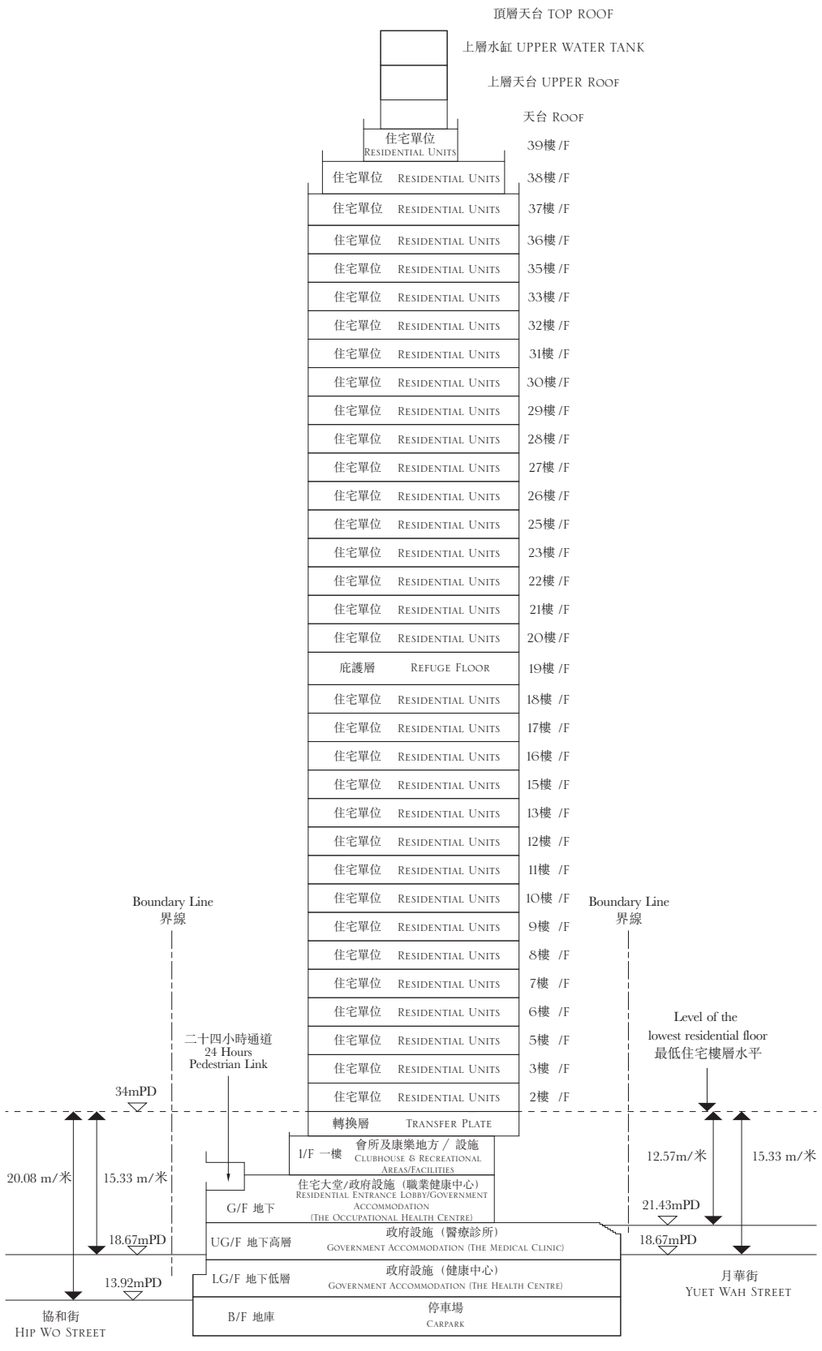
2. Further:
   a. if the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser;
   b. if the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -
      (i) that firm may not be able to protect the purchaser's interests; and
      (ii) the purchaser may have to instruct a separate firm of solicitors; and
   c. that in the case of paragraph (2)(b)(ii), 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.

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

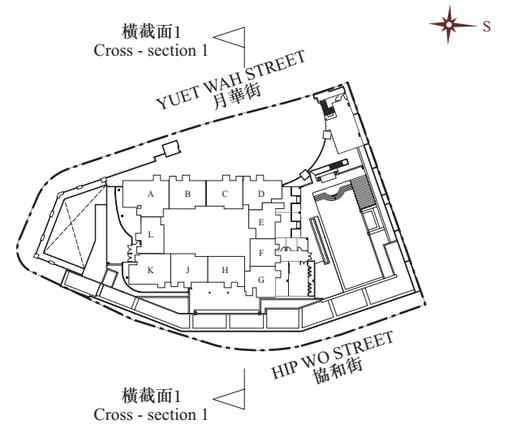
2. 另：
   a. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見；
   b. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 -
      (i) 該律師事務所可能不能夠保障買方的利益；及
      (ii) 買方可能要聘用一間獨立的律師事務所；及
   c. 如屬(b)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

CROSS - SECTION 1 橫截面 1



BLOCK PLAN 座向圖

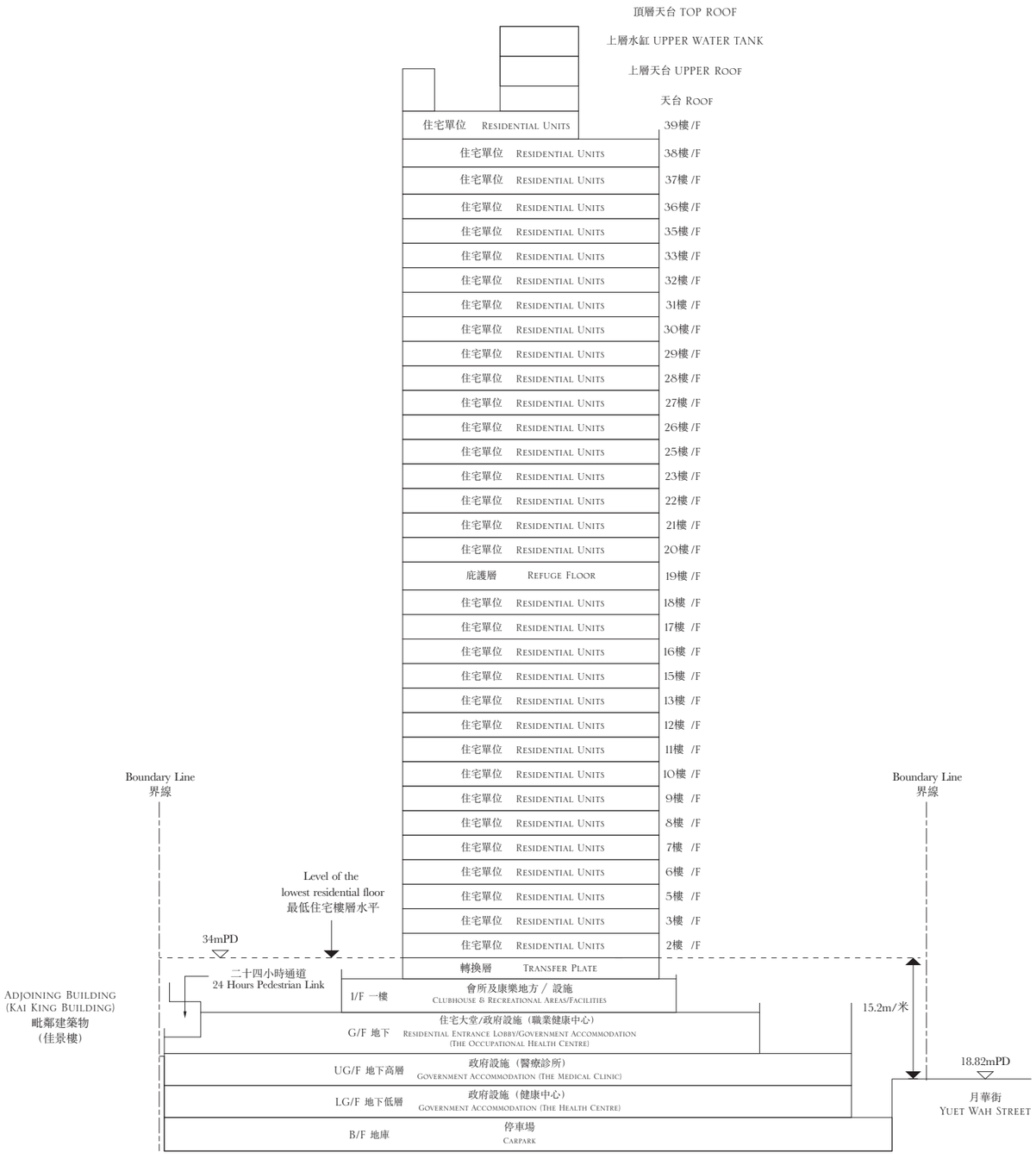


Development Site Boundary
發展項目邊界線

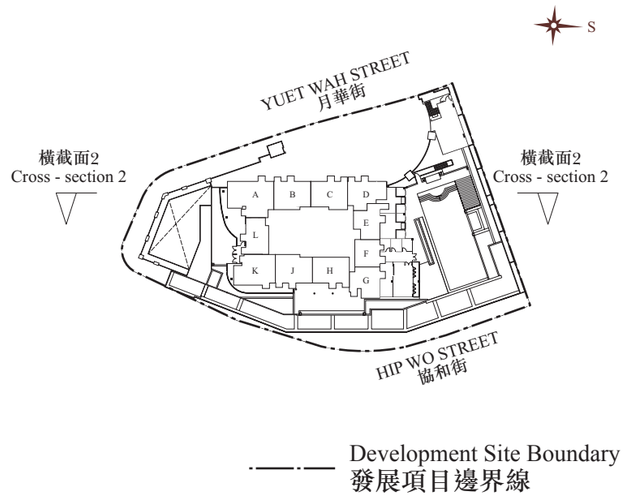
1. The part of Yuet Wah Street adjacent to the building is 18.67 to 21.43 metres above Hong Kong Principal Datum.
2. The part of Hip Wo Street adjacent to the building is 13.92 to 18.67 metres above Hong Kong Principal Datum.
3. - - - Dotted line denotes the lowest residential floor.
4. mPD Height in metres above Hong Kong Principal Datum (HKPD)

1. 毗連建築物的一段月華街為香港主水平基準以上18.67至21.43米。
2. 毗連建築物的一段協和街為香港主水平基準以上13.92至18.67米。
3. - - - 虛線為最低住宅樓層水平。
4. mPD 香港主水平基準以上高度（米）

CROSS - SECTION 2 橫截面 2



BLOCK PLAN 座向圖



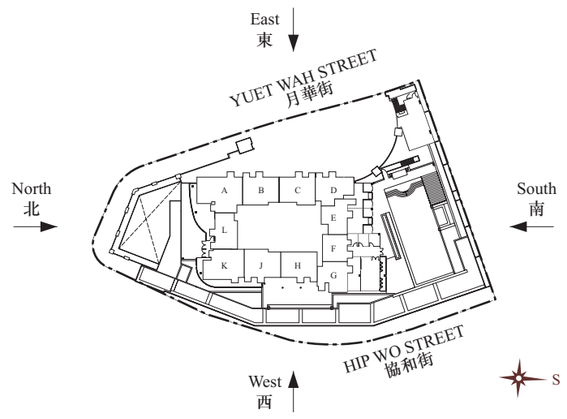
1. - - - Dotted line denotes the lowest residential floor.
2. mPD Height in metres above Hong Kong Principal Datum (HKPD)

1. - - - 虛線為最低住宅樓層水平。
2. mPD 香港主水平基準以上高度（米）

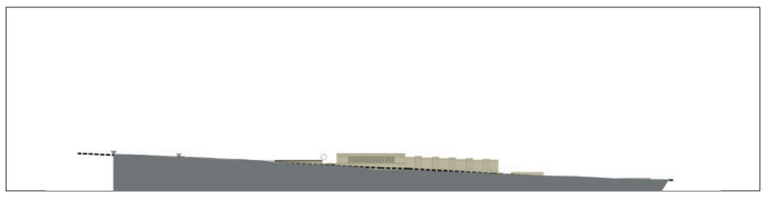
ELEVATION PLAN
立面圖

WEST ELEVATION
西面立面圖

SOUTH ELEVATION
南面立面圖



WEST FENCE WALL ELEVATION
西面圍牆立面圖

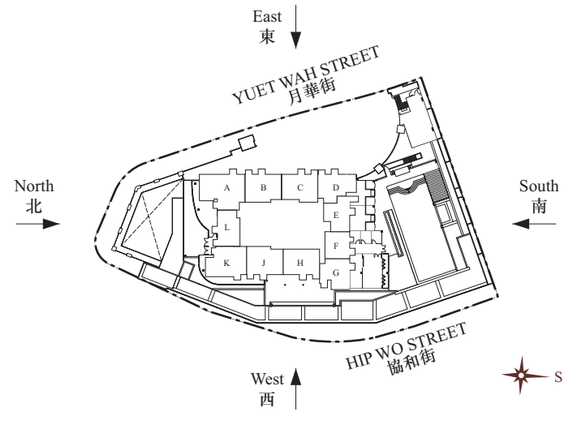


Remarks: It has been certified by the Authorized Person for the Development that the elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 4 Nov 2013 and 27 Dec 2013; and
(b) are in general accordance with the outward appearance of the Development.

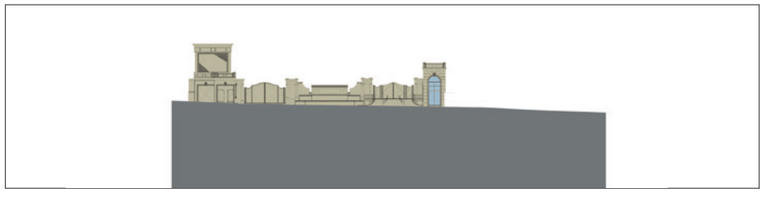
附註： 發展項目的認可人士已經證明該等立面：
(a) 以2013年11月4日及2013年12月27日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

EAST ELEVATION
東面立面圖

NORTH ELEVATION
北面立面圖



EAST FENCE WALL ELEVATION
東面圍牆立面圖



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(b) 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
發展項目中的公用設施的資料

Category of common facilities 公用設施的類別		Covered area 有蓋範圍 square metre (square feet) 平方米（平方呎）	Uncovered area 無蓋範圍 square metre (square feet) 平方米（平方呎）
Residents' Clubhouse (including any recreational facilities for residents' use) Such facilities are partly covered partly uncovered.	住客會所 （包括供住客使用的任何康樂設施） 該項設施有部份上蓋遮蓋、部份無上蓋遮蓋。	1081.154m² (11638 sq.ft)	491.687m² (5293 sq.ft)
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)	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）	Not Applicable 不適用	Not Applicable 不適用
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) Such facilities are uncovered.	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） 該項設施無上蓋遮蓋。	Not Applicable 不適用	950.937m² (10236 sq.ft)

Remark: The area as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

備註： 上述以平方呎表述之面積由以平方米表述之面積以1平方米＝10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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

1. The address of the website on which a copy of the outline zoning plan relating to the Development is available is: http://www.ozp.tpb.gov.hk.

2. A copy of the deed of mutual covenant in respect of the Development that has been executed is available for inspection free of charge at the place at which the residential properties are offered to be sold.

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

2. 發展項目的已簽立的公契的文本將存放在住宅物業的售樓處，以供免費閱覽。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

1. Exterior Finishes	
Item	Description
(a) External Wall	Towers finished with glazed ceramic tiles.
(b) Window	All windows with aluminium frames and PVF2 coating. Living / Dining room, kitchen and bedrooms provided with blue-tinted glazing. Obscured glazing for bathroom.
(c) Bay Window	The material of bay windows is reinforced concrete, with PVF2 coated aluminium window frames fitted with blue-tinted glazing. Window sills are finished with natural stone.
(d) Planter	Not Applicable
(e) Verandah or Balcony	Balconies are covered. Walls: Balcony - Glazed ceramic tiles. Ceilings: Balcony - Emulsion paint on plaster. Floors: Balcony - Natural Stone No Verandah
(f) Drying Facilities for Clothing	Not Applicable

1. 外部裝修物料	
細項	描述
(a) 外牆	大廈鋪砌瓷磚。
(b) 窗	全部窗口選用氟碳噴塗鋁質外框。 客飯廳、廚房及睡房選用藍色玻璃。 浴室窗戶選用磨砂破璃。
(c) 窗台	窗台用料為鋼筋混凝土及氟碳噴塗鋁質外框配藍色玻璃。窗台板裝修物料為天然石材。
(d) 花槽	不適用
(e) 陽台或露台	露台均為有蓋。 外牆：露台 - 鋪砌瓷磚。 天花：露台 - 批盪後再髹乳膠漆。 地台：露台 - 鋪砌天然石材。 沒有陽台
(f) 乾衣設施	不適用

2. Interior Finishes	
Item	Description
(a) Lobby	Main Entrance Lobby: Floor: Marble Walls: Marble, Decorative mirror, Wall paper Ceiling: Suspended false ceiling with painted gypsum board Typical Lift Lobby: Floor: Marble, Homogeneous tiles Wall: Marble, Timber, Wall paper, Decorative mirror Ceiling: Suspended false ceiling with painted gypsum board
(b) Internal Wall and Ceiling	Walls: Living room, Dining room, Bedrooms - Plastered and painted with emulsion paint to exposed surface. Ceilings: Living room, Dining Room, Bedroom - Emulsion paint on plaster.
(c) Internal Floor	Living room, Dining Room - Timber flooring and timber skirting with natural stone border adjoining sliding, folding or swing door. Bedrooms - Timber flooring and timber skirting with natural stone border adjoining folding or swing door.
(d) Bathroom	Walls: Natural stone, mirror on exposed surfaces up to false ceiling level. Ceilings: Painted gypsum board false ceiling. Floors: Natural stone floor tiles to exposed surfaces.
(e) Kitchen	Walls: Ceramic tile and stainless steel on exposed surfaces up to false ceiling level. Cooking bench finishes: Solid surface counter worktop. Ceilings: Painted gypsum board false ceiling. Floors: Homogeneous tiles to exposed surfaces.

2. 室內裝修物料	
細項	描述
(a) 大堂	入口大堂： 地台：雲石 牆身：雲石，裝飾鏡，牆紙 天花： 假天花為石膏板髹上油漆 各層電梯大堂： 地台：雲石，磁磚 牆身：雲石，木材， 牆紙，裝飾鏡 天花： 假天花為石膏板髹上油漆
(b) 內牆及天花板	牆身：客廳、飯廳，睡房牆身於外露部份批盪後再髹乳膠漆。 天花：客廳、飯廳，睡房天花批盪後再髹乳膠漆。
(c) 內部地板	客廳、飯廳 - 木材地板及木腳線，天然石材連接至折疊/趟或擺動門。 睡房 - 木材地板及木腳線，天然石材連接至折疊門或擺動門。
(d) 浴室	牆身：外露部份鋪砌天然石材，鏡至假天花。 天花：假天花為石膏板髹上油漆。 地台：外露部份鋪砌天然石材地磚。
(e) 廚房	牆身：外露部分鋪砌磁磚，不銹鋼至假天花高度。 灶台的裝修物料：實心無縫材料台面。 天花：假天花為石膏板髹上油漆。 地台：外露部份鋪砌磁磚。

3. Interior Fittings	
Item	Description
(a) Doors	Entrance Door : Timber veneer finish solid core door fitted with door viewer and lock. Bedroom Doors : Timber veneer finish hollow core door fitted with lock set. Kitchen Door : Timber veneer finish solid core door and fitted with glass panel. (No doors are provided in open kitchens.) Bathroom Door : Timber veneer finish hollow core door with louvres and lock set. Store Room Door : Timber veneer finish hollow core door with louvres and lock set.
(b) Bathroom	Vitreous china flushing water closet. Vitreous china wash basin with marble counter top. Enamelled press steel Bath tub (±1500 x 700 x 400mm) (except for Bathroom in Master Bedroom at Unit A of 2/F to 18/F, Unit A, B, C & G of 20/F to 37/F, Unit A, B, C & D of 38/F and Unit A & B of 39/F in which acrylic jacuzzi bath tub (± 1500 x 700 x 410mm) is provided instead, and no bath tub is provided in Unit F from 2/F to 18/F) complete with chrome plated hand shower, chrome plated bath mixer. Shower cubicles are provided at Bathroom in Master Bedroom at Unit A, F of 2/F to 18/F, Unit A, B, C & G of 20/F to 37/F, Unit A, B, C & D of 38/F and Unit A & B of 39/F. Shower cubicle includes glass sliding door (except for Unit F from 2/F to 18/F where glass swing door is provided instead) with metal handle and chrome plated shower panel. Accessories including mirror, metal towel rack, metal paper holder and metal hook are provided. See "Water Supply" below for type and material of water supply system.
(c) Kitchen	Kitchen (except for open kitchen) Kitchen cabinet complete with Medium Density Fibre board with laminate veneer finish, solid surface worktop and stainless steel sink with chrome plated hot & cold water mixer tap. Open Kitchen Kitchen cabinet complete with Medium Density Fibre board with laminated veneer finish, solid surface worktop and stainless steel sink with chrome plated hot & cold water mixer tap. See "Water Supply" below for material of water supply system.
(d) Bedroom	Not Applicable
(e) Telephone	For the number and the location of connection points, please refer to the Schedule of Mechanical & Electrical Provisions of Residential Units and Mechanical & Electrical Provisions Plans.
(f) Aerials	For the number and the location of connection points, please refer to the Schedule of Mechanical & Electrical Provisions of Residential Units and Mechanical & Electrical Provisions Plans.
(g) Electrical Installations	All cables are run in surface / concealed conduit systems. Surface conduits enclosed in false ceiling, mouldings bulkhead, cabinets. Miniature circuit breaker board complete with residual current protection is provided for each unit. For the number and the location of power points and air-conditioner points, please refer to the Schedule of Mechanical & Electrical Provisions of Residential Units and Mechanical & Electrical Provisions Plans.
(h) Gas Supply	Type, system and location: Towngas supply. Gas point is provided in kitchen and connected to built-in gas cooking hobs and gas water heater. Please refer to the Electrical & Mechanical Provisions Plan for the location of the connection points. Flats with open kitchen design do not have gas supply.
(i) Washing Machine Connection Point	Washing machine connection point is located in the kitchen. Water point of a design of 15mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine in Kitchen. Please refer to the Electrical & Mechanical Provisions Plan for the location of the connection points.
(j) Water Supply	Concealed copper water pipes for cold water supply and concealed copper water pipes with thermal insulation for hot water supply. Hot water is available. Hot water supply to bathroom and kitchen is provided by gas water heater installed in kitchen or by 3-phase instantaneous electric water heater installed in bathroom of flats with open kitchen design.

3. 室內裝置	
細項	描述
(a) 門	大門 : 選用木材面板實心大門配防盜眼及門鎖。 房門 : 選用木材面板空心木門配門鎖。 廚房門 : 選用木材面板實心木門並鑲有玻璃 。(開放式廚房不設門) 浴室門 : 選用木材面板空心木門配百葉及門鎖。 儲物室門 : 選用木材面板空心木門配百葉及門鎖。
(b) 浴室	搪瓷坐廁。搪瓷面盆配雲石檯面，搪瓷鋼板浴缸(±1500 x 700 x 400mm)(除2樓至18樓A單位、20樓至37樓A、B、C、G單位、38樓A、B、C、D單位及39樓A、B單位之主人房浴室不設搪瓷鋼板浴缸而設纖維按摩浴缸(±1500 x 700 x 410mm)，2樓至18樓F單位不設浴缸)。浴缸配鍍鉻手提花灑、鍍鉻浴缸水龍頭。2樓至18樓A、F單位、20樓至37樓A、B、C、G單位、38樓A、B、C、D單位及39樓A、B單位之主人房浴室設有淋浴間，淋浴間設玻璃趟門(除2樓至18樓F單位設玻璃扇門)配金屬手柄及鍍鉻淋浴花灑套裝。浴室配件包括浴室鏡、金屬毛巾架、金屬廁紙架及金屬掛勾。 供水系統的類型及用料見下文「供水」一欄。
(c) 廚房	廚房(開放式廚房除外) 廚櫃選用中密度纖維板配以仿木紋飾面，實心材料檯面，不銹鋼洗滌盆及鍍鉻冷熱水龍頭。 開放式廚房 廚櫃選用中密度纖維板配以仿木紋飾面，實心材料檯面，不銹鋼洗滌盆及鍍鉻冷熱水龍頭。 供水系統的用料見下文「供水」一欄。
(d) 睡房	不適用
(e) 電話	有關接駁點之數目及位置，請參考隨後之住宅單位機電裝置數量說明表及機電裝置平面圖。
(f) 天線	有關接駁點之數目及位置，請參考隨後之住宅單位機電裝置數量說明表及機電裝置平面圖。
(g) 電力裝置	全屋電線均採用明/暗電線喉管安裝方法，明電線喉管均安裝於假天花、裝飾線條，石膏板圍邊、廚櫃。每戶均裝有配電箱及包括漏電保護。有關電插座及空調機接駁點之數目及位置，請參考隨後之住宅單位機電裝置數量說明表及機電裝置平面圖。
(h) 氣體供應	類型、系統及位置：煤氣供應。廚房內預先裝妥煤氣喉位接駁煤氣煮食爐及熱水爐。有關接駁點之位置，請參考隨後之機電裝置平面圖。(開放式廚房單位沒有氣體供應)
(i) 洗衣機接駁點	洗衣機接駁點設於廚房內。廚房內設有洗衣機來水接駁喉位（其設計為直徑15毫米）及去水接駁喉位（其設計為直徑40毫米）。有關接駁點之位置，請參考隨後之機電裝置平面圖。
(j) 供水	冷水喉採用隱藏式之銅喉及熱水喉採用隱藏式並配有隔熱絕緣保護之銅喉。 有熱水供應。廚房裝有煤氣熱水爐供應廚房及浴室熱水。(開放式廚房單位浴室則裝有三相即熱式電熱水爐供應廚房及浴室熱水)

4. Miscellaneous	
Item	Description
(a) Lifts	Total 7 nos. lifts (2 nos. passenger / disabled lifts (HITACHI model: VFI-900-CO150), 4 nos. passenger lifts (HITACHI model: VFI-900-CO150) and 1 no. passenger / fireman's lift (HITACHI model; VFI-1000-2S150)) serving the residential floors is provided. The passenger / fireman's lift serves B/F, G/F, 1/F to 3/F, 5/F to 13/F, 15/F to 18/F, refuge floor (19/F), 20/F to 23/F, 25/F to 33/F and 35/F to 39/F. One of the passenger / disabled lifts serves B/F, G/F, 1/F to 3/F, 5/F to 13/F, 15/F to 18/F, 20/F to 23/F, 25/F to 33/F, 35/F to 39/F and R/F. One of the passenger lifts serves B/F, G/F, 1/F to 3/F, 5/F to 13/F, 15/F to 18/F, 20/F to 23/F, 25/F to 33/F and 35/F to 39/F. One of the passenger lifts serves G/F, 1/F to 3/F, 5/F to 13/F, 15/F to 18/F, 20/F to 23/F, 25/F to 33/F and 35/F to 39/F. One of the passenger / disabled lifts serves B/F, G/F, 2/F to 3/F, 5/F to 13/F, 15/F to 18/F, 20/F to 23/F, 25/F to 33/F, 35/F to 39/F and R/F. One of the passenger lifts serves B/F, G/F, 2/F to 3/F, 5/F to 13/F, 15/F to 18/F, 20/F to 23/F, 25/F to 33/F and 35/F to 39/F. One of the passenger lifts serves G/F, 2/F to 3/F, 5/F to 13/F, 15/F to 18/F, 20/F to 23/F, 25/F to 33/F and 35/F to 39/F. Total 3 nos. of lifts (1 no. passenger / fireman's / disabled lift (HITACHI model: OUG-1800-2S90), 1 no. passenger lift (HITACHI model: OUG-1800-2S90) and 1 no. passenger / fireman's / disabled lift (HITACHI model: OUG-1800-2S90)) serving Government Accommodation are provided. 1 no. of passenger / fireman's / disabled lift serves LG/F, UG/F and G/F 1 no. of passenger lift serves LG/F, UG/F and G/F 1 no. of passenger / fireman's / disabled lift serves B/F, LG/F, UG/F and G/F 1 no. passenger / disabled lift (HITACHI model: OUG-1250-2S90) serving the 24hrs pedestrian link and UG/F is provided.
(b) Letter Box	Letter box is of Stainless Steel.
(c) Refuse Collection	Refuse room is provided at 2/F to 38/F for collection of refuse by cleaners. Please refer to the Floor Plans of Residential Properties in the Development for the location of the refuse rooms.
(d) Water Meter, Electricity Meter and Gas Meter	Separate meters for potable water and electricity are provided at communal meter rooms at each residential floor. Separate town gas meter is provided in the kitchen of each unit (other than open kitchen units). Please refer to the Floor Plans of Residential Properties in the Development for the location of the meters rooms.

5. Security Facilities
The Development (other than Government Accommodation) will be provided with 24 hours guard patrol service. C.C.T.V. cameras in carpark, main entrance lobby and all lifts connecting directly to the security, caretaker counter. Octopus card access control and visitor panel system is provided at G/F main entrance. Vehicular control system is installed at the carpark main entrance at LG/F.

6. Appliances
See Appliance Schedules below.

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

4. 雜項	
細項	描述
(a) 升降機	共7部升降機(2部客/傷健人士升降機(日立型號: VFI-900-CO150)，4部客升降機(日立型號：VFI-900-CO150)及1部客/消防員升降機(日立型號: VFI-1000-2S150))供住宅樓層使用。 當中的客/消防員升降機供地庫，地下，1至3樓，5至13樓，15至18樓，庇護層(19樓)，20至23樓，25至33樓，35至39樓使用。 當中一部客/傷健人士升降機供地庫，地下，1至3樓，5至13樓，15至18樓，20至23樓，25至33樓，35至39樓及天台使用。 當中一部客升降機供地庫，地下，1至3樓，5至13樓，15至18樓，20至23樓，25至33樓及35至39樓使用。 當中一部客升降機供地下，1至3樓，5至13樓，15至18樓，20至23樓，25至33樓及35至39樓使用。 當中一部客/傷健人士升降機供地庫，地下，2至3樓，5至13樓，15至18樓，20至23樓，25至33樓，35至39樓及天台使用。 當中一部客升降機供地庫，地下，2至3樓，5至13樓，15至18樓，20至23樓，25至33樓及35至39樓使用。 當中一部客升降機供地下，2至3樓，5至13樓，15至18樓，20至23樓，25至33樓及35至39樓使用。 共3部升降機(1部客/消防員/傷健人士升降機(日立型號: OUG-1800-2S90)，1部客升降機(日立型號: OUG-1800-2S90)及1部客/消防員/傷健人士升降機(日立型號: OUG-1800-2S90))供政府設施使用。 當中1部客/消防員/傷健人士升降機供低層地下，高層地下及地下使用。 當中1部客升降機供低層地下，高層地下及地下使用。 當中1部客/消防員/傷健人士升降機供地庫，低層地下，高層地下及地下使用。 1部客/傷健人士升降機(日立型號: OUG-1250-2S90)供24小時通道及高層地下使用。
(b) 信箱	信箱由不銹鋼做成。
(c) 垃圾收集	住宅2樓至38樓設有垃圾房，由清潔工人收集垃圾。 垃圾房之位置請參考發展項目內住宅物業之平面圖。
(d) 水錶、電錶及氣體錶	每住宅層公用錶房內均裝有每戶專用之獨立電錶及水錶。每戶廚房內均裝置獨立煤氣錶(開放式廚房單位除外)。 錶房之位置請參考發展項目內住宅物業之平面圖。

5. 保安設施
發展項目（除政府設施外）設有24小時保安服務。 停車場，大堂入口及所有電梯內均裝有閉路電視，直接通往大廈保安，大堂管理處。地下入口大堂裝有訪客對講系統及八達通系統開關大門。 低層地下停車場入口裝置車輛監察系統。

6. 設備
見下文設備説明表。

賣方承諾如發展項目中沒有安裝分別於上表第4(a)或第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。

Appliance Schedule 設備說明表

Kitchen Appliance 廚房設備
2/F - 18/F 二樓至十八樓
Unit A
A單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LI96021HK
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326AB92X
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326BB90X
INDUCTION HOB 電磁煮食爐	SIEMENS 西門子	EH375ME11E
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN STEAMER 嵌入式電蒸爐	SIEMENS 西門子	HB26D555
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5L2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KI34NP60
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK

Kitchen Appliance 廚房設備
2/F - 18/F 二樓至十八樓
Unit B, D, E & L
B、D、E及L單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LI15020HK
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326AB92X
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326BB90X
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5R2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KI34NP60
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK

Kitchen Appliance 廚房設備
2/F - 18/F 二樓至十八樓
Unit C, G, H & J
C、G、H及J單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LI15020HK
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326AB92X
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326BB90X
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5L2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KI34NP60
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK

Kitchen Appliance 廚房設備
2/F - 18/F 二樓至十八樓
Unit F
F單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LI15020HK
INDUCTION HOB 電磁煮食爐	SIEMENS 西門子	EH375ME11E
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5L2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KU15LA65
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK

Kitchen Appliance 廚房設備
2/F - 18/F 二樓至十八樓
Unit K
K單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LI96021HK
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326AB92X
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326BB90X
INDUCTION HOB 電磁煮食爐	SIEMENS 西門子	EH375ME11E
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5L2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KI34NP60
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK

Kitchen Appliance 廚房設備
20/F - 37/F 二十樓至三十七樓
Unit A, C & G
A、C及G單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LI96021HK
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326AB92X
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326BB90X
INDUCTION HOB 電磁煮食爐	SIEMENS 西門子	EH375ME11E
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN STEAMER 嵌入式電蒸爐	SIEMENS 西門子	HB26D555
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5L2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KI34NP60
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK

Kitchen Appliance 廚房設備
20/F - 37/F 二十樓至三十七樓
Unit B & E
B及E單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LI96021HK
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326AB92X
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326BB90X
INDUCTION HOB 電磁煮食爐	SIEMENS 西門子	EH375ME11E
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5R2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KI34NP60
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK

Kitchen Appliance 廚房設備
20/F - 37/F 二十樓至三十七樓
Unit D
D單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LI15020HK
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326AB92X
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326BB90X
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5L2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KI34NP60
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK

Kitchen Appliance 廚房設備
20/F - 37/F 二十樓至三十七樓
Unit F
F單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LI96021HK
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326AB92X
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326BB90X
INDUCTION HOB 電磁煮食爐	SIEMENS 西門子	EH375ME11E
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5L2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KI34NP60
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK

Kitchen Appliance 廚房設備
20/F - 37/F 二十樓至三十七樓
Unit H
H單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LI15020HK
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326AB92X
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326BB90X
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5R2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KI34NP60
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK

Kitchen Appliance 廚房設備
38/F 三十八樓
Unit A & B
A及B單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LC98BB540
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326AB92X
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326BB90X
INDUCTION HOB 電磁煮食爐	SIEMENS 西門子	EH375ME11E
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN STEAMER 嵌入式電蒸爐	SIEMENS 西門子	HB26D555
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5L2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KI34NP60
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK
BUILT-IN WINE CELLAR 嵌入式酒櫃	SIEMENS 西門子	KF18WA41IE

Kitchen Appliance 廚房設備
38/F 三十八樓
Unit C & D
C及D單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LC98BB540
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326AB92X
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326BB90X
INDUCTION HOB 電磁煮食爐	SIEMENS 西門子	EH375ME11E
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN STEAMER 嵌入式電蒸爐	SIEMENS 西門子	HB26D555
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5R2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KI34NP60
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK
BUILT-IN WINE CELLAR 嵌入式酒櫃	SIEMENS 西門子	KF18WA41IE

Kitchen Appliance 廚房設備
39/F 三十九樓
Unit A
A單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LC98BB540
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326AB92X
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326BB90X
INDUCTION HOB 電磁煮食爐	SIEMENS 西門子	EH375ME11E
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN STEAMER 嵌入式電蒸爐	SIEMENS 西門子	HB26D555
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5L2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KI34NP60
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK
BUILT-IN WINE CELLAR 嵌入式酒櫃	SIEMENS 西門子	KF18WA41IE

Kitchen Appliance 廚房設備
39/F 三十九樓
Unit B
B單位

Appliances 設備	Brand 品牌	Model No. 型號
COOKER HOOD 抽油煙機	SIEMENS 西門子	LC98BB540
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326AB92X
DOMINO HOB 明火煮食爐	SIEMENS 西門子	ER326BB90X
INDUCTION HOB 電磁煮食爐	SIEMENS 西門子	EH375ME11E
BUILT-IN ELECTRIC OVEN 嵌入式電焗爐	SIEMENS 西門子	HB23AB521W
BUILT-IN STEAMER 嵌入式電蒸爐	SIEMENS 西門子	HB26D555
BUILT-IN MICROWAVE WITH GRILL 嵌入式烤焗微波爐	SIEMENS 西門子	HF25G5R2
BUILT-IN REFRIGERATOR 嵌入式雪櫃	SIEMENS 西門子	KI34NP60
WASHER DRYER 洗衣乾衣機	SIEMENS 西門子	WD12D460HK
BUILT-IN WINE CELLAR 嵌入式酒櫃	SIEMENS 西門子	KF18WA41IE

Bathroom Appliance 浴室設備
2/F to 18/F 二樓至十八樓
Unit B, C, D, E, F, G, H, J and L
B、C、D、E、F、G、H、J及L單位

Appliances 設備	Brand 品牌	Model No. 型號
TELEVISION 電視	CRISTAL 尼斯	CTV-102

Bathroom In Master Bedroom Appliance 主人房浴室設備
2/F to 18/F 二樓至十八樓，20/F to 39/F 二十樓至三十九樓
Unit A, K of 2/F to 18/F and All Unit of 20/F to 39/F
2樓至18樓的A，K單位及20樓至39樓所有單位

Appliances 設備	Brand 品牌	Model No. 型號
TELEVISION 電視	CRISTAL 尼斯	CTV-102

Split Type Air Conditioner 分體式冷氣機
2/F - 18/F 二樓至十八樓
Unit A & K
A及K單位

LOCATION 位置	Brand 品牌	Model No. 型號	
LIVING AND DINING ROOM 客廳及飯廳	TRANE 特靈	4MWW3530FABA	(INDOOR UNIT 室內機)
		4TWK3530FABA	(OUTDOOR UNIT 室外機)
MASTER BEDROOM 主人睡房	TRANE 特靈	4MWW3512FABAA	(INDOOR UNIT 室內機)
		4TWK3512FABAA	(OUTDOOR UNIT 室外機)
BEDROOM 1 睡房 1	TRANE 特靈	4MWW3509FABAA	(INDOOR UNIT 室內機)
		4TWK3509FABAA	(OUTDOOR UNIT 室外機)
BEDROOM 2 睡房 2	TRANE 特靈	4MWW3509FABAA	(INDOOR UNIT 室內機)
		4TWK3509FABAA	(OUTDOOR UNIT 室外機)
STORE 儲物室 (Unit A only, 只在A單位)	TRANE 特靈	4MWW3509FABAA	(INDOOR UNIT 室內機)
		4TWK3509FABAA	(OUTDOOR UNIT 室外機)

Split Type Air Conditioner 分體式冷氣機
2/F - 18/F 二樓至十八樓
Unit B to E, G to J & L
B至E、G至J及L單位

LOCATION 位置	Brand 品牌	Model No. 型號	
LIVING AND DINING ROOM 客廳及飯廳	TRANE 特靈	4MWW3518FABAA	(INDOOR UNIT 室內機)
		4TWK3518FABAA	(OUTDOOR UNIT 室外機)
BEDROOM 1 睡房 1	TRANE 特靈	4MWW3509FABAA	(INDOOR UNIT 室內機)
		4TWK3509FABAA	(OUTDOOR UNIT 室外機)
BEDROOM 2 睡房 2	TRANE 特靈	4MWW3509FABAA	(INDOOR UNIT 室內機)
		4TWK3509FABAA	(OUTDOOR UNIT 室外機)

Split Type Air Conditioner 分體式冷氣機
2/F - 18/F 二樓至十八樓
Unit F
F單位

LOCATION 位置	Brand 品牌	Model No. 型號	
LIVING AND DINING ROOM 客廳及飯廳	TRANE 特靈	4MWW3530FABA	(INDOOR UNIT 室內機)
		4TWK3530FABA	(OUTDOOR UNIT 室外機)
BEDROOM 睡房	TRANE 特靈	4MWW3509FABAA	(INDOOR UNIT 室內機)
		4TWK3509FABAA	(OUTDOOR UNIT 室外機)

Split Type Air Conditioner 分體式冷氣機
20/F - 37/F 二十樓至三十七樓
Unit A, C, E & G
A、C、E及G單位

LOCATION 位置	Brand 品牌	Model No. 型號
LIVING AND DINING ROOM 客廳及飯廳	TRANE 特靈	4MWW3530FABA (INDOOR UNIT 室內機)
		4TWK3530FABA (OUTDOOR UNIT 室外機)
MASTER BEDROOM 主人睡房	TRANE 特靈	4MWW3512FABAA (INDOOR UNIT 室內機)
		4TWK3512FABAA (OUTDOOR UNIT 室外機)
BEDROOM 1 睡房 1	TRANE 特靈	4MWW3509FABAA (INDOOR UNIT 室內機)
		4TWK3509FABAA (OUTDOOR UNIT 室外機)
BEDROOM 2 睡房 2	TRANE 特靈	4MWW3509FABAA (INDOOR UNIT 室內機)
		4TWK3509FABAA (OUTDOOR UNIT 室外機)
STORE 儲物室	TRANE 特靈	4MWW3509FABAA (INDOOR UNIT 室內機)
		4TWK3509FABAA (OUTDOOR UNIT 室外機)

Split Type Air Conditioner 分體式冷氣機
20/F - 37/F 二十樓至三十七樓
Unit B & F
B及F單位

LOCATION 位置	Brand 品牌	Model No. 型號
LIVING AND DINING ROOM 客廳及飯廳	TRANE 特靈	4MWW3518FABAA (INDOOR UNIT 室內機)
		4TWK3518FABAA (OUTDOOR UNIT 室外機)
MASTER BEDROOM 主人睡房	TRANE 特靈	4MWW3512FABAA (INDOOR UNIT 室內機)
		4TWK3512FABAA (OUTDOOR UNIT 室外機)
BEDROOM 1 睡房 1	TRANE 特靈	4MWW3509FABAA (INDOOR UNIT 室內機)
		4TWK3509FABAA (OUTDOOR UNIT 室外機)
BEDROOM 2 睡房 2	TRANE 特靈	4MWW3509FABAA (INDOOR UNIT 室內機)
		4TWK3509FABAA (OUTDOOR UNIT 室外機)
STORE 儲物室	TRANE 特靈	4MWW3509FABAA (INDOOR UNIT 室內機)
		4TWK3509FABAA (OUTDOOR UNIT 室外機)

Split Type Air Conditioner 分體式冷氣機
20/F - 37/F 二十樓至三十七樓
Unit D
D單位

LOCATION 位置	Brand 品牌	Model No. 型號	
LIVING AND DINING ROOM 客廳及飯廳	TRANE 特靈	4MWW3518FABAA	(INDOOR UNIT 室內機)
		4TWK3518FABAA	(OUTDOOR UNIT 室外機)
MASTER BEDROOM 主人睡房	TRANE 特靈	4MWW3512FABAA	(INDOOR UNIT 室內機)
		4TWK3512FABAA	(OUTDOOR UNIT 室外機)
BEDROOM 1 睡房 1	TRANE 特靈	4MWW3509FABAA	(INDOOR UNIT 室內機)
		4TWK3509FABAA	(OUTDOOR UNIT 室外機)

Split Type Air Conditioner 分體式冷氣機
20/F - 37/F 二十樓至三十七樓
Unit H
H單位

LOCATION 位置	Brand 品牌	Model No. 型號	
LIVING AND DINING ROOM 客廳及飯廳	TRANE 特靈	4MWW3518FABAA	(INDOOR UNIT 室內機)
		4TWK3518FABAA	(OUTDOOR UNIT 室外機)
MASTER BEDROOM 主人睡房	TRANE 特靈	4MWW3512FABAA	(INDOOR UNIT 室內機)
		4TWK3512FABAA	(OUTDOOR UNIT 室外機)
BEDROOM 1 睡房 1	TRANE 特靈	4MWW3509FABAA	(INDOOR UNIT 室內機)
		4TWK3509FABAA	(OUTDOOR UNIT 室外機)

Split Type Air Conditioner 分體式冷氣機
38/F - 39/F 三十八樓至三十九樓
All Units
所有單位

LOCATION 位置	Brand 品牌	Model No. 型號	
LIVING AND DINING ROOM 客廳及飯廳	TRANE 特靈	4MWW3518FABAA	(INDOOR UNIT 室內機)
		4TWK3518FABAA	(OUTDOOR UNIT 室外機)
MASTER BEDROOM 主人睡房	TRANE 特靈	4MWW3518FABAA	(INDOOR UNIT 室內機)
		4TWK3518FABAA	(OUTDOOR UNIT 室外機)
BEDROOM 1 睡房 1	TRANE 特靈	4MWW3509FABAA	(INDOOR UNIT 室內機)
		4TWK3509FABAA	(OUTDOOR UNIT 室外機)
BEDROOM 2 睡房 2	TRANE 特靈	4MWW3509FABAA	(INDOOR UNIT 室內機)
		4TWK3509FABAA	(OUTDOOR UNIT 室外機)
BEDROOM 3 睡房 3	TRANE 特靈	4MWW3509FABAA	(INDOOR UNIT 室內機)
		4TWK3509FABAA	(OUTDOOR UNIT 室外機)
STORE 儲物室 / TOILET 洗手間	TRANE 特靈	4MWW3509FABAA	(INDOOR UNIT 室內機)
		4TWK3509FABAA	(OUTDOOR UNIT 室外機)

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

Location 位置		Living And Dining Room 客廳及飯廳										
Floor 樓層	Unit 單位	20A D.P. Switch For Indoor AC Unit 室內空調機 20A雙極開關掣	2-WAY 3-GANG Lighting Switch 三位雙控照明開關掣	2-WAY 2-GANG PLUS 1-WAY 1-GANG Lighting Switch 雙位雙控並單位單控照明開關掣	2-WAY 2-GANG Lighting Switch 雙位雙控照明開關掣	2-WAY 1-GANG Lighting Switch 單位雙控照明開關掣	1-WAY 1-GANG Lighting Switch 單位單控照明開關掣	Video Doorphone 視象對講機	13A Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	TV / FM Outlet 電視/電台天線插座	Telephone Outlet 電話插座
2/F 二樓	A	1	-	1	1	-	1	1	2	2	2	2
	B	1	-	1	1	-	1	1	2	2	2	2
	C	1	-	1	1	-	1	1	2	2	2	2
	D	1	-	1	1	-	1	1	2	2	2	2
	E	1	-	1	1	-	1	1	2	2	2	2
	F	1	-	1	1	-	1	1	2	2	2	2
	G	1	-	1	1	-	1	1	2	2	2	2
	H	1	-	1	1	-	1	1	2	2	2	2
	J	1	-	1	1	-	1	1	2	2	2	2
	K	1	-	1	1	-	1	1	2	2	2	2
	L	1	-	2	-	-	1	1	2	2	2	2
3/F to 18/F 三樓至十八樓	A	1	-	1	1	-	1	1	2	2	2	2
	B	1	-	1	1	-	1	1	2	2	2	2
	C	1	-	1	1	-	1	1	2	2	2	2
	D	1	-	1	1	-	1	1	2	2	2	2
	E	1	-	1	1	-	1	1	2	2	2	2
	F	1	-	1	1	-	1	1	2	2	2	2
	G	1	-	1	1	-	1	1	2	2	2	2
	H	1	-	1	1	-	1	1	2	2	2	2
	J	1	-	1	1	-	1	1	2	2	2	2
	K	1	-	1	1	-	1	1	2	2	2	2
	L	1	-	2	-	-	1	1	2	2	2	2
20/F to 37/F 二十樓至三十七樓	A	1	-	1	1	-	1	1	2	2	2	2
	B	1	-	1	1	-	1	1	2	2	2	2
	C	1	-	1	1	-	1	1	2	2	2	2
	D	1	-	1	1	-	1	1	2	2	2	2
	E	1	-	1	1	-	1	1	2	2	2	2
	F	1	-	1	1	-	1	1	2	2	2	2
	G	1	-	1	1	-	1	1	2	2	2	2
	H	1	-	1	1	-	1	1	2	2	2	2
38/F 三十八樓	A	3	2	-	-	4	-	1	1	5	2	2
	B	3	2	-	-	4	-	1	1	5	2	2
	C	3	2	-	-	4	-	1	1	5	2	2
	D	3	2	-	-	4	-	1	1	5	2	2
39/F 三十九樓	A	3	2	-	-	2	1	1	1	5	2	2
	B	3	2	-	-	2	1	1	1	5	2	2

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

Location 位置		Master Bedroom And Bedroom(s) 主人房及睡房							Bathroom In Master Bedroom And Bathroom 主人房浴室及浴室				
Floor 樓層	Unit 單位	20A D.P. Switch For Indoor AC Unit 室內空調機 20A雙極 開關掣	1-WAY 3-GANG Lighting Switch 三位單控 照明開關掣	1-WAY 1-GANG Lighting Switch 單位單控 照明開關掣	13A Socket Outlet 13A單位 電插座	13A Twin Socket Outlet 13A雙位 電插座	TV/FM Outlet 電視/電台 天線插座	Telephone Outlet 電話插座	13A Socket Outlet For Hair Dryer 電風筒13A單位 電插座	13A Socket Outlet For TV 電視機13A單位 電插座	2-WAY 2-GANG Lighting Switch 雙位雙控 照明開關掣	1-WAY 2-GANG Lighting Switch 雙位單控 照明開關掣	20A D.P. Switch For Acrylic Jacuzzi / Exhaust Fan 纖維按摩浴缸 / 抽氣扇 20A雙極開關掣
2/F 二樓	A	3	-	3	5	1	3	3	2	1	-	2	1
	B	2	-	2	3	1	2	2	1	1	-	1	-
	C	2	-	2	3	1	2	2	1	1	-	1	-
	D	2	-	2	3	1	2	2	1	1	-	1	-
	E	2	-	2	3	1	2	2	1	1	-	1	-
	F	1	-	2	1	1	1	1	1	1	2	-	-
	G	2	-	2	3	1	2	2	1	1	-	1	-
	H	2	-	2	3	1	2	2	1	1	-	1	-
	J	2	-	2	3	1	2	2	1	1	-	1	-
	K	3	1	2	5	1	3	3	2	1	-	1	-
	L	2	-	2	3	1	2	2	1	1	-	1	-
3/F to 18/F 三樓至十八樓	A	3	-	3	5	1	3	3	2	1	-	2	1
	B	2	-	2	3	1	2	2	1	1	-	1	-
	C	2	-	2	3	1	2	2	1	1	-	1	-
	D	2	-	2	3	1	2	2	1	1	-	1	-
	E	2	-	2	3	1	2	2	1	1	-	1	-
	F	1	-	2	1	1	1	1	1	1	2	-	-
	G	2	-	2	3	1	2	2	1	1	-	1	-
	H	2	-	2	3	1	2	2	1	1	-	1	-
	J	2	-	2	3	1	2	2	1	1	-	1	-
	K	3	1	2	5	1	3	3	2	1	-	1	-
	L	2	-	2	3	1	2	2	1	1	-	1	-
20/F to 37/F 二十樓至三十七樓	A	3	-	3	5	1	3	3	2	1	-	2	-
	B	3	-	3	5	1	3	3	2	1	-	2	1
	C	3	-	3	5	1	3	3	2	1	-	2	-
	D	2	-	2	3	1	2	2	2	1	-	2	-
	E	3	-	3	5	1	3	3	2	1	-	2	-
	F	3	-	3	5	1	3	3	2	1	-	2	-
	G	3	-	3	5	1	3	3	2	1	-	2	-
	H	2	-	2	3	1	2	2	2	1	-	2	-
38/F 三十八樓	A	4	1	5	8	1	4	5	3	1	-	3	-
	B	4	1	5	8	1	4	5	3	1	-	3	-
	C	4	1	5	8	1	4	5	3	1	-	3	-
	D	4	1	5	8	1	4	5	3	1	-	3	-
39/F 三十九樓	A	4	1	5	8	1	4	5	3	1	-	3	-
	B	4	1	5	8	1	4	5	3	1	-	3	-

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

Location 位置		Bathroom In Master Bedroom And Bathroom 主人房浴室及浴室							
Floor 樓層	Unit 單位	20A D.P. Switch For Exhaust Fan 抽氣扇20A雙極開關掣	20A D.P. Switch For Acrylic Jacuzzi 纖維按摩浴缸 20A雙極開關掣	20A D.P. Switch for Electrical Water Heater / Exhaust Fan 電熱水爐/抽氣扇20A雙極開關掣	20A Connection Unit For Acrylic Jacuzzi 纖維按摩浴缸 20A單位接線蘇	Fuse Spur Unit For Exhaust Fan 抽氣扇接線座	TV/FM Outlet 電視/電台天線插座	13A Socket Outlet For Shaver 13A單位鬚刨插座	Cabinet Lighting Point 櫃燈位
2/F 二樓	A	1	-	-	1	2	1	1	2
	B	1	-	-	-	1	1	1	1
	C	1	-	-	-	1	1	1	1
	D	1	-	-	-	1	1	1	1
	E	1	-	-	-	1	1	1	1
	F	-	-	1	-	1	1	1	1
	G	1	-	-	-	1	1	1	1
	H	1	-	-	-	1	1	1	1
	J	1	-	-	-	1	1	1	1
	K	2	-	-	-	2	1	1	2
	L	1	-	-	-	1	1	1	1
3/F to 18/F 三樓至十八樓	A	1	-	-	1	2	1	1	2
	B	1	-	-	-	1	1	1	1
	C	1	-	-	-	1	1	1	1
	D	1	-	-	-	1	1	1	1
	E	1	-	-	-	1	1	1	1
	F	-	-	1	-	1	1	1	1
	G	1	-	-	-	1	1	1	1
	H	1	-	-	-	1	1	1	1
	J	1	-	-	-	1	1	1	1
	K	2	-	-	-	2	1	1	2
	L	1	-	-	-	1	1	1	1
20/F to 37/F 二十樓至三十七樓	A	2	1	-	1	2	1	1	2
	B	1	-	-	1	2	1	1	2
	C	2	1	-	1	2	1	1	2
	D	2	-	-	-	2	1	1	2
	E	2	-	-	-	2	1	1	2
	F	2	-	-	-	2	1	1	2
	G	2	1	-	1	2	1	1	2
	H	2	-	-	-	2	1	1	2
38/F 三十八樓	A	3	1	-	1	3	1	1	3
	B	3	1	-	1	3	1	1	3
	C	3	1	-	1	3	1	1	3
	D	3	1	-	1	3	1	1	3
39/F 三十九樓	A	3	1	-	1	3	1	1	3
	B	3	1	-	1	3	1	1	3

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

Location 位置		Kitchen 廚房										
Floor 樓層	Unit 單位	1-WAY 3-GANG Lighting Switch 三位單控照明開關掣	2-WAY 3-GANG Lighting Switch 三位雙控照明開關掣	2-WAY 1-GANG Lighting Switch 單位雙控照明開關掣	1-WAY 1-GANG Lighting Switch 單位單控照明開關掣	2-WAY 1-GANG Plus 1-WAY 2-GANG Lighting Switch 單位雙控並雙位單控照明開關掣	13A Socket Outlet For Microwave Oven 微波爐13A單位電插座	13A Socket Outlet For Gas Cooker 煤氣煮食爐13A單位電插座	13A Twin Socket Outlet For Gas Cooker 煤氣煮食爐13A雙位電插座	20A D.P. Switch For Oven 電焗爐20A雙極開關掣	20A D.P. Switch For Induction Cooker 電磁爐20A雙極開關掣	Cabinet Lighting Point 櫃燈位
2/F 二樓	A	1	-	-	1	-	1	2	-	1	1	1
	B	1	-	-	1	-	1	2	-	1	-	1
	C	1	-	-	1	-	1	2	-	1	-	1
	D	1	-	-	1	-	1	2	-	1	-	1
	E	1	-	-	1	-	1	2	-	1	-	1
	F	-	-	-	-	-	1	-	-	1	1	1
	G	1	-	-	1	-	1	2	-	1	-	1
	H	1	-	-	1	-	1	2	-	1	-	1
	J	1	-	-	1	-	1	2	-	1	-	1
	K	1	-	-	1	-	1	2	-	1	1	1
	L	1	-	-	1	-	1	2	-	1	-	1
3/F to 18/F 三樓至十八樓	A	1	-	-	1	-	1	2	-	1	1	1
	B	1	-	-	1	-	1	2	-	1	-	1
	C	1	-	-	1	-	1	2	-	1	-	1
	D	1	-	-	1	-	1	2	-	1	-	1
	E	1	-	-	1	-	1	2	-	1	-	1
	F	-	-	-	-	-	1	-	-	1	1	1
	G	1	-	-	1	-	1	2	-	1	-	1
	H	1	-	-	1	-	1	2	-	1	-	1
	J	1	-	-	1	-	1	2	-	1	-	1
	K	1	-	-	1	-	1	2	-	1	1	1
	L	1	-	-	1	-	1	2	-	1	-	1
20/F to 37/F 二十樓至三十七樓	A	1	-	-	1	-	1	-	1	1	1	1
	B	1	-	-	1	-	1	-	1	1	1	1
	C	1	-	-	1	-	1	-	1	1	1	1
	D	1	-	-	1	-	1	-	1	1	-	1
	E	1	-	-	1	-	1	-	1	1	1	1
	F	1	-	-	1	-	1	-	1	1	1	1
	G	1	-	-	1	-	1	-	1	1	1	1
	H	1	-	-	1	-	1	-	1	1	-	1
38/F 三十八樓	A	-	-	-	-	1	1	2	-	1	1	1
	B	1	-	-	-	-	1	2	-	1	1	1
	C	-	-	1	-	1	1	2	-	1	1	1
	D	1	-	-	-	-	1	2	-	1	1	1
39/F 三十九樓	A	1	-	-	-	-	1	2	-	1	1	1
	B	1	-	-	-	-	1	2	-	1	1	1

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

Location 位置		Kitchen 廚房								
Floor 樓層	Unit 單位	Fuse Spur Unit For Exhaust Fan 抽氣扇接線座	Fuse Spur Unit For Gas Water Heater 煤氣熱水爐接線座	13A Socket Outlet For Wine Rack 酒櫃13A單位電插座	13A Socket Outlet For Steamer 蒸爐13A單位電插座	13A Socket Outlet For Kitchen Hood 抽油煙機13A單位電插座	13A Socket Outlet For Washing Machine 洗衣機13A單位電插座	13A Twin Socket Outlet 13A雙位電插座	13A Socket Outlet For Refrigerator 雪櫃13A單位電插座	20A D.P. Switch For Exhaust Fan 抽氣扇20A雙極開關掣
2/F 二樓	A	1	1	-	1	1	1	2	1	1
	B	1	1	-	-	1	1	2	1	1
	C	1	1	-	-	1	1	2	1	1
	D	1	1	-	-	1	1	2	1	1
	E	1	1	-	-	1	1	2	1	1
	F	-	-	-	-	1	1	1	1	-
	G	1	1	-	-	1	1	2	1	1
	H	1	1	-	-	1	1	2	1	1
	J	1	1	-	-	1	1	2	1	1
	K	1	1	-	-	1	1	2	1	1
	L	1	1	-	-	1	1	2	1	1
3/F to 18/F 三樓至十八樓	A	1	1	-	1	1	1	2	1	1
	B	1	1	-	-	1	1	2	1	1
	C	1	1	-	-	1	1	2	1	1
	D	1	1	-	-	1	1	2	1	1
	E	1	1	-	-	1	1	2	1	1
	F	-	-	-	-	1	1	1	1	-
	G	1	1	-	-	1	1	2	1	1
	H	1	1	-	-	1	1	2	1	1
	J	1	1	-	-	1	1	2	1	1
	K	1	1	-	-	1	1	2	1	1
	L	1	1	-	-	1	1	2	1	1
20/F to 37/F 二十樓至三十七樓	A	1	1	-	1	1	1	1	1	1
	B	1	1	-	-	1	1	1	1	1
	C	1	1	-	1	1	1	2	1	1
	D	1	1	-	-	1	1	2	1	1
	E	1	1	-	-	1	1	2	1	1
	F	1	1	-	-	1	1	2	1	1
	G	1	1	-	1	1	1	2	1	1
	H	1	1	-	-	1	1	2	1	1
38/F 三十八樓	A	1	2	1	1	1	1	2	1	1
	B	1	2	1	1	1	1	2	1	1
	C	1	2	1	1	1	1	2	1	1
	D	1	2	1	1	1	1	2	1	1
39/F 三十九樓	A	1	2	1	1	1	1	2	1	1
	B	1	2	1	1	1	1	2	1	1

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

Location 位置		Store(s), Store / Toilet On 38/F - 39/F 儲物室，三十八樓至三十九樓之儲物室/洗手間							Flat Roof on 38/F - 39/F 三十八樓至三十九樓之平台
Floor 樓層	Unit 單位	20A D.P. Switch For Indoor AC Unit 室內空調機20A 雙極開關掣	13A Socket Outlet 13A單位電插座	1-WAY 2-GANG Lighting Switch 雙位單控照明開關掣	1-WAY 1-GANG Lighting Switch 單位單控照明開關掣	20A D.P. Switch For Exhaust Fan 抽氣扇20A 雙極開關掣	Telephone Outlet 電話插座	Fuse Spur Unit For Exhaust Fan 抽氣扇接線座	13A Weatherproof Socket Outlet 13A 防水單位電插座
2/F 二樓	A	2	2	1	1	1	1	1	-
	B	-	-	-	-	-	-	-	-
	C	-	-	-	-	-	-	-	-
	D	-	-	-	-	-	-	-	-
	E	-	-	-	-	-	-	-	-
	F	-	-	-	-	-	-	-	-
	G	-	-	-	-	-	-	-	-
	H	-	-	-	-	-	-	-	-
	J	-	-	-	-	-	-	-	-
	K	-	-	-	-	-	-	-	-
	L	-	-	-	-	-	-	-	-
3/F to 18/F 三樓至十八樓	A	2	2	1	1	1	1	1	-
	B	-	-	-	-	-	-	-	-
	C	-	-	-	-	-	-	-	-
	D	-	-	-	-	-	-	-	-
	E	-	-	-	-	-	-	-	-
	F	-	-	-	-	-	-	-	-
	G	-	-	-	-	-	-	-	-
	H	-	-	-	-	-	-	-	-
	J	-	-	-	-	-	-	-	-
	K	-	-	-	-	-	-	-	-
	L	-	-	-	-	-	-	-	-
20/F to 37/F 二十樓至三十七樓	A	2	2	1	1	1	1	1	-
	B	1	1	-	1	-	1	-	-
	C	1	1	1	-	1	-	1	-
	D	-	-	-	-	-	-	-	-
	E	1	1	-	1	-	1	-	-
	F	1	1	-	1	-	1	-	-
	G	1	1	1	-	1	-	1	-
	H	-	1	-	1	-	-	-	-
38/F 三十八樓	A	1	1	1	-	1	-	1	1
	B	1	1	1	-	1	-	1	1
	C	1	1	1	-	1	-	1	1
	D	1	1	1	-	1	-	1	1
39/F 三十九樓	A	1	1	1	-	1	-	1	2
	B	1	1	1	-	1	-	1	1

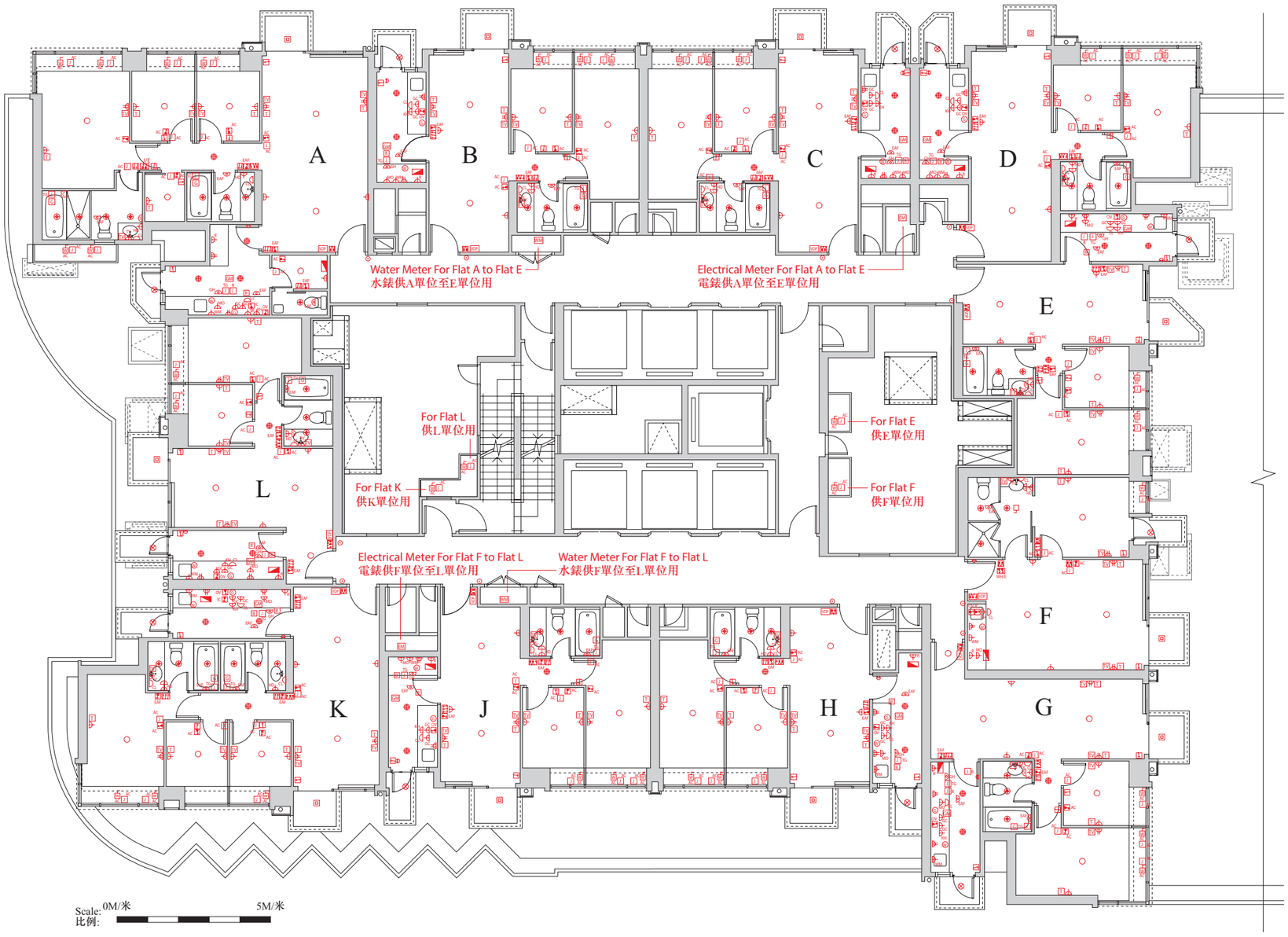
MECHANICAL & ELECTRICAL PROVISIONS PLANS
機電裝置平面圖

LEGEND 符號說明

- 1-WAY 1-GANG LIGHTING SWITCH 單位單控照明開關掣
- 1-WAY 2-GANG LIGHTING SWITCH 雙位單控照明開關掣
- 1-WAY 3-GANG LIGHTING SWITCH 三位單控照明開關掣
- 2-WAY 1-GANG LIGHTING SWITCH 單位雙控照明開關掣
- 2-WAY 2-GANG LIGHTING SWITCH 雙位雙控照明開關掣
- 2-WAY 2-GANG PLUS 1-WAY 1-GANG LIGHTING SWITCH 雙位雙控並單位單控照明開關掣
- 2-WAY 1-GANG PLUS 1-WAY 2-GANG LIGHTING SWITCH 單位雙控並雙位單控照明開關掣
- 2-WAY 3-GANG LIGHTING SWITCH 三位雙控照明開關掣
- 13A SOCKET OUTLET 13A單位電插座
- 13A TWIN SOCKET OUTLET 13A雙位電插座
- KH 13A SOCKET OUTLET FOR KITCHEN HOOD 抽油煙機13A單位電插座
- WM 13A SOCKET OUTLET FOR WASHING MACHINE 洗衣機13A單位電插座
- 13A WEATHERPROOF SOCKET OUTLET 13A防水單位電插座
- CEILING LIGHTING POINT 天花燈位
- CL CABINET LIGHTING POINT 櫃燈位
- KITCHEN / CORRIDOR LIGHTING POINT 廚房 / 走廊燈位
- BATHROOM LIGHTING POINT 浴室燈位
- UTILITY PLATFORM LIGHTING 工作平台燈
- BALCONY LIGHTING 露台燈
- EXTERNAL LIGHTING 戶外燈光裝置
- ROOF LIGHTING 天面燈
- PLANT ROOM LIGHTING 機房照明燈
- VDP VIDEO DOORPHONE 視像對講機
- B BONDING POINT 接地點
- DOOR BELL 門鈴
- DOOR BELL PUSH BUTTON 門鈴按鈕
- MO 13A SOCKET OUTLET FOR MICROWAVE OVEN 微波爐13A單位電插座
- R 13A SOCKET OUTLET FOR REFRIGERATOR 雪櫃13A單位電插座
- GC 13A SOCKET OUTLET FOR GAS COOKER 煤氣煮食爐13A單位電插座
- TV 13A SOCKET OUTLET FOR TV 電視13A單位電插座
- SR 13A SOCKET OUTLET FOR STEAMER 蒸爐13A單位電插座
- WC 13A SOCKET OUTLET FOR WINE RACK 酒櫃13A單位電插座
- GC 13A TWIN SOCKET OUTLET FOR GAS COOKER 煤氣煮食爐13A雙位電插座
- HD 13A SOCKET OUTLET FOR HAIR DRYER 電風筒13A單位電插座
- OV 20A D.P. SWITCH FOR OVEN電焗爐20A 雙極開關掣
- IC 20A D.P. SWITCH FOR INDUCTION COOKER 電磁爐20A雙極開關掣
- J 20A D.P. SWITCH FOR ACRYLIC JACUZZI 纖維按摩浴缸20A雙極開關掣
- C 20A CONNECTION UNIT FOR ACRYLIC JACUZZI 纖維按摩浴缸20A單位接線蘇
- AC 20A D.P. SWITCH FOR INDOOR AC UNIT 室內空調機20A雙極開關掣
- EAF 20A D.P. SWITCH FOR EXHAUST FAN 抽氣扇20A雙極開關掣
- J/E 20A D.P. SWITCH FOR ACRYLIC JACUZZI / EXHAUST FAN 纖維按摩浴缸/抽氣扇20A雙極開關掣
- WH/E 20A D.P. SWITCH FOR ELECTRICAL WATER HEATER / EXHAUST FAN 電熱水爐/抽氣扇20A雙極開關掣
- W AC POWER SUPPLY FOR AC OUTDOOR UNIT 戶外空調機供電位置
- W SP POWER SUPPLY FOR SWIMMING POOL EQUIPMENT 泳池設備供電位置
- POWER SUPPLY FOR ELECTRICAL WATER HEATER 電熱水爐供電位置
- GH FUSE SPUR UNIT FOR GAS WATER HEATER 煤氣熱水爐接線座
- EAF FUSE SPUR UNIT FOR EXHAUST FAN 抽氣扇接線座
- 13A SOCKET OUTLET FOR SHAVER 13A單位鬚刨插座
- J JUNCTION BOX 過路箱
- J AC JUNCTION BOX FOR AC INDOOR OR AC OUTDOOR UNIT 室內/室外空調過路箱
- J TG JUNCTION BOX FOR GAS WATER HEATER 煤氣熱水爐過路箱
- J B JUNCTION BOX FOR BONDING 接地點過路箱
- MINIATURE CIRCUIT BREAKER BOARD 配電箱
- TV TV/FM OUTLET 電視/電台天線插座
- T TELEPHONE OUTLET 電話插座
- EM ELECTRICAL METER 電錶
- Ⓦ WASHING MACHINE WATER SUPPLY / DRAINAGE CONNECTION POINT 洗衣機來/去水接駁位
- Ⓖ TOWNGAS CONNECTION POINT 煤氣接駁點
- WM WATER METER 水錶
- GM GAS METER 煤氣錶
- G WATER HEATER TEMPERATURE CONTROL 熱水爐恆溫控制

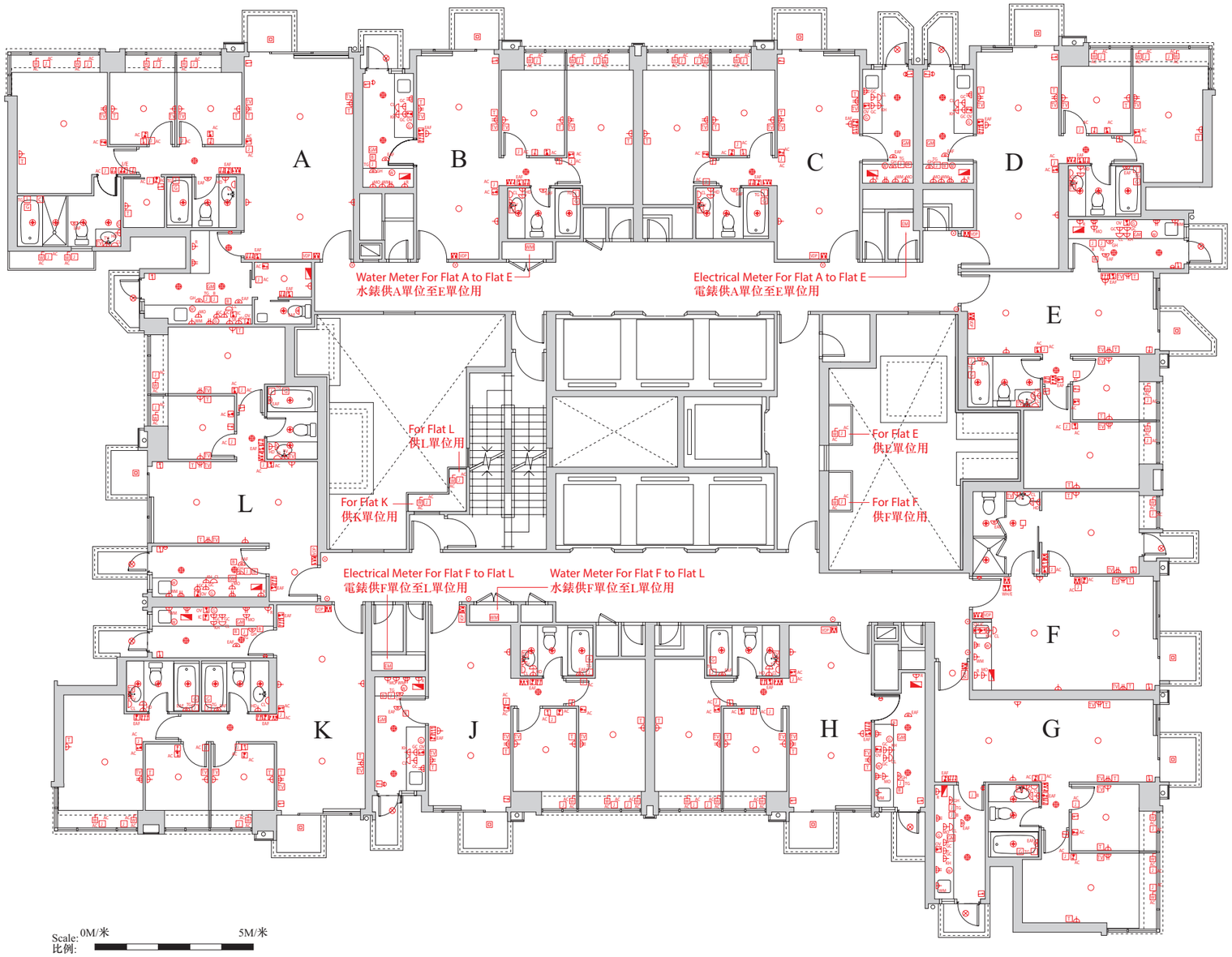
MECHANICAL & ELECTRICAL PROVISIONS PLANS
機電裝置平面圖

2/F 二樓



MECHANICAL & ELECTRICAL PROVISIONS PLANS
機電裝置平面圖

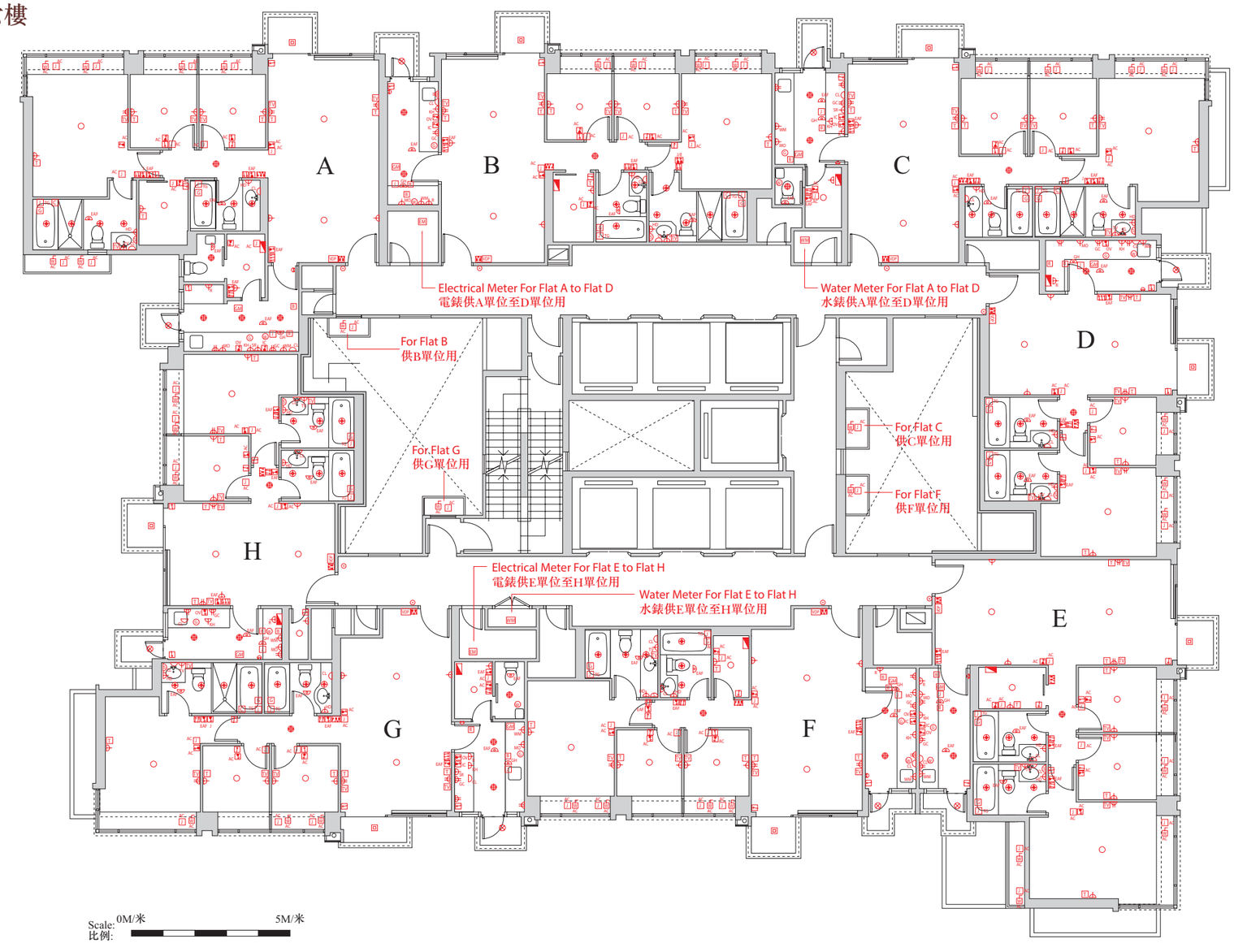
3/F - 18/F 三至十八樓



MECHANICAL & ELECTRICAL PROVISIONS PLANS

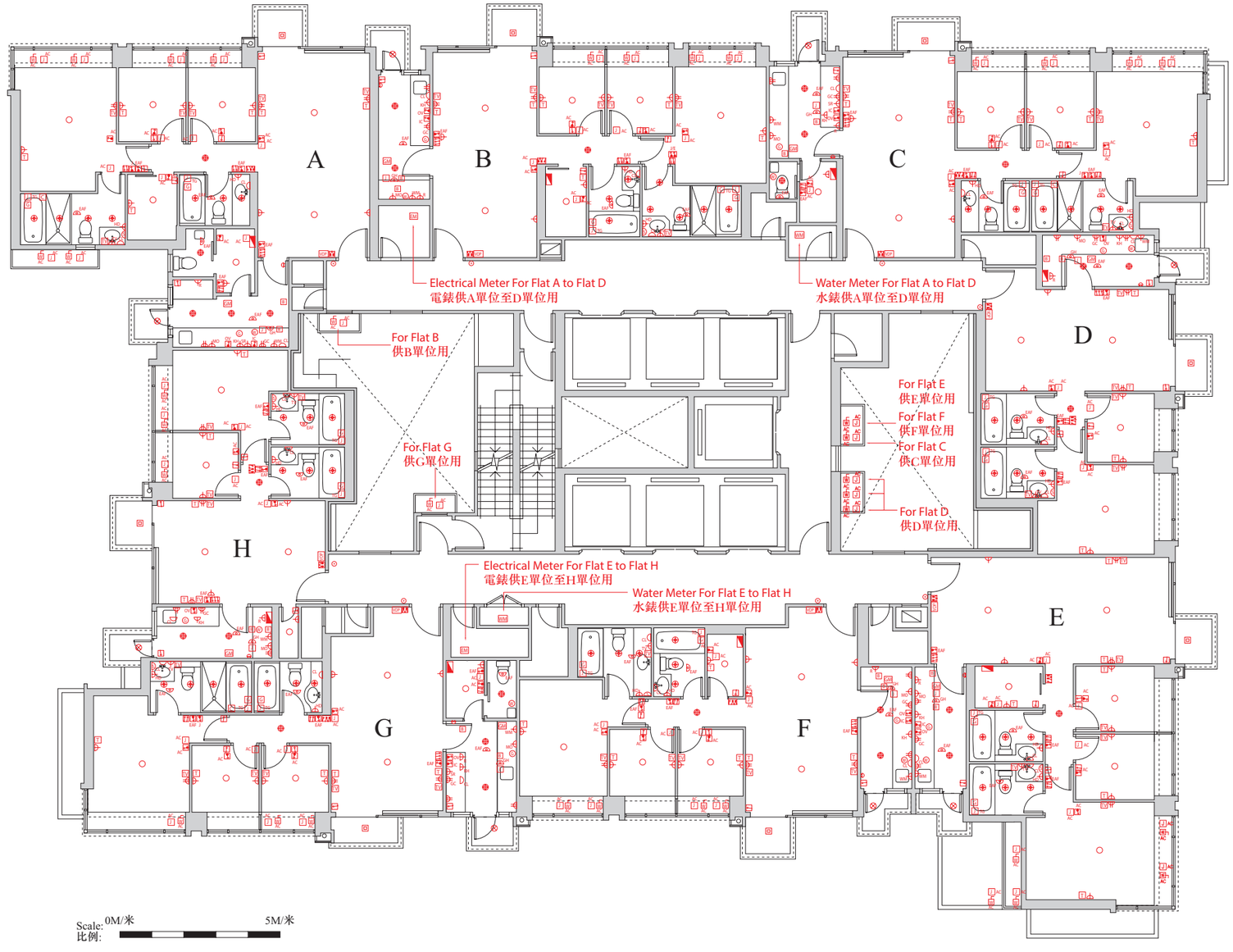
機電裝置平面圖

20/F - 36/F 二十至三十六樓



MECHANICAL & ELECTRICAL PROVISIONS PLANS
機電裝置平面圖

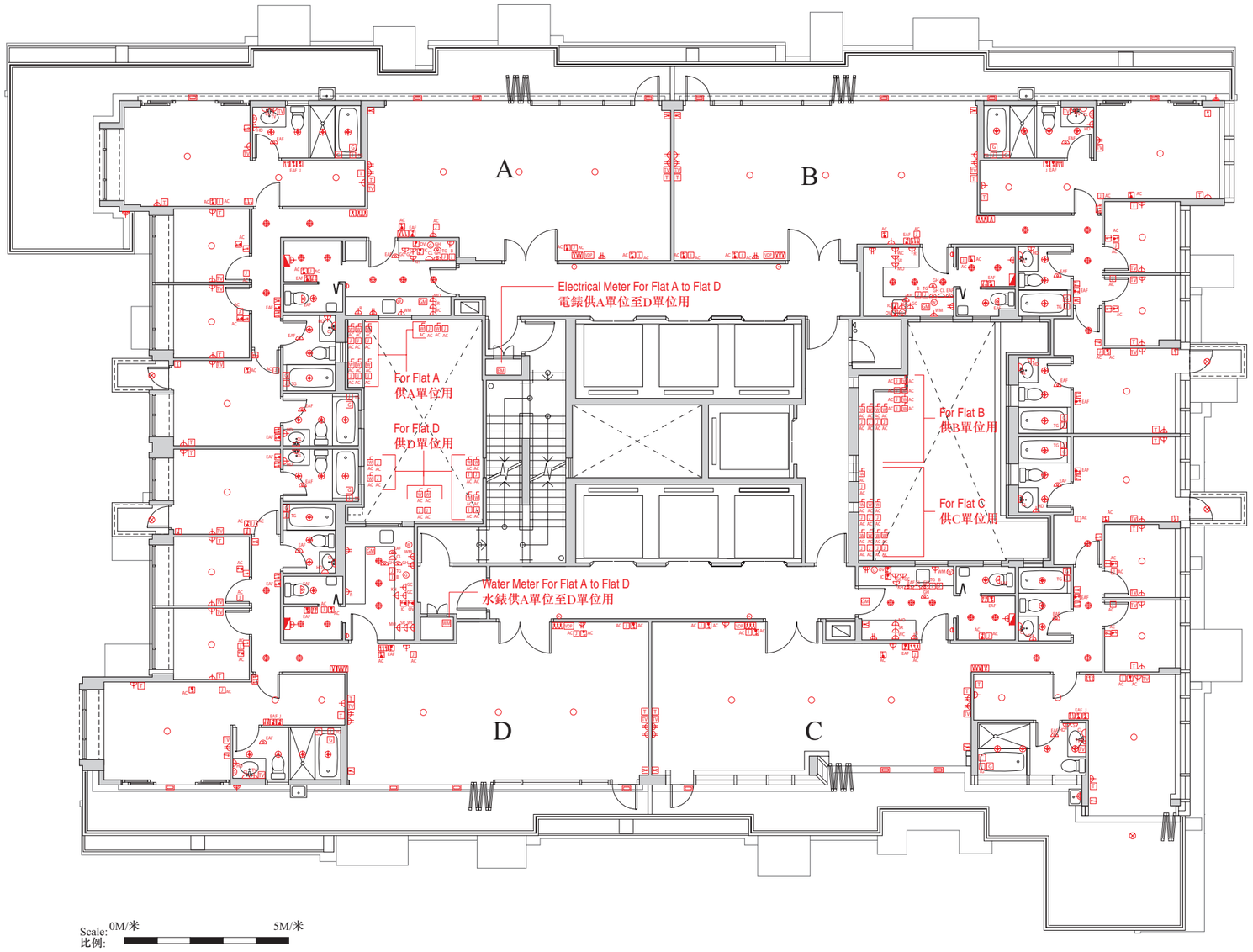
37/F 三十七樓



MECHANICAL & ELECTRICAL PROVISIONS PLANS

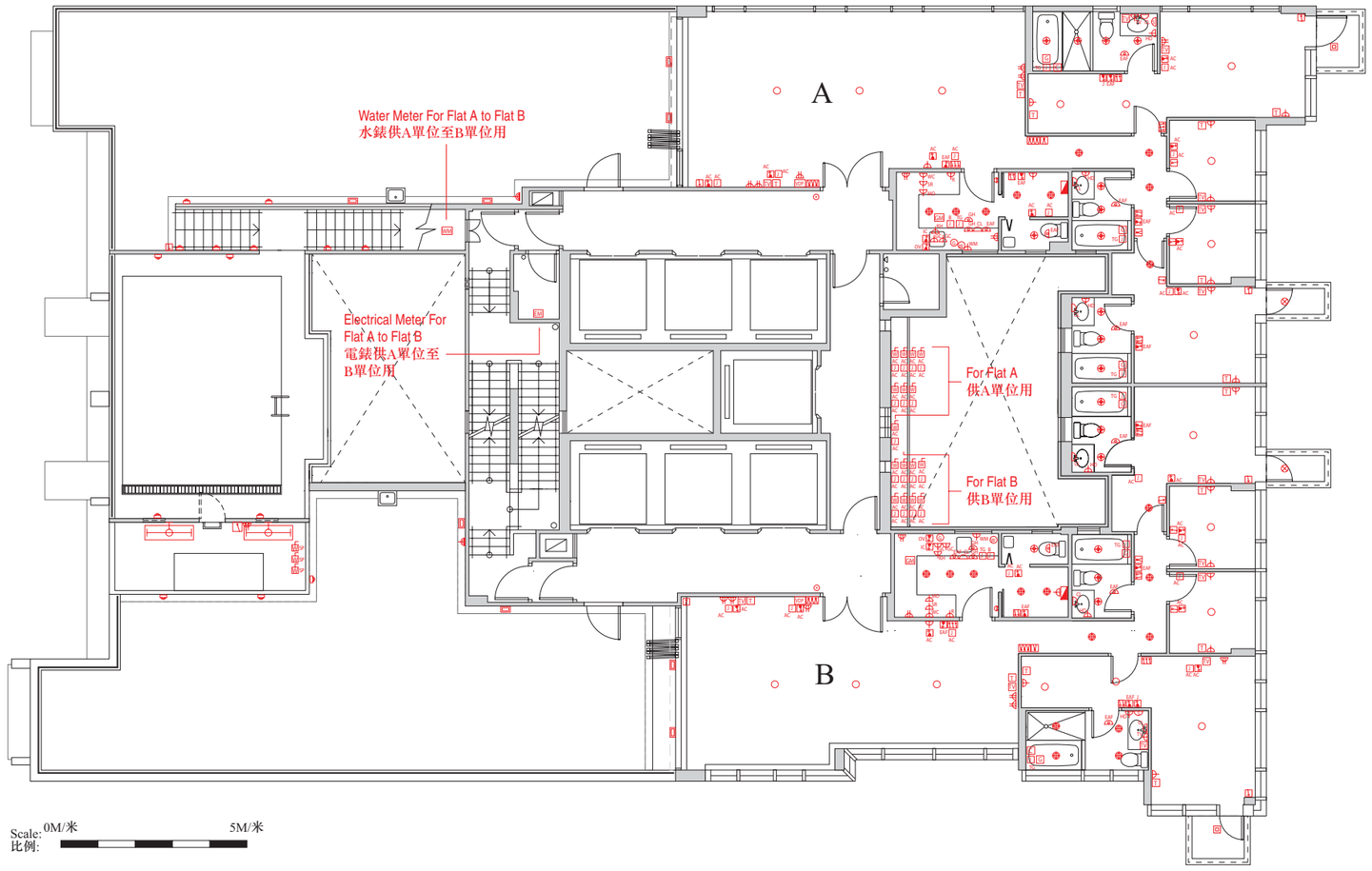
機電裝置平面圖

38/F 三十八樓



MECHANICAL & ELECTRICAL PROVISIONS PLANS
機電裝置平面圖

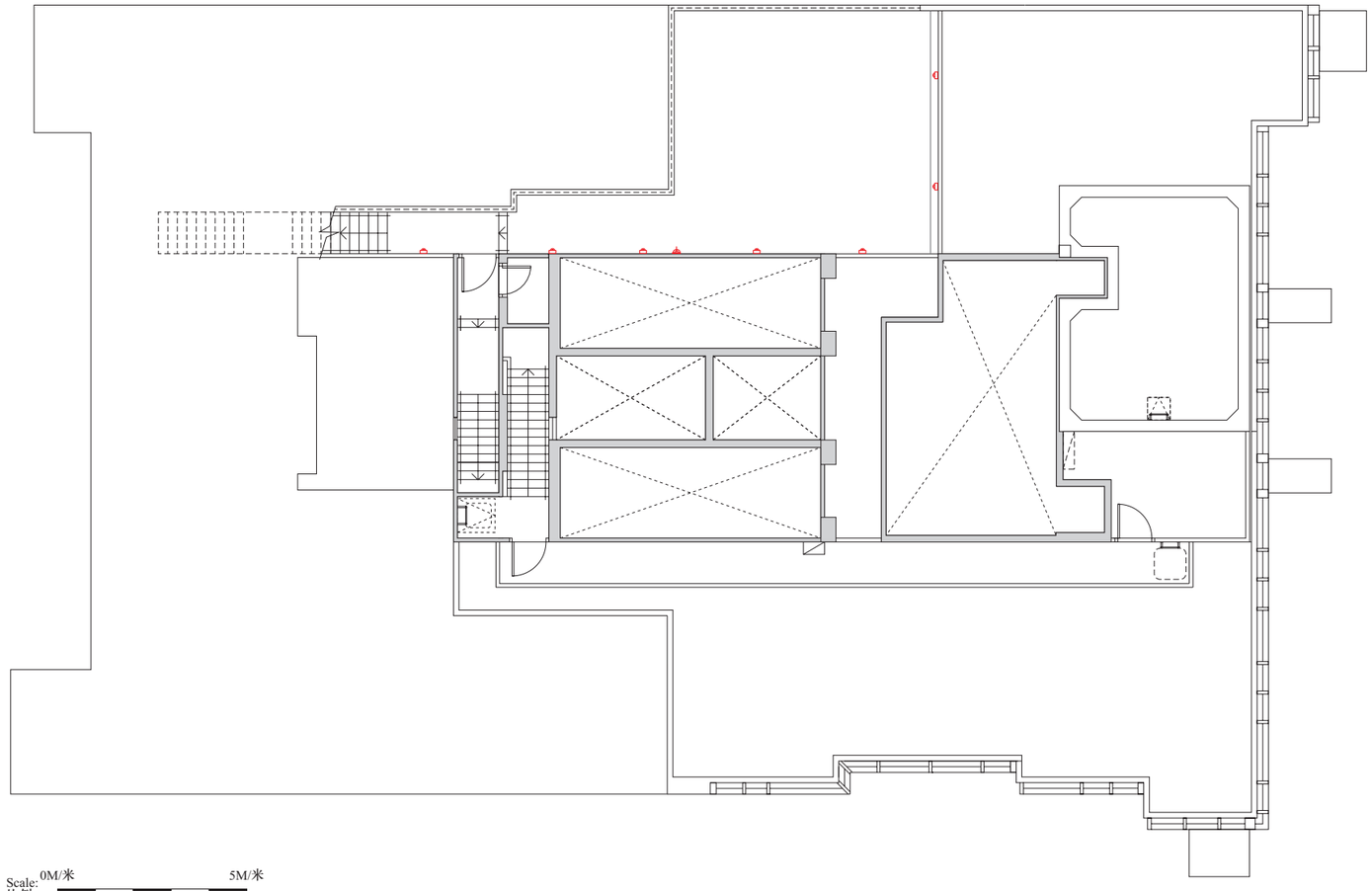
39/F 三十九樓



MECHANICAL & ELECTRICAL PROVISIONS PLANS

機電裝置平面圖

ROOF 天台



SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

Town Gas is supplied by The Hong Kong and China Gas Company Limited.

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。

GOVERNMENT RENT
地税

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

住宅物業擁有人有法律責任繳付該住宅物業直至該住宅物業買賣完成日(包括該日)為止之地税。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

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

Remark: It may be the case that the debris removal fee is payable to the manager instead of the owner.

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

2 在交付時，買方不須向擁有人支付清理廢料的費用。

備註： 清理廢料的費用可能須向管理人而非擁有人支付。

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

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 of the residential property, remedy any defects to that property, or the fittings, finishes or appliances as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

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。

MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

MODIFICATION
修訂

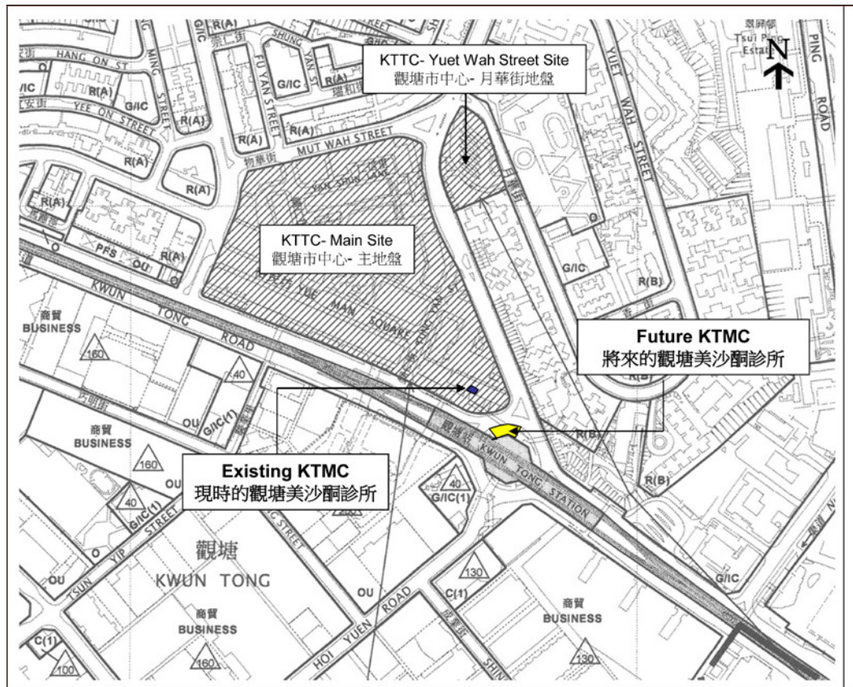
No application to the Government for a modification of the land grant for this Development has been made.

本發展項目並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION
有關資料

A Government methadone clinic has been relocated and constructed in the northwest portion of Hoi Yuen Road/ Kwun Tong Road Roundabout, near Kwun Tong MTR Station. For the location of that clinic, please see the plans below.

一政府美沙酮診所已於觀塘開源道 / 觀塘道迴旋處西北方（近觀塘港鐵站）重置，現已完工。該診所位置見以下各圖。

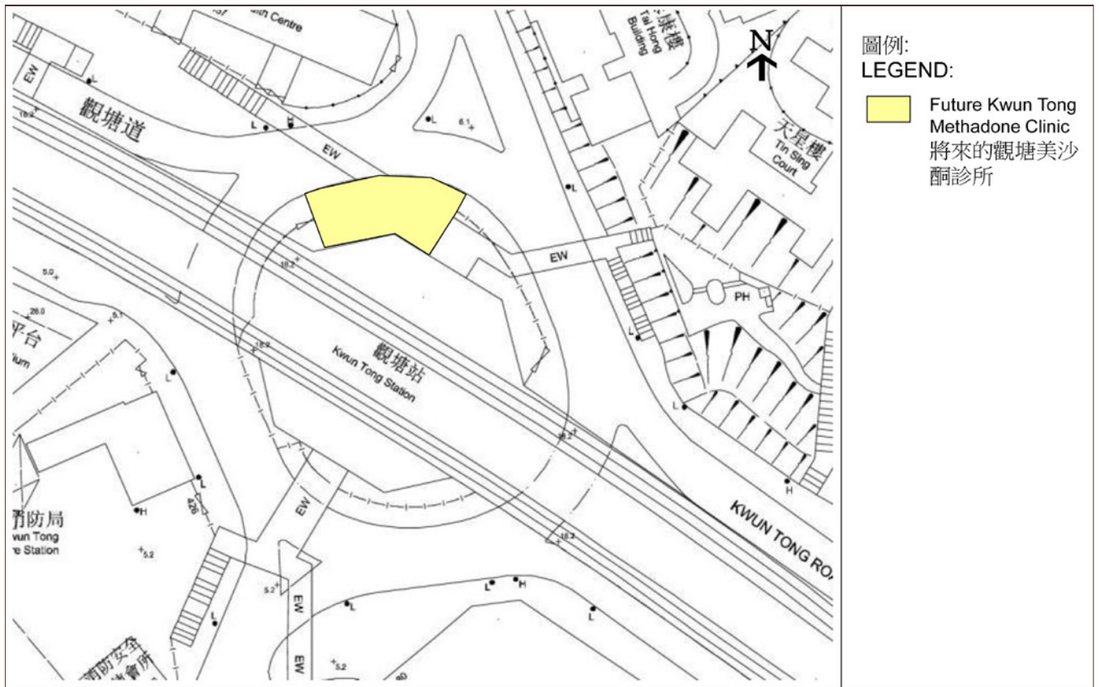


LOCATION PLAN OF EXISTING KWUN TONG METHADONE CLINIC (KTMC) AND FUTURE KTMC
現時及將來觀塘美沙酮診所的位置圖

METRES 米 100 0 100 200 METRES 米

URBAN RENEWAL AUTHORITY 市區重建局

FIGURE NO. 圖則編號 **1**



按測量圖編號 11-NE-18D 繪製
EXTRACT PLAN PREPOARED BASED ON SURVEY SHEET NO. 11-NW-18D

SITE PLAN
地盤平面圖

METRES 米 10 0 10 20 METRES 米

URBAN RENEWAL AUTHORITY 市區重建局

FIGURE NO. 圖則編號 **2**

Remark: These plans are for showing the location of the aforesaid Government methadone clinic only. Other matters shown in these plans may not reflect their latest conditions.
備註： 以上各圖僅作顯示上述政府美沙酮診所的位置，圖中所示之其他事項未必能反映其最新狀況。

WEBSITE OF THE DEVELOPMENT
發展項目之互聯網網址

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

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.parkmetropolitan.hk

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

BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES
獲寬免總樓面面積的設施分項

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.

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。

Disregarded GFA under Building (Planning) Regulations 23(3) (b) 根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積			Area (m^2) 面積 （平方米）
1.	Carpark and loading / unloading area excluding public transport terminus	停車場及上落客貨範圍（公共交通總站除外）	3661.586m^2 / 平方米
2.	Plant rooms and similar services	機房及類似設施	
2.1	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.	受相關《認可士、註冊結構工程及註冊岩土工程師作業備考》或相關規則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	540.214m^2 / 平方米
2.2	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.	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》或相關規則限制的機房及類似設施（如變壓器房、電制房、泵房等）的面積	1640.614m^2 / 平方米
Disregarded GFA under building (planning) regulations 23a(3)			
3.	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	供人離開或到達旅館時上落汽車之用的面積	Not Applicable 不適用
4.	Supporting facilities for hotels	旅館的輔助性設施	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2 號提供的環保設施			
5.	Balcony	露台	590.000m^2 / 平方米
6.	Wider common corridor and lift lobby	加闊的公用走廊及升降機大堂	454.787m^2 / 平方米
7.	Communal sky garden	公用空中花園	Not Applicable 不適用
8.	Communal podium garden	公用平台花園	Not Applicable 不適用
9.	Acoustic fin	隔聲鰭	Not Applicable 不適用
10.	Sunshade and reflector	遮陽篷及反光罩	Not Applicable 不適用
11.	Wing wall, wind catcher and funnel	翼牆、捕風器及風斗	Not Applicable 不適用
12.	Non-structural prefabricated external wall	非結構性預製外牆	1145.361m^2 / 平方米
13.	Utility platform	工作平台	448.500m^2 / 平方米
14.	Mail delivery room with mail boxes	設有郵箱的郵件派遞室	11.863m^2/ 平方米
15	Noise barrier	隔音屏障	118.540m^2/ 平方米

Amenity Features 適意設施			
16.	Counter, office, store, guard room and lavatory for watchman and management staff	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所	28.814m^2 / 平方米
17.	Recreational facilities	康樂設施	1086.369m^2/ 平方米
18.	Miniature logistic service room	小型後勤設施用房	Not Applicable 不適用
19.	Covered landscaped and play area	有上蓋的園景區及遊樂用地	22.489m^2 / 平方米
20.	Horizontal screens / covered walkways	橫向屏障/ 有蓋人行道	Not Applicable 不適用
21.	Prestige entrance	尊貴入口	Not Applicable 不適用
22.	Mail room in commercial and industrial buildings	在商業及工業樓宇內的郵件室	Not Applicable 不適用
Other Exempted Items 其他項目			
23.	Pipe duct & air duct	管槽	593.256m^2 / 平方米
24.	Void	空間	Not Applicable 不適用
25.	Refuge Floor	庇護層	595.914m^2 / 平方米
26.	Swimming pool filtration plant room	游泳池的濾水機房	59.846m^2 / 平方米
27.	Public passage	公眾通道	761.048m^2 / 平方米
28.	Public transport terminus (PTT)	公共交通總站	Not Applicable 不適用
29.	Lift shaft	升降機井道	762.926m^2 / 平方米
30.	Party structures and common staircases	共用構築物及樓梯	Not Applicable 不適用
Bonus GFA 額外總樓面面積			
31.	Bonus GFA	額外總樓面面積	Not Applicable 不適用

Remark: The above table is based on the requirements as stipulated in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department dated October 2010. The Buildings Department may revise such requirements from time to time as appropriate.
備註： 上述表格是根據屋宇署於2010年10月所發出的《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。

Environmental Assessment of the building and Information on the estimated energy performance or consumption for the common parts of the development
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

The approved general building plans of this 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 this Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.
本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。本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。

CHANGES
改變

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

發展項目及其周邊地區日後可能出現改變。

INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT
地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (the "Agreement") to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the residential unit or the parking space specified in the Agreement, sub-sell that residential unit or parking space or transfer the benefit of the Agreement of that residential unit or parking space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

2. If the Vendor, at the request of the purchaser under an Agreement, agrees (at its own discretion) to cancel the Agreement or the obligations of the purchaser under the Agreement, the Vendor is entitled to retain the sum of 5% of the total purchase price of the residential unit and the parking space specified in the Agreement and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement.

3. Urban Renewal Authority will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an Agreement has the right of access to and will, upon his request, be provided with a hard copy of an updated record of the information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

5. One of the proprietors of Messrs. P. C. Woo & Co. is a director of Urban Renewal Authority.

(Note: A certificate of compliance has been issued in respect of the Development by the Director of Lands. Items 1 to 4 of this section are not applicable anymore.)

1. 買方須於正式買賣合約（「買賣合約」）下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益、或訂立任何有關上述提名、轉售或轉移權益之協議。

2. 若賣方應買賣合約下買方要求同意（同意與否賣方有酌情權決定）取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方繳付或補還（視屬何情況而定）所有與取消買賣合約有關之法律費用、收費及開銷（包括任何印花稅）。

3. 市區重建局將會或已經（視屬何情況而定）支付所有有關發展項目在其上興建之土地於批文件日期起計至相關買家轉讓契日期（包括該兩日）期間之未付地稅。

4. 已簽署買賣合約之買方，如已支付不多於港幣$100之象徵式費用（按每次要求計），有權獲取（而當其要求時將獲提供）以下資料之最新紀錄印本：完成發展項目的總建築費用及總專業費用及截至該要求作出當月前之公曆月份完結時已支出和繳付之總建築費用及總專業費用。

5. 胡百全律師事務所其中一位經營人為市區重建局董事

（註：地政總署署長已就發展項目發出合格證明書。本節第1至4項不再適用。）

DATE OF PRINTING : 24TH OCT 2013
印製日期：2013年10月24日

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
24 January 2014 2014年1月24日	12	Total Area of non-structural prefabricated external walls and curtain walls of 38/F and 39/F revised 38樓及39樓非結構預製外牆總面積及幕牆總面積作出修改
	14	Location Plan of the Development updated 更新發展項目的所在位置圖
	16	Aerial Photograph of the Development updated 更新發展項目的鳥瞰照片
	17a, 17b	Urban Renewal Authority Kwun Tong Town Centre Development Scheme Plans added 增加了市區重建局觀塘市中心發展計劃圖
	20	Dimensions added 增加了尺寸標示
	22	Dimensions added 增加了尺寸標示
	23	Thickness of floor slabs (excluding plaster) of residential properties on 18/F changed 18樓住宅物業的樓板（不包括灰泥）的厚度作出修改
	24	Dimensions added 增加了尺寸標示
	25	Thickness of floor slabs (excluding plaster) of residential properties on 37/F changed 37樓住宅物業的樓板（不包括灰泥）的厚度作出修改
	26	Floor plan of 38/F changed 38樓平面圖作出修改
	27	Thickness of floor slabs (excluding plaster) of residential properties on 38/F changed, notation revised 38樓住宅物業的樓板（不包括灰泥）的厚度作出修改，圖例作出修改
	28	Floor plan of 39/F changed 39樓平面圖作出修改
	29	Notation revised 圖例作出修改

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
24 January 2014 2014年1月24日	30	Roof floor plan changed 天台平面圖作出修改
	31	Notations updated 圖例更新
	35	Areas of residential properties on 38/F and 39/F are changed 38樓及39樓住宅物業面積作出修改
	36	Basement floor plan, numbers, dimensions and area of parking spaces on basement floor changed 地庫平面圖、地庫的車位數目、尺寸及面積作出修改
	37	Floor plan of LG/F revised 低層地下平面圖作出修改
	76,77	Elevations updated 更新立面圖
	82	Description in 4(d) updated 更新4(d)之描述
	87	Bathroom Appliance added 增加了浴室設備
	90	Model number of split type air conditioner in master bedroom(s) of units on 38/F-39/F changed 38樓至39樓單位主人睡房之分體式冷氣機型號作出修改
	92	Quantity of 13A socket outlet in master bedroom and bedroom(s) of units on 38/F and 39/F changed 38樓及39樓單位主人房及睡房13A單位電插座數量作出修改
	94	Quantity of lighting switches of units on 38/F and 39/F changed 38樓及39樓單位照明開關掣數量作出修改
	95	Quantity of fuse spur unit for gas water heater of units on 38/F and 39/F changed 38樓及39樓單位煤氣熱水爐接線座數量作出修改
	96	Quantity of mechanical and electrical provisions of units on 38/F and 39/F changed 38樓及39樓單位機電裝置之數量作出修改
	97	Legend for 2-Way 1- Gang plus 1-Way 2-Gang lighting switch added 增加了單位雙控並雙位單控照明開關掣之符號說明
	101-103	Mechanical & Electrical Provision Plans updated 機電裝置平面圖作出修改

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Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
24 April 2014 2014年4月24日	14 - 15	Location Plan of the Development is updated 更新發展項目的所在位置圖
	20	Floor plan of 2/F is updated 更新2樓平面圖
	22	Floor plan of 3/F, 5/F - 13/F, 15/F - 18/F is updated 更新3樓，5樓至13樓，15樓至18樓平面圖
	24	Floor plan of 20/F - 23/F, 25/F - 33/F 35/F - 37/F is updated 更新20樓至23樓，25樓至33樓，35樓至37樓平面圖
	26	Floor plan of 38/F is updated 更新38樓平面圖
	27	Floor-to-floor height of Unit A and D is amended A&D 單位的層與層之間的高度作出修改
	28	Floor plan of 39/F is updated 更新39樓平面圖
	30	Floor plan of Roof floor is updated 更新天台平面圖
	80	Fittings, Finishes And Appliances is amended 裝置、裝修物料及設備作出修改
	81	Fittings, Finishes And Appliances is amended 裝置、裝修物料及設備作出修改
	90	Fittings, Finishes And Appliances is amended 裝置、裝修物料及設備作出修改
	98-100	Mechanical & Electrical Provisions Plans are updated 更新機電裝置平面圖
	100a	37/F Mechanical & Electrical Provisions Plan is added 增加了三十七樓機電裝置平面圖
	101-103	Mechanical and Electrical Provisions Plans are updated 更新機電裝置平面圖
	106	Relevant Information is updated 更新有關資料
	107-108	Information in application for concession on gross floor area of building is amended 申請建築物總樓面面積寬免的資料作出修改

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24 July 2014 2014年7月24日	2 - 7	Notes To Purchasers Of First-Hand Residential Properties is updated 更新一手住宅物業買家須知
	12	Information on Design of the Development is updated 更新發展項目的設計的資料
	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	17	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
	18	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
	19	Layout Plan of the Development is updated 更新發展項目的布局圖
	28	Floor plan of 39/F is updated 更新39樓平面圖
	30	Floor plan of Roof is updated 更新天台平面圖
	36	Floor plan of parking spaces in the Development is amended 停車位的樓面平面圖作出修改
	92	Schedule of mechanical & electrical provisions of residential units is amended 住宅單位機電裝置數量說明表作出修改
	93	Schedule of mechanical & electrical provisions of residential units is amended 住宅單位機電裝置數量說明表作出修改
	98-100	Mechanical & Electrical Provisions Plans are updated 更新機電裝置平面圖
	100a	Mechanical & Electrical Provisions Plans are updated 更新機電裝置平面圖
	101-103	Mechanical & Electrical Provisions Plans are updated 更新機電裝置平面圖
	108	Remark in information in application for concession on gross floor area of building is amended 申請建築物總樓面面積寬免的資料備註作出修改

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Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
24 October 2014 2014年10月24日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	16-16a	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
23 January 2015 2015年1月23日	8	Information on the Development is updated 更新發展項目的資料
	9	The item "Authorized institution that has made a loan, or has undertaken to provide finance for the construction of the Development" is updated. 更新「已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構」一項
	13	Information on Property Management is updated. 更新物業管理的資料
	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	16a	Aerial Photograph of the Development has been deleted. 刪除發展項目的鳥瞰照片
	18	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
	41	The table of "Allocation of Undivided Shares and Management Shares among the Flats" is updated. 更新「住宅單位之不分割份數及管理份數的分配」一表。
	79	Inspection of Plans and Deed of Mutual Covenant is updated. 更新閱覽圖則及公契
	92	Telephone Outlet in 38/F and 39/F updated. 更新三十八樓及三十九樓電話插座
	94	2 - Way 1 - Gang Lighting Switch in 38/F updated. 更新三十八樓單位雙控照明開關掣
	101-103	Mechanical & Electrical Provisions Plans are updated 更新機電裝置平面圖

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
23 January 2015 2015年1月23日	107	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。
	109	Information required by the Director of Lands to be set out in the sales brochure as a condition for giving the presale consent is updated. 更新地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料。
23 April 2015 2015年4月23日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
23 July 2015 2015年7月23日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
23 October 2015 2015年10月23日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	16,16a	Aerial Photograph of the Development is updated and added 更新及加插發展項目的鳥瞰照片
	17	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
	18	Reference to other Outline Zoning Plan Relating to the Development is updated 更新其他關乎發展項目的分區計劃大綱圖之提述

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22 January 2016 2016年1月22日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	17	Information in Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖資料
	18	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
22 April 2016 2016年4月22日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	16a	Delete Aerial Photograph of the Development 刪除發展項目的鳥瞰照片
22 July 2016 2016年7月22日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	18	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
21 October 2016 2016年10月21日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
20 January 2017 2017年1月20日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
20 April 2017 2017年4月20日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
20 July 2017 2017年7月20日	14	Location Plan of the Development is updated 更新發展項目的所在位置圖
	16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	18	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖