One KaiTak
啟德1號(II)

Sales Brochure
售樓說明書

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

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) 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 sales person 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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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[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.

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊
- 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)，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

運輸及房屋局
一手住宅物業銷售監管局
2014年4月

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

02 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
One Kai Tak (II)

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 Muk Ning Street*

The Development consists of nine multi-unit buildings
Tower 3 and 5, Block 8, 9, 10, 11, 12, 15 and 16

Total Number of Storeys of each multi-unit building
Tower 3: 33 Storeys
Tower 5: 32 Storeys
Block 8: 5 Storeys
Block 9: 5 Storeys
Block 10: 5 Storeys
Block 11: 5 Storeys
Block 12: 5 Storeys
Block 15: 5 Storeys
Block 16: 5 Storeys
The above numbers of storeys exclude the basement floor and the roof floor

Floor Numbering in each multi-unit building as provided in the approved building plans for the Development
Tower 3: B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F and Roof
Tower 5: B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-36/F and Roof
Block 8: B/F, G/F, 1/F-3/F, 5/F and Roof
Block 9: B/F, G/F, 1/F-3/F, 5/F and Roof
Block 10: B/F, G/F, 1/F-3/F, 5/F and Roof
Block 11: B/F, G/F, 1/F-3/F, 5/F and Roof
Block 12: B/F, G/F, 1/F-3/F, 5/F and Roof
Block 15: B/F, G/F, 1/F-3/F, 5/F and Roof
Block 16: B/F, G/F, 1/F-3/F, 5/F and Roof

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 3 and 5
4/F is omitted in Block 8, 9, 10, 11, 12, 15 and 16

Refuge floor of each multi-unit building
Roof of Tower 3 and 5
Roof of Block 8, 9, 10, 11, 12, 15 and 16

Estimated Material Date for the Development as provided by the Authorized Person for the Development
31 October 2017

"Material Date" means the date on which the conditions of the land grant are complied with in respect of the Development.

The Estimated Material Date is subject to any extension of time that is permitted under the agreement for sale and purchase.

For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

* The above provisional street number is subject to confirmation when the Development is completed.

發展項目名稱
啟德 1 號 (II)

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
沐寧街8號*

發展項目包含九幢多單位建築物
大廈第三及五座、低座第八、九、十、十一、十二、十五及十六座

每幢多單位建築物的樓層的總數
大廈第三座： 33層
大廈第五座： 32層
低座第八座： 5層
低座第九座： 5層
低座第十座： 5層
低座第十一座： 5層
低座第十二座： 5層
低座第十五座： 5層
低座第十六座： 5層
上述樓層數目並不包括地庫及天台

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
大廈第三座： 地庫、地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓至三十七樓及天台
大廈第五座： 地庫、地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓至三十六樓及天台
低座第八座： 地庫、地下、一樓至三樓、五樓及天台
低座第九座： 地庫、地下、一樓至三樓、五樓及天台
低座第十座： 地庫、地下、一樓至三樓、五樓及天台
低座第十一座： 地庫、地下、一樓至三樓、五樓及天台
低座第十二座： 地庫、地下、一樓至三樓、五樓及天台
低座第十五座： 地庫、地下、一樓至三樓、五樓及天台
低座第十六座： 地庫、地下、一樓至三樓、五樓及天台

不依連續次序的樓層號數的每幢多單位建築物內被略去的樓層號數
大廈第三及五座不設四樓、十三樓、十四樓、二十四樓及三十四樓
低座第八、九、十、十一、十二、十五及十六座不設四樓

每座多單位建築物內的庇護層
大廈第三及五座的天台
低座第八、九、十、十一、十二、十五及十六座的天台

由發展項目的認可人士提供的該項目的預計關鍵日期
2017年10月31日

「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。

預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成 (視屬何情況而定) 的確證。

* 上述臨時門牌號數有待發展項目建成時確認。

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

Vendor
Ace Dragon Development Limited

賣方
高龍發展有限公司

Holding Companies of the Vendor
China Overseas Land & Investment Limited
China Overseas Property Limited

賣方的控權公司
中國海外發展有限公司
中國海外地產有限公司

Authorized Person for the Development
Ronald Liang

發展項目的認可人士
梁鵬程先生

The Firm or Corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity
LWK & Partners (HK) Limited

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

Building Contractor for the Development
China Overseas Building Construction Limited

發展項目的承建商
中國海外房屋工程有限公司

The Firms of Solicitors acting for the Owner in relation to the sale of residential properties in the Development
Deacons, F. Zimmern & Co., Chu & Lau and S. H. Chan & Co.

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
的近律師行、施文律師行、劉漢銓律師行及陳淑雄律師行

Authorized Institution that has made a loan, or has undertaken to provide finance for the construction of the Development
Hang Seng Bank Limited

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
恒生銀行有限公司

Other person who has made a loan for the construction of the Development
Chung Hoi Finance Limited

已為發展項目的建造提供貸款的其他人
中海財務有限公司

04 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;	Nil
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;	Nil
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;	Nil
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;	Nil

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；	沒有
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；	沒有
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；	沒有
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；	沒有

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;	Nil
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;	Nil
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;	Nil
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;	Nil
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;	Nil
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;	Nil
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.	Yes*

* The building contractor of the Development, China Overseas Building Construction Limited, is an associate corporation of the Vendor and the holding companies of the Vendor.

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；	沒有
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；	沒有
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；	沒有
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；	沒有
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；	沒有
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分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	沒有
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。	是*

* 承建商中國海外房屋工程有限公司屬賣方及其控權公司的有聯繫法團。

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

There will not be any non-structural prefabricated external walls forming part of the enclosing walls of the Development.
There will be curtain walls forming part of the enclosing walls of the Development.
The range of thickness of the curtain walls of each tower and block is 200 and 300mm.
Total area of the curtain walls of each residential property:

本發展項目將不會有構成圍封牆的一部分的任何非結構預製外牆。
本發展項目將會有構成圍封牆的一部分的幕牆。
每座大廈及低座的幕牆的厚度範圍為200及300毫米。
每個住宅物業的幕牆的總面積：

Tower 大廈	Floor* 樓層*	Unit 單位	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
Tower 3 大廈第三座	2/F 二樓	A	1.569
		B	1.862
		C	1.002
		D	2.341
		E	1.749
		F	1.749
		G	2.341
		H	1.002
		J	1.861
		K	1.569
	3/F to 36/F 三樓至三十六樓	A	1.749
		B	2.042
		C	1.002
		D	2.341
		E	1.749
		F	1.749
		G	2.341
		H	1.002
		J	2.042
		K	1.749
	37/F 三十七樓	A	1.749
		B	2.042
		C	1.002
		D	2.341
		E	1.749
		F	1.749
		G	2.341
		H	1.002
		J	2.042
		K	1.749

Tower 大廈	Floor* 樓層*	Unit 單位	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
Tower 5 大廈第五座	3/F 三樓	A	1.749
		B	2.042
		C	1.002
		D	2.161
		E	1.569
		F	1.569
		G	2.161
		H	1.002
		J	2.042
		K	1.749
	5/F to 35/F 五樓至三十五樓	A	1.749
		B	2.042
		C	1.002
		D	2.341
		E	1.749
		F	1.749
		G	2.341
		H	1.002
		J	2.042
		K	1.749
	36/F 三十六樓	A	1.749
		B	2.042
		C	1.002
		D	2.341
		E	1.749
		F	1.749
		G	2.341
		H	1.002
		J	2.042
		K	1.749

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 3 & 5.
* 大廈第三及五座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

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

Block 低座	Floor** 樓層**	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
Block 8 低座第八座	1/F to 5/F 一樓至五樓	8.812
Block 9 低座第九座		6.098
Block 10 低座第十座		4.467
Block 11 低座第十一座		7.066
Block 12 低座第十二座		7.015
Block 15 低座第十五座	1/F and 2/F# 一樓及二樓#	9.678
	3/F and 5/F# 三樓及五樓#	9.678
Block 16 低座第十六座	1/F and 2/F# 一樓及二樓#	9.678
	3/F and 5/F# 三樓及五樓#	9.678

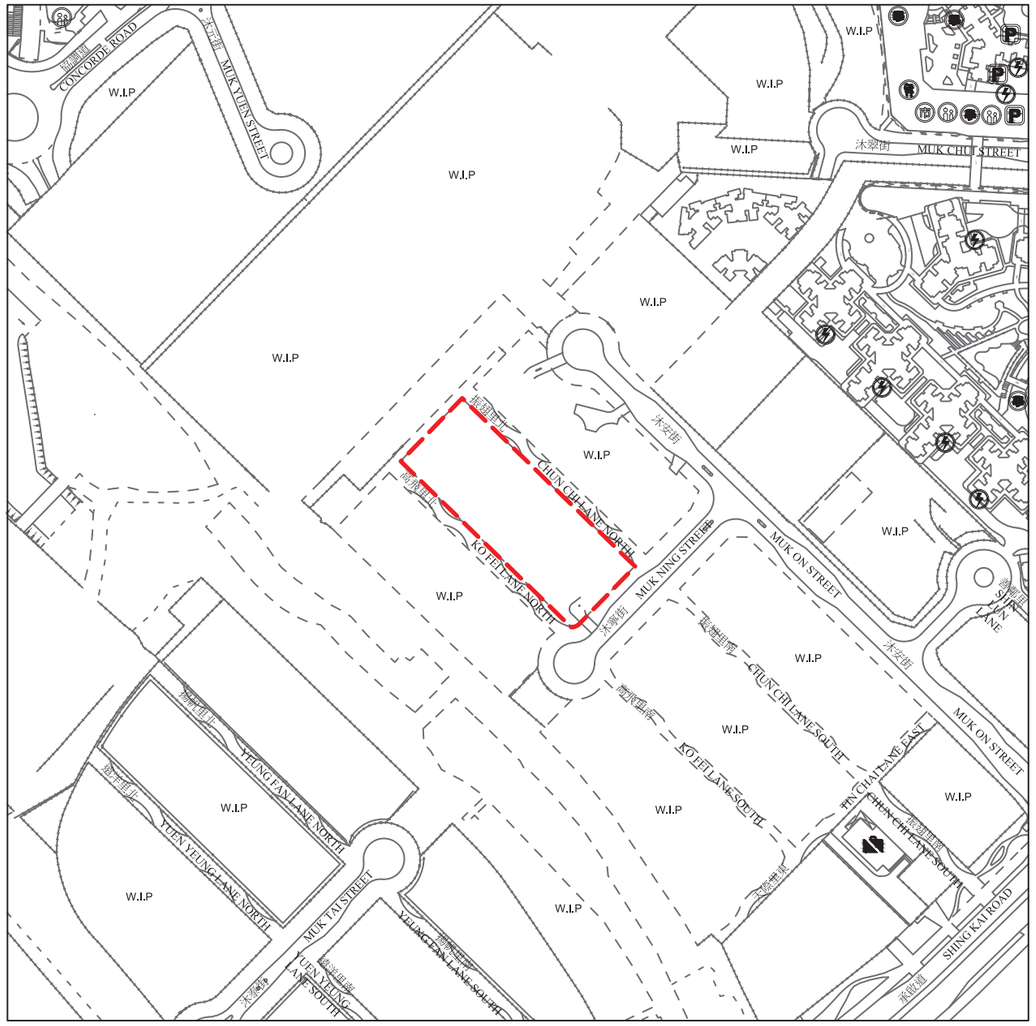
** 4/F is omitted in all blocks.
所有低座均不設四樓。

Duplex unit.
複式單位。

06 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

China Overseas Property Services Limited is appointed as the manager of the Development under the latest draft deed of mutual covenant.
根據有關公契的最新擬稿，中國海外物業服務有限公司獲委任為發展項目的管理人。

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



N

NOTATION 圖例:

- 市場（包括濕貨市場及批發市場）
  a market (including a wet market and a wholesale market)
- 公眾停車場（包括貨車停泊處）
  a public carpark (including a lorry park)
- 公廁
  a public convenience
- 公用事業設施裝置
  a public utility installation
- 社會福利設施（包括老人中心及弱智人士護理院）
  social welfare facilities (including an elderly centre and a home for the mentally disabled)
- 發電廠（包括電力分站）
  a power plant (including electricity sub-stations)
- W.I.P 工程進行中
  work in progress
- 學校（包括幼稚園）
  a school (including a kindergarten)

Location of the Development
發展項目的位置

Scale 比例
Metre 米 0 50 100 150 200 250

The above location plan is prepared by the Vendor with reference to the i-Series Digital Topographic Map iB1000 / Sheet Nos. 11-NE-11B dated 25 June 2017, 11-NE-11D dated 25 June 2017, 11-NE-12A dated 8 June 2017 and 11-NE-12C dated 25 June 2017 from Survey and Mapping Office of the Lands Department.
上述位置圖是參考地政總署測繪處之日期為i-系列數碼地形圖iB1000/編號11-NE-11B（出版日期為2017年6月25日）、i-系列數碼地形圖iB1000/測繪圖編號11-NE-11D（出版日期為2017年6月25日）、i-系列數碼地形圖iB1000/測繪圖編號11-NE-12A（出版日期為2017年6月8日）及i-系列數碼地形圖iB1000/編號11-NE-12C（出版日期為2017年6月25日），並由賣方擬備。

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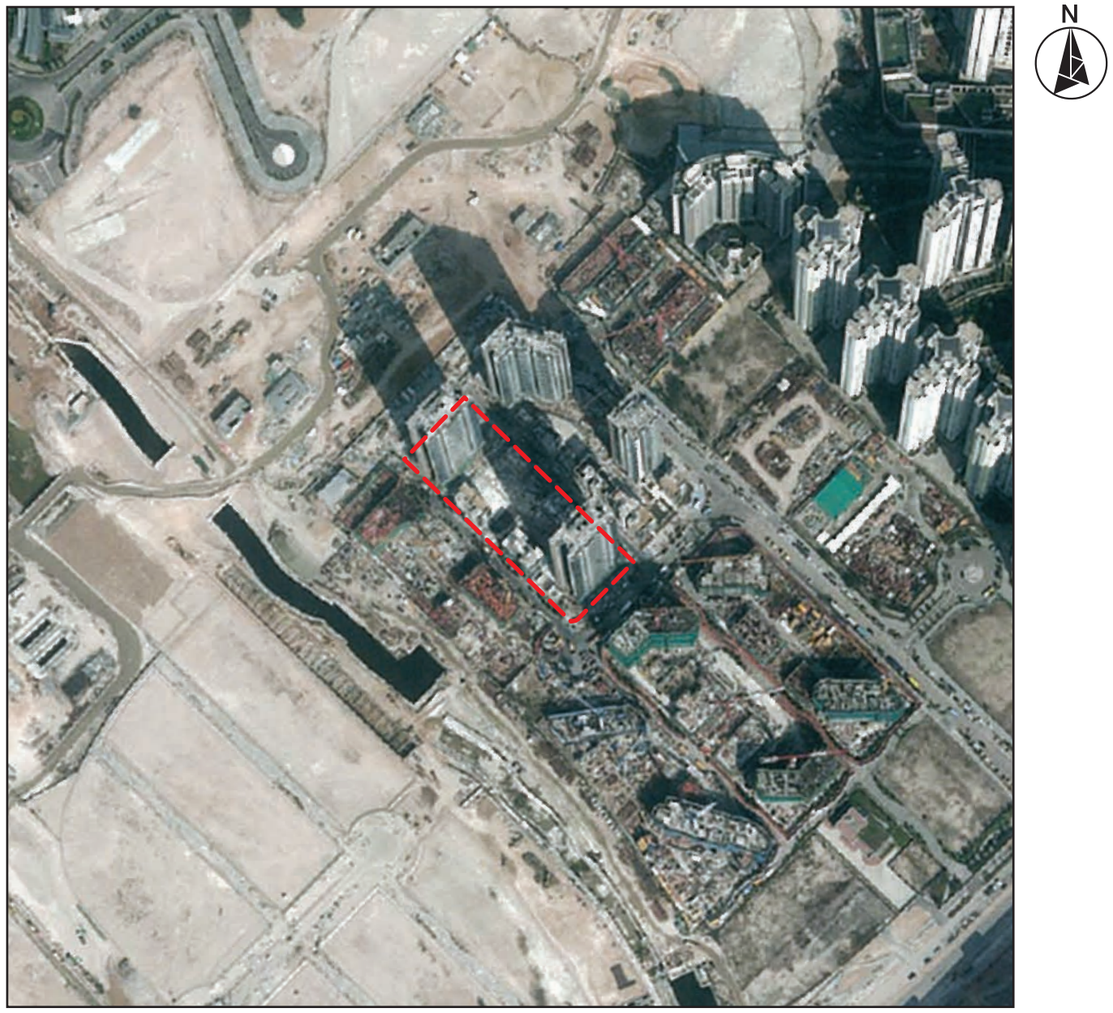
Note 附註:
Due to the technical reason that the boundary of the Development is irregular, the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
由於發展項目邊界不規則的技術原因，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

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



Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo no. E013382C, dated 25 January 2017.
摘錄自地政總署測繪處於2017年1月25日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E013382C。

Notes 附註:
(1) Due to the technical reason that the boundary of the Development is irregular, the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
由於發展項目邊界不規則的技術原因，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。
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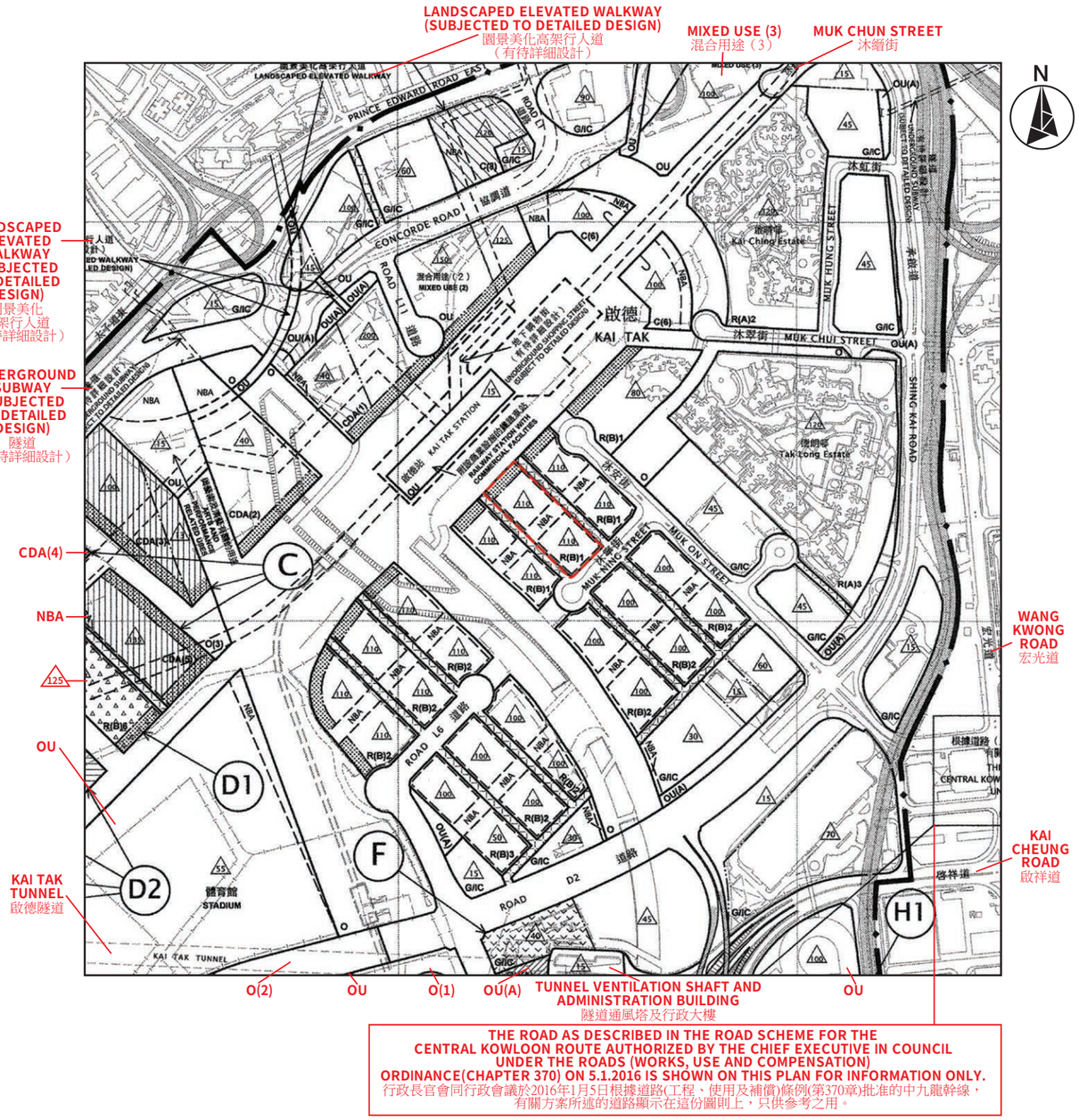
09 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Site Boundary of the Development
發展項目邊界

Scale 比例
Metre 米 0 100 200 300 400 500

NOTATION 圖例:

ZONES		**地帶**
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
OTHER SPECIFIED USES (AMENITY AREA)	OU(A)	其他指定用途 (美化市容地帶)

COMMUNICATIONS		**交通**
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站 (地下)
RAIL-BASED ENVIRONMENTALLY FRIENDLY TRANSPORT SYSTEM AND STATION	車站 STATION	以鐵路為本的環保運輸系統及車站
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
PEDESTRIAN PRECINCT / STREET		行人專用區或街道

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 METRES ABOVE PRINCIPAL DATUM)	15	最高建築物高度在主水平基準上若干米)
AERA DESIGNATED FOR "SHOP AND SERVICES" AND "EATING PLACE" USES ONLY		只限於指定為「商店及服務行業」和「食肆」用途的地區
NON-BUILDING AREA	NBA	非建築用地

Adopted from Draft Kai Tak (Kowloon Planning Area No.22) Outline Zoning Plan No.S/K22/5 gazetted on 17 February 2017 with adjustment in Red.
摘錄自2017年2月17日刊憲之啟德(九龍規劃區第22區)分區計劃大綱草圖，圖則編號為S/K22/5，經處理以紅色顯示。

Notes 附註:

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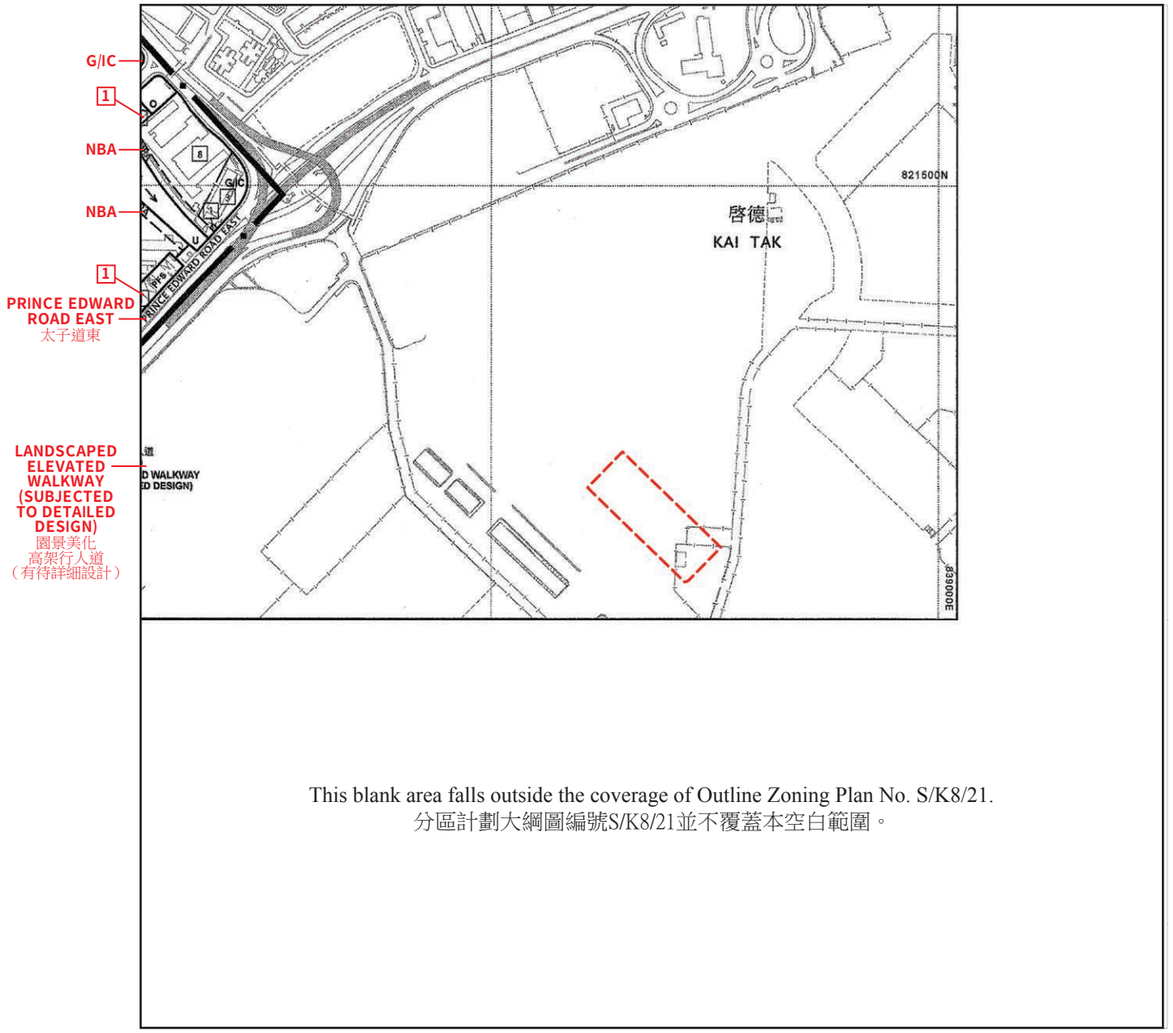
(2) Due to the technical reason that the boundary of the Development is irregular, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章) 的規定。

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



Site Boundary of the Development
發展項目邊界

Metre 米 Scale 比例 0 100 200 300 400 500

N

NOTATION 圖例:

ZONES		**地帶**
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
UNDETERMINED	U	未決定用途
COMMUNICATIONS		**交通**
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 NUMBER OF STOREYS)	1	最高建築物高度(樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

Adopted from Approved Wang Tau Hom and Tung Tau (Kowloon Planning Area No.8) Outline Zoning Plan No.S/K8/21 gazetted on 14 October 2011 with adjustment in Red.
摘錄自2011年10月14日刊憲之橫頭磡及東頭(九龍規劃區第8區)分區計劃大綱核准圖，圖則編號為S/K8/21，經處理以紅色顯示。

Notes 附註:

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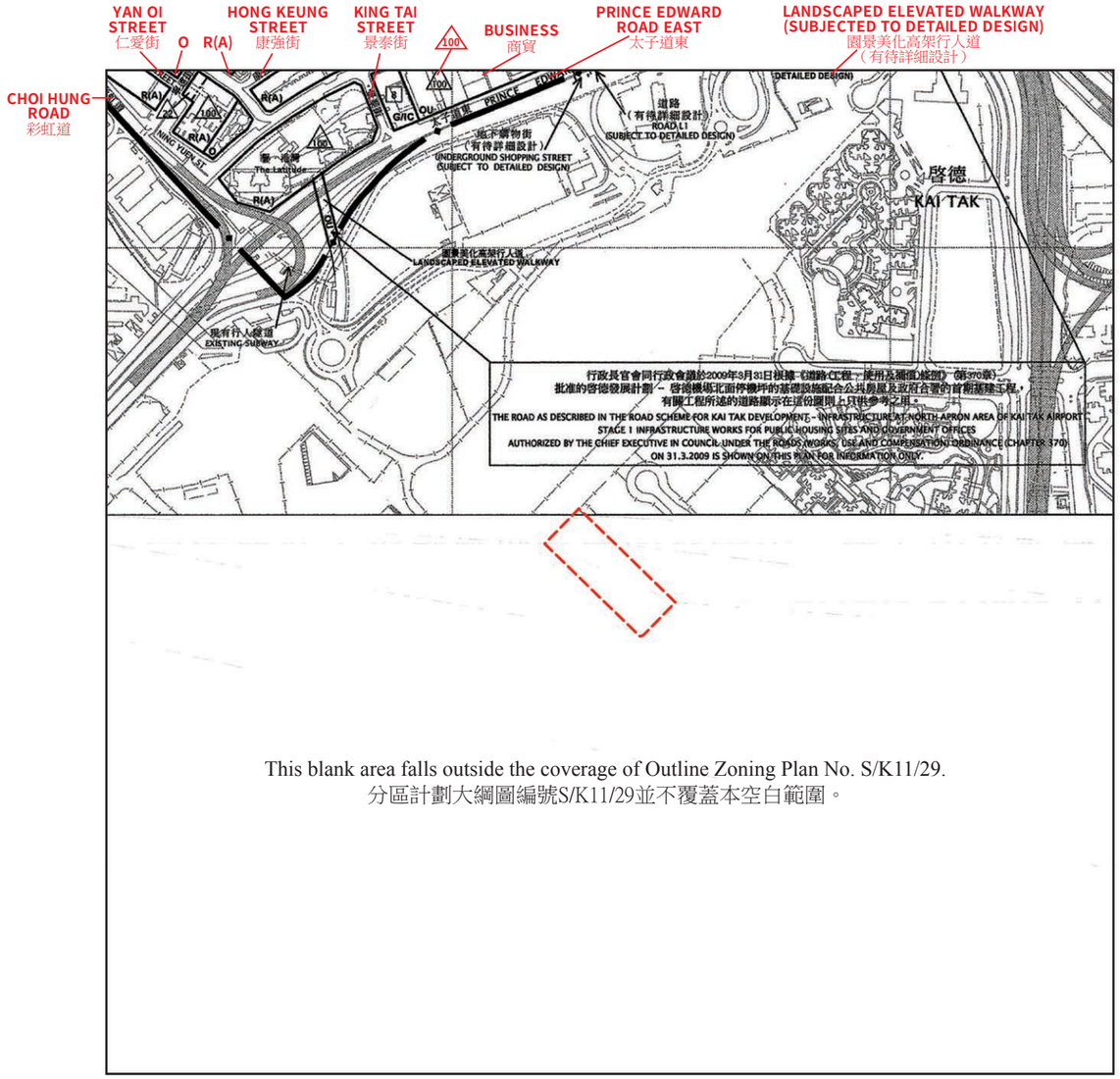
(2) Due to the technical reason that the boundary of the Development is irregular, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章)的規定。

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



Site Boundary of the Development
發展項目邊界

Metre 米 Scale 比例 0 100 200 300 400 500

N

NOTATION 圖例:

ZONES **地帶**

RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS **交通**

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 METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)
NON-BUILDING AREA	NBA	非建築用地

Adopted from Approved Tsz Wan Shan, Diamond Hill & San Po Kong (Kowloon Planning Area No.11) Outline Zoning Plan No.S/K11/29 gazetted on 16 December 2016 with adjustment in Red.
摘錄自2016年12月16日刊憲之慈雲山、鑽石山及新蒲崗(九龍規劃區第11區)分區計劃大綱核准圖，圖則編號為S/K11/29，經處理以紅色顯示。

Notes 附註:
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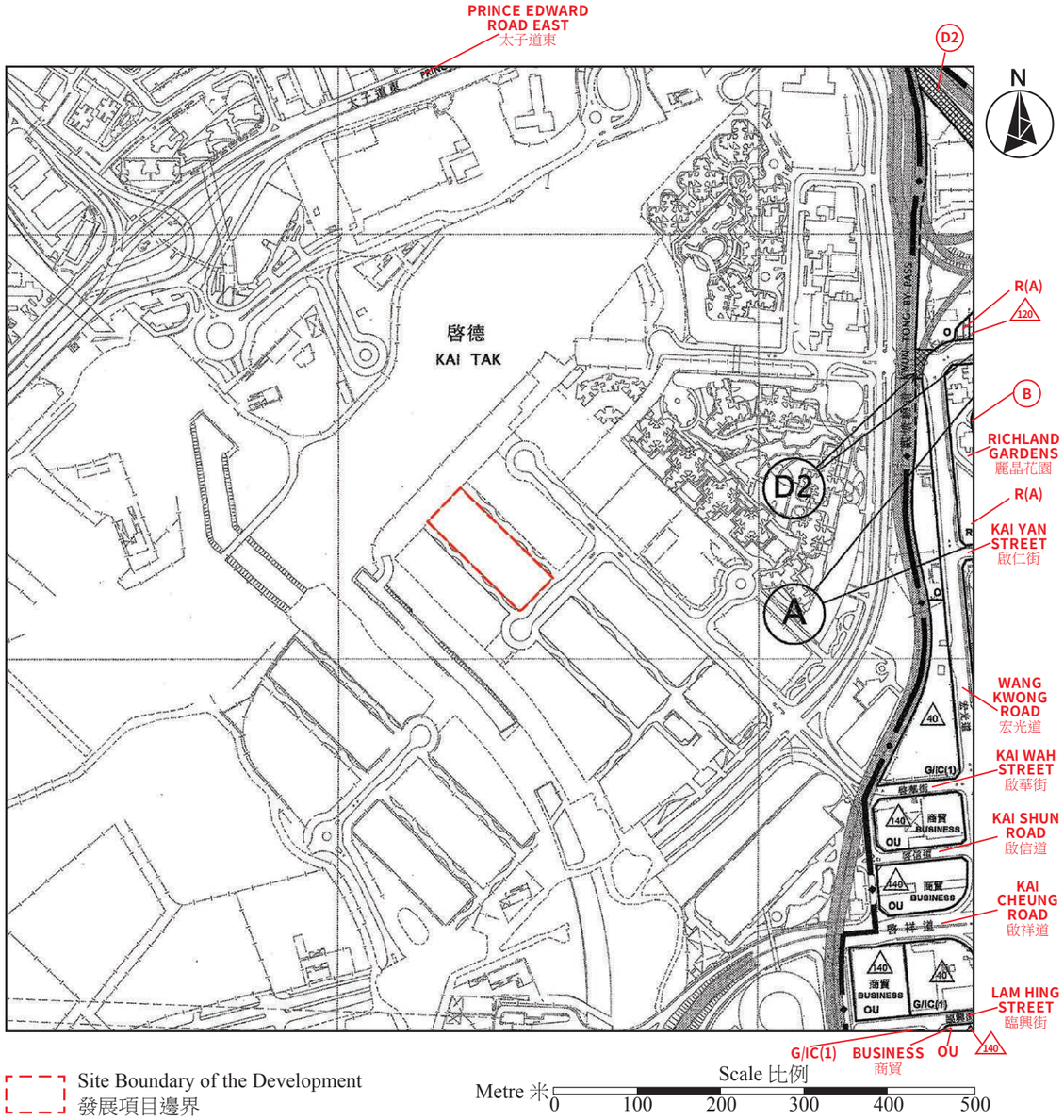
(2) Due to the technical reason that the boundary of the Development is irregular, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章)的規定。

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



NOTATION 圖例:

ZONES		**地帶**
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS		**交通**
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 METRES ABOVE PRINCIPAL DATUM)	120	最高建築物高度 (在主水平基準上若干米)

Adopted from Draft Ngau Tau Kok and Kowloon Bay (Kowloon Planning Areas No.13 & 17) Outline Zoning Plan No.S/K13/29 gazetted on 13 April 2017 with adjustment in Red.
摘錄自2017年4月13日刊憲之牛頭角及九龍灣(九龍規劃區第13及17區)分區計劃大綱草圖，圖則編號為S/K13/29，經處理以紅色顯示。

Notes 附註:

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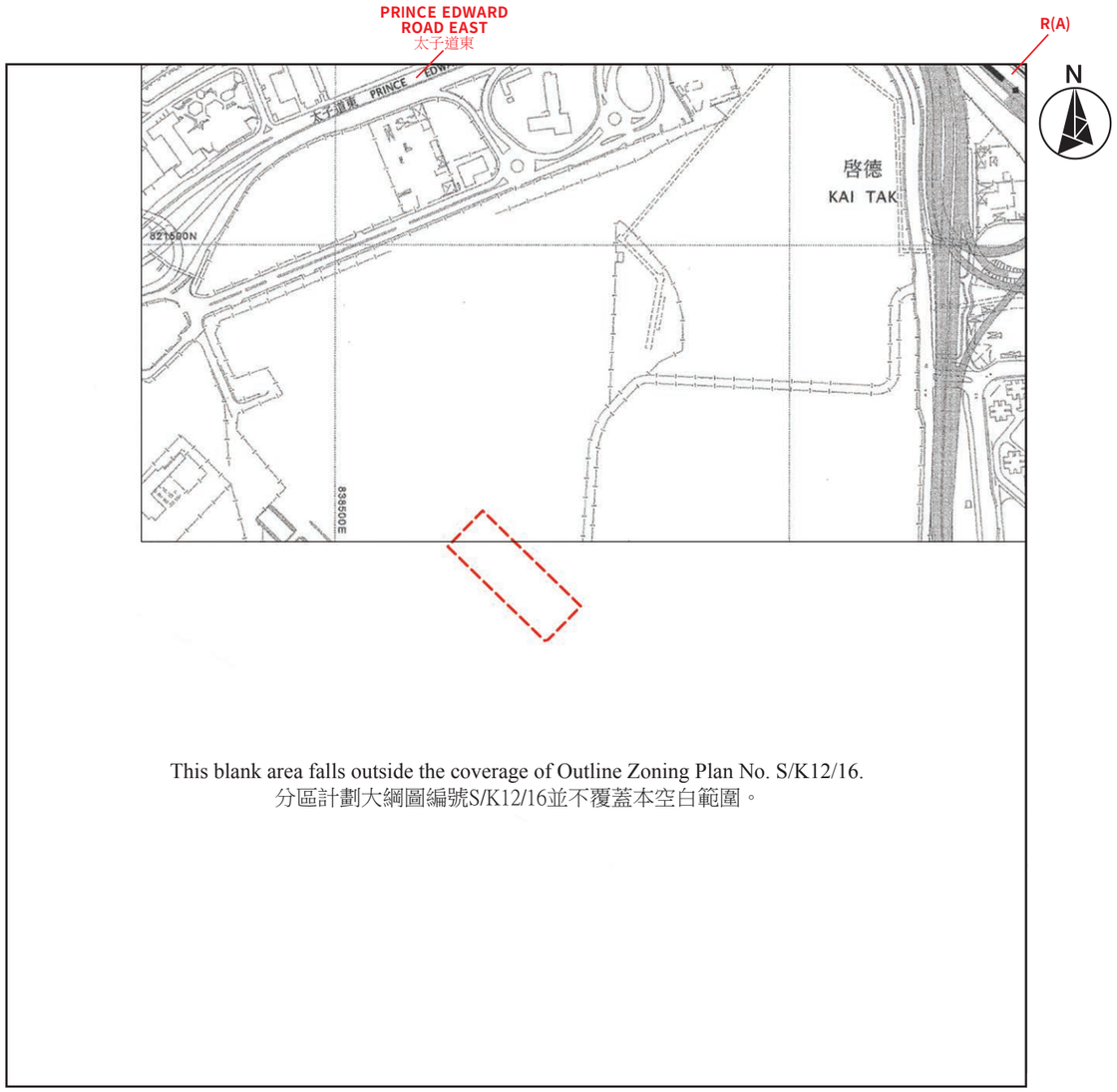
(2) Due to the technical reason that the boundary of the Development is irregular, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章)的規定。

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



NOTATION 圖例:

ZONES		**地帶**
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
COMMUNICATIONS		**交通**
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

Site Boundary of the Development
發展項目邊界

Metre 米 Scale 比例 0 100 200 300 400 500

Adopted from Approved Ngau Chi Wan (Kowloon Planning Area No.12) Outline Zoning Plan No.S/K12/16 gazetted on 12 November 2004 with adjustments to show the Development boundary and other information in red.
摘錄自2004年11月12日刊憲之牛池灣(九龍規劃區第12區)分區計劃大綱核准圖，圖則編號為S/K12/16，經處理以紅色顯示項目邊界線及其他資料。

Notes 附註:
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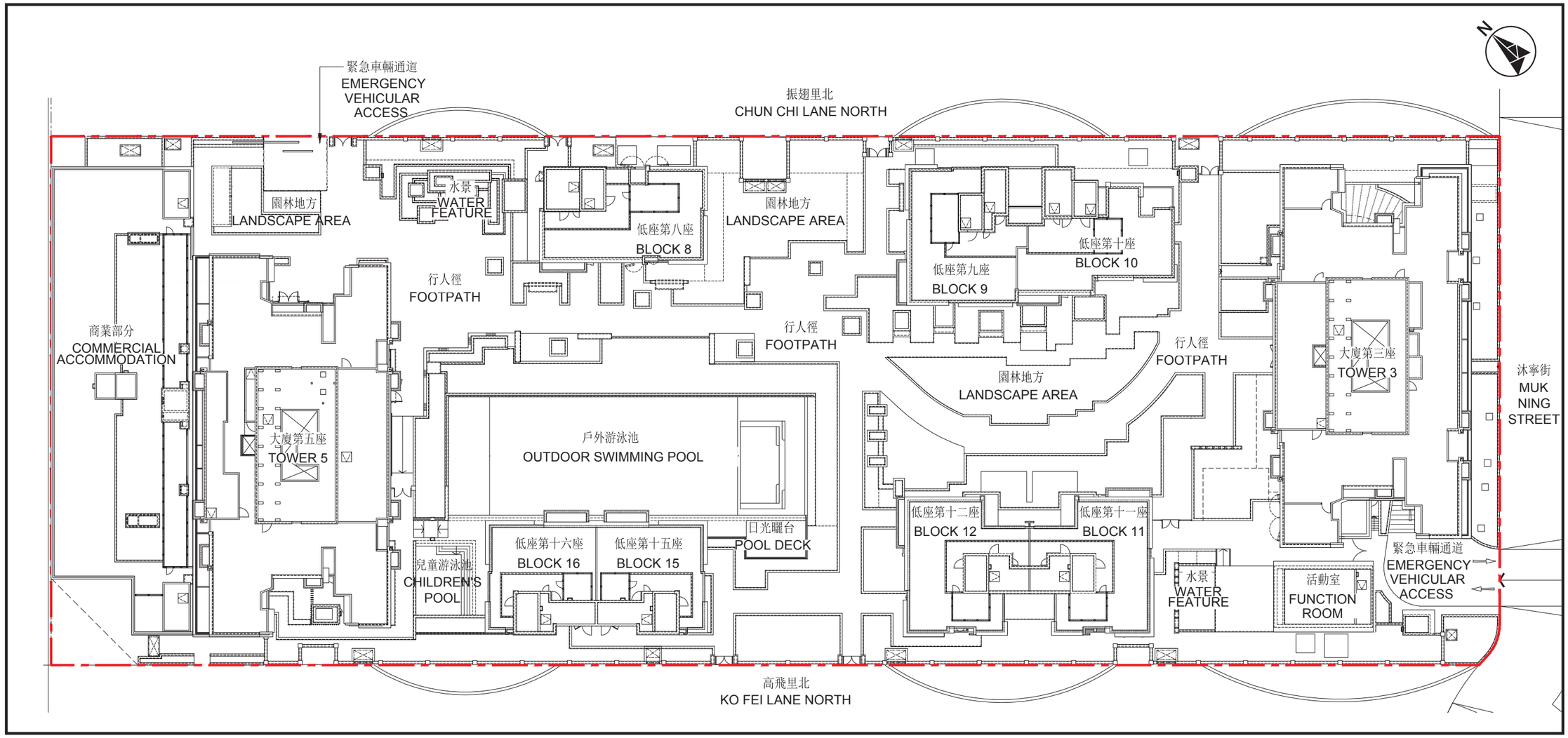
(2) Due to the technical reason that the boundary of the Development is irregular, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》(第621章)的規定。

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



Site Boundary of the Development
發展項目邊界

Scale 比例
Metre 米
0 4 20

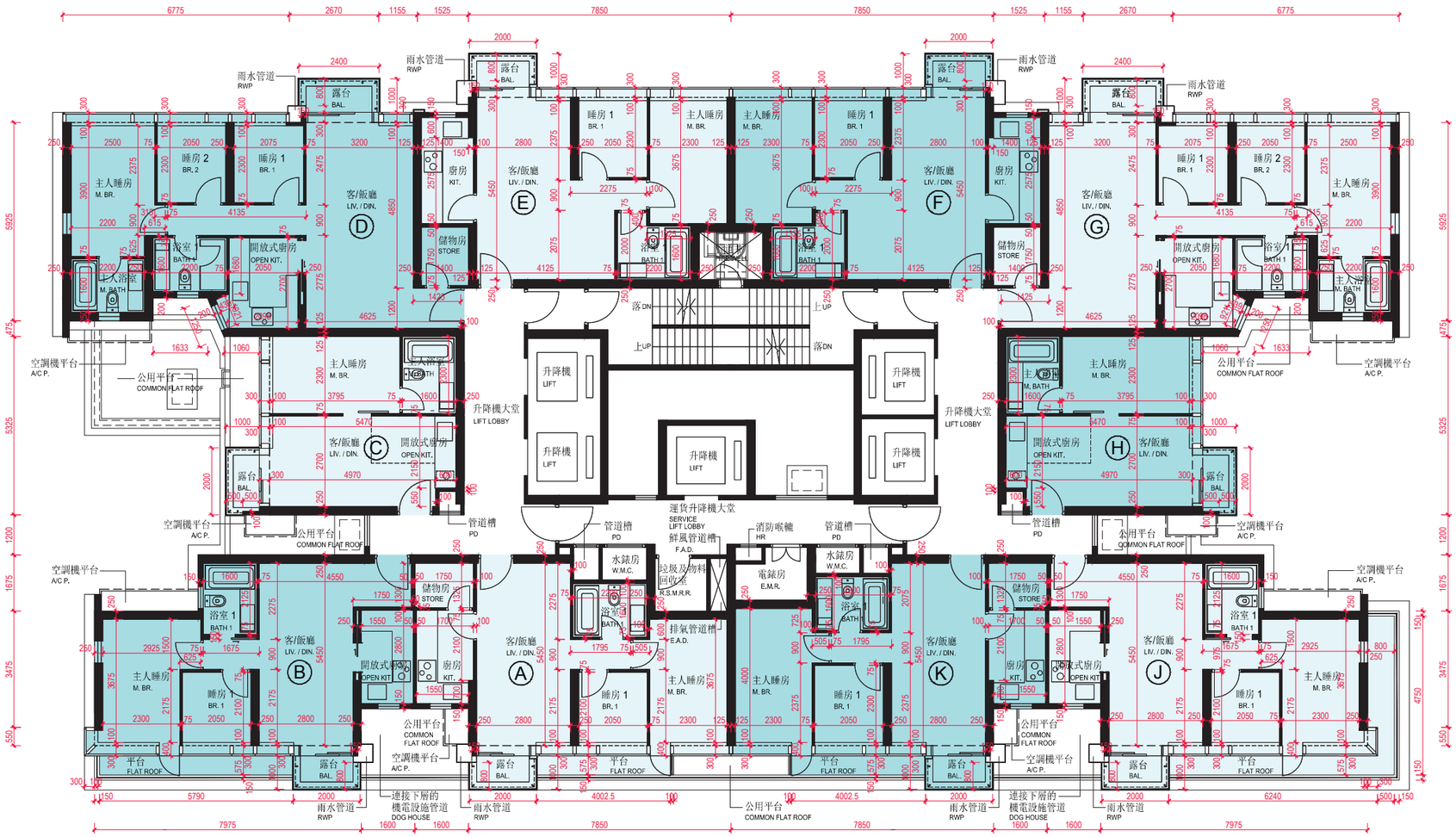
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Legend of Terms and Abbreviations on Floor Plans:
樓面平面圖中的名稱及簡稱：

A/C P. = AIR-CONDITIONING PLATFORM	空調機平台
BAL. = BALCONY	露台
BATH = BATHROOM	浴室
BR. = BEDROOM	睡房
COMMON FLAT ROOF	公用平台
DOG HOUSE = MECHANICAL & ELECTRICAL SERVICES DUCT CONNECTING TO THE FLOOR BELOW	連接下層的機電設施管道
DN = DOWN	落
EAD = E.A.D. = EXHAUST AIR DUCT	排氣管道槽
E.M.R. = ELECTRIC METER ROOM	電錶房
ELD = EL. D. = EL. DUCT = ELECTRICAL DUCT	電線槽
EL / ELV = ELECTRIC METER CABINET AND EXTRA-LOW VOLTAGE ROOM	電錶箱及低電壓房
EMERGENCY GENERATOR ROOM	緊急發電機房
F.A.D. = FRESH AIR DUCT	鮮風管道槽
FAN ROOM FOR RSMRR = FAN ROOM FOR REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收室風機房
FLAT ROOF	平台
F.S. RISER DUCT	消防上水管道槽
HR = HOSE REEL	消防喉轆
HR AT H/L = HOSE REEL AT HIGH LEVEL	消防喉轆在上方
HR CABINET FOR NOZZLE = HOSE REEL CABINET FOR NOZZLE	放置噴嘴的消防喉轆箱
KIT. = KITCHEN	廚房
LAV. = LAVATORY	洗手間
LIFT	升降機
LIFT LOBBY	升降機大堂
LIFT OVERRUN	升降機槽頂部
LIV. / DIN. = LIVING AND DINING ROOM	客/飯廳
M. BATH = MASTER BATHROOM	主人浴室
M. BR. = MASTER BEDROOM	主人睡房
OPEN KIT. = OPEN KITCHEN	開放式廚房
PD = PIPE DUCT	管道槽
PIPE WELL	管道井
POTABLE WATER PUMP ROOM	食水泵房
FLUSHING WATER PUMP ROOM	沖廁水泵房
REFUGE FLOOR	庇護層
REFUSE ROOM	垃圾房
ROOF	天台
R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收室
RWP = RAIN WATER PIPE	雨水管道
SERVICE LIFT LOBBY	運貨升降機大堂
STORE = STORE ROOM	儲物房
TOP SLAB OF BAL. = TOP SLAB OF BALCONY	下層露台頂
UP	上
W.M.C. = WATER METER CABINET	水錶房

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

TOWER 3
2/F
大廈第三座
二樓



Scale 比例
Metre 米 0 1 5

Notes 附註:

(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。

(2) Please refer to page 19 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
平面圖中顯示之名詞及簡稱請參閱本售樓說明書第19頁。

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

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Block Name 大廈名稱	Floor 樓層	Unit 單位	Floor Slab Thickness (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor Height (m) 層與層之間的高度(米)
Tower 3 大廈第三座	2/F 二樓	A	150	3.00
		B	150	3.00
		C	150	3.00
		D	150	3.00
		E	150	3.00
		F	150	3.00
		G	150	3.00
		H	150	3.00
		J	150	3.00
		K	150	3.00

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.
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。

Notes 附註:

(3) Special Condition (7)(a)(iv) of the Land Grant provides that the total number of residential units erected or to be erected on the Lot shall not be less than 600.
批地文件特別條件第(7)條(a)(iv)規定，該地段已建或擬建的住宅單位總數不可少於600個。

(4) Clause 54 of The Fourth Schedule of the approved form Deed of Mutual Covenant and Management Agreement for the Development returned with the approval letter dated the 2 November 2016 setting out the followings:
連同2016年11月2日批准信送回之已批核發展項目之大廈公契及管理協議第四附表第54條列明:

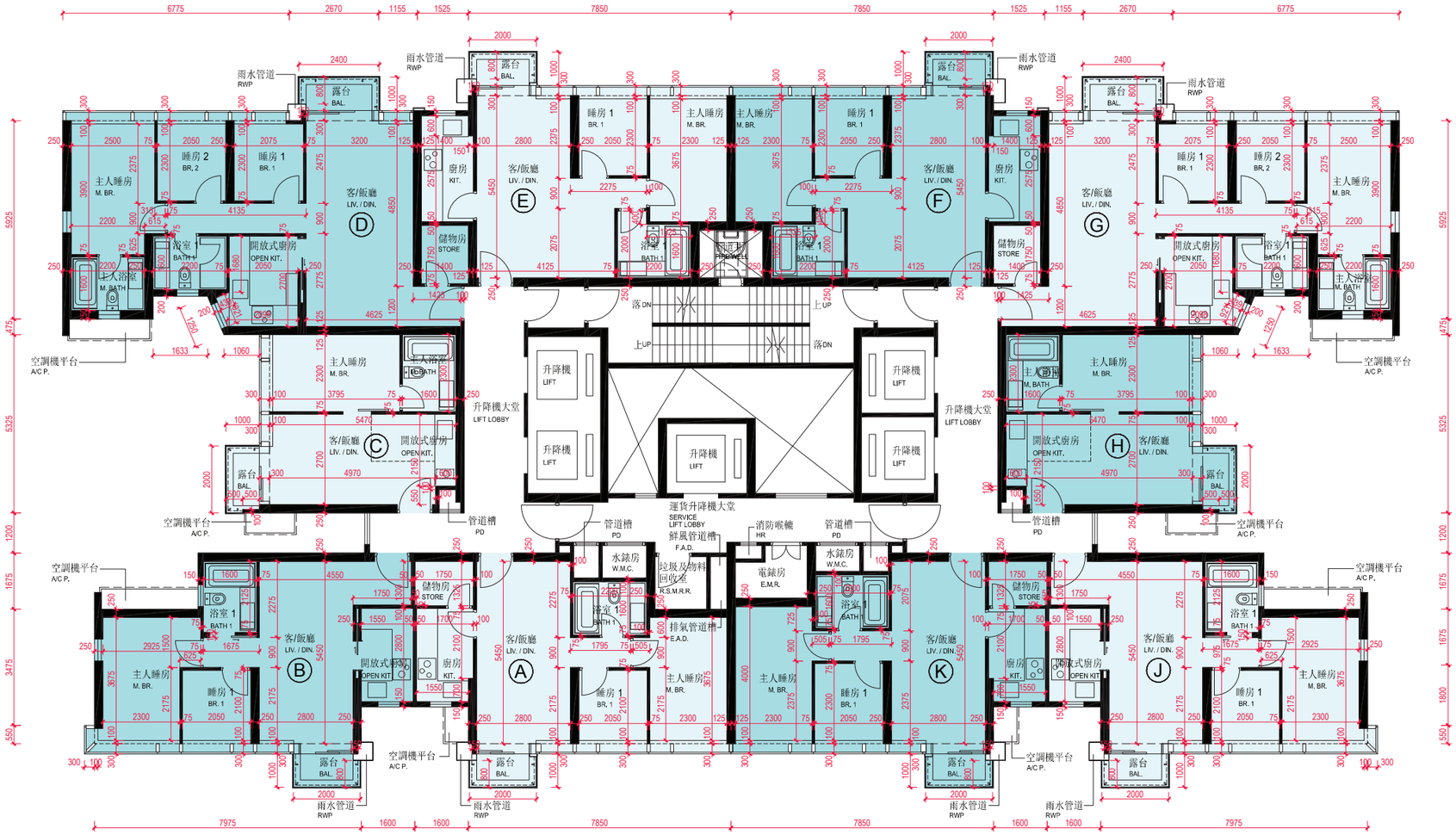
(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in the Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
任何業主不得進行或准許或容受與任何住宅單位有關之任何工程，包括但不限於拆遷或改動任何間隔牆或地台或樓板或任何分區結構，以致住宅單位內部與相鄰的住宅單位連接，除非得到地政總署署長或不時替代他的其他政府機關的預先書面同意，地政總署署長或其他政府機關對該等同意之給予或保留有絕對酌情權，該等同意亦可附帶條款及條件（包括支付費用）。

(b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent referred to in (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.
管理人須在管理處存放由地政總署署長或不時替代他的其他政府機關提供之上述(a)段所述同意之資料紀錄給所有業主免費查閱及自費(合理費用)取得其副本，由此收取之所有費用記入特別基金之住宅帳項。

(5) The total number of residential units provided in the Development is 624.
項目提供的住宅單位總數為624。

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

TOWER 3
3/F, 5/F to 12/F and 15/F to 20/F
大廈第三座
三樓、五樓至十二樓及十五樓至二十樓



Scale 比例
Metre 米 0 1 5

Notes 附註:
(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
(2) Please refer to page 19 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Block Name 大廈名稱	Floor 樓層	Unit 單位	Floor Slab Thickness (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor Height (m) 層與層之間的高度(米)
Tower 3 大廈第三座	3/F, 5/F to 12/F & 15/F to 20/F 三樓 五樓至十二樓 及 十五樓至二十樓	A	150	3.00
		B	150	3.00
		C	150	3.00
		D	150	3.00
		E	150	3.00
		F	150	3.00
		G	150	3.00
		H	150	3.00
		J	150	3.00
		K	150	3.00

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.
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。

Notes 附註:

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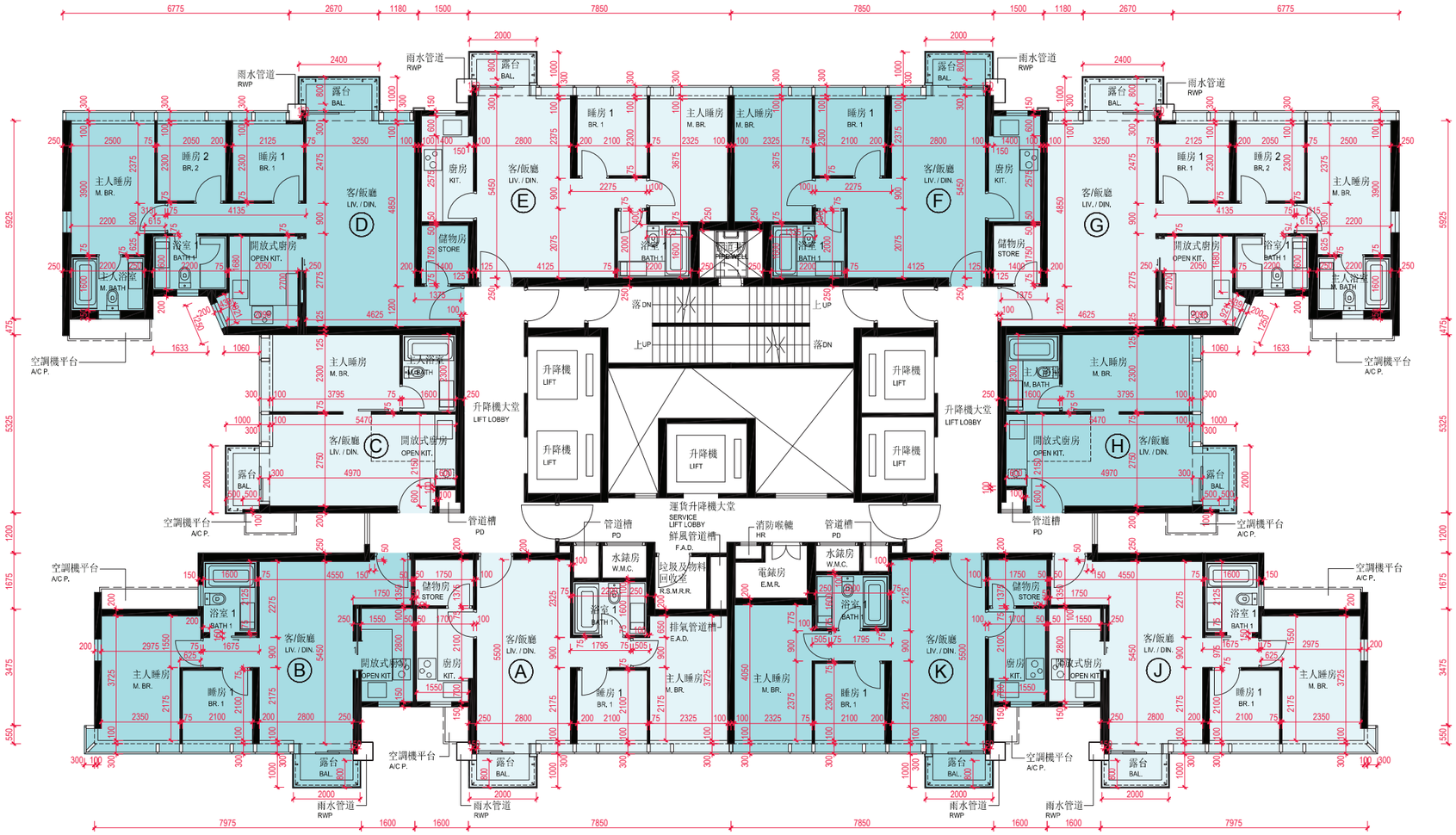
項目提供的住宅單位總數為624。

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

TOWER 3
21/F to 23/F, 25/F to 33/F and 35/F to 37/F
大廈第三座
二十一樓至二十三樓、二十五樓至三十三樓及三十五樓至三十七樓



Scale 比例
Metre 米 0 1 5

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Block Name 大廈名稱	Floor 樓層	Unit 單位	Floor Slab Thickness (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor Height (m) 層與層之間的高度(米)
Tower 3 大廈第三座	21/F to 23/F 25/F to 33/F & 35/F to 36/F 二十一樓至二十三樓 二十五樓至三十三樓 及 三十五樓至三十六樓	A	150	3.00
		B	150	3.00
		C	150	3.00
		D	150	3.00
		E	150	3.00
		F	150	3.00
		G	150	3.00
		H	150	3.00
		J	150	3.00
		K	150	3.00
	37/F 三十七樓	A	200	3.00
		B	200	3.00
		C	200	3.00
		D	200	3.00
		E	200	3.00
		F	200	3.00
		G	200	3.00
		H	200	3.00
		J	200	3.00
		K	200	3.00

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(5) The total number of residential units provided in the Development is 624.
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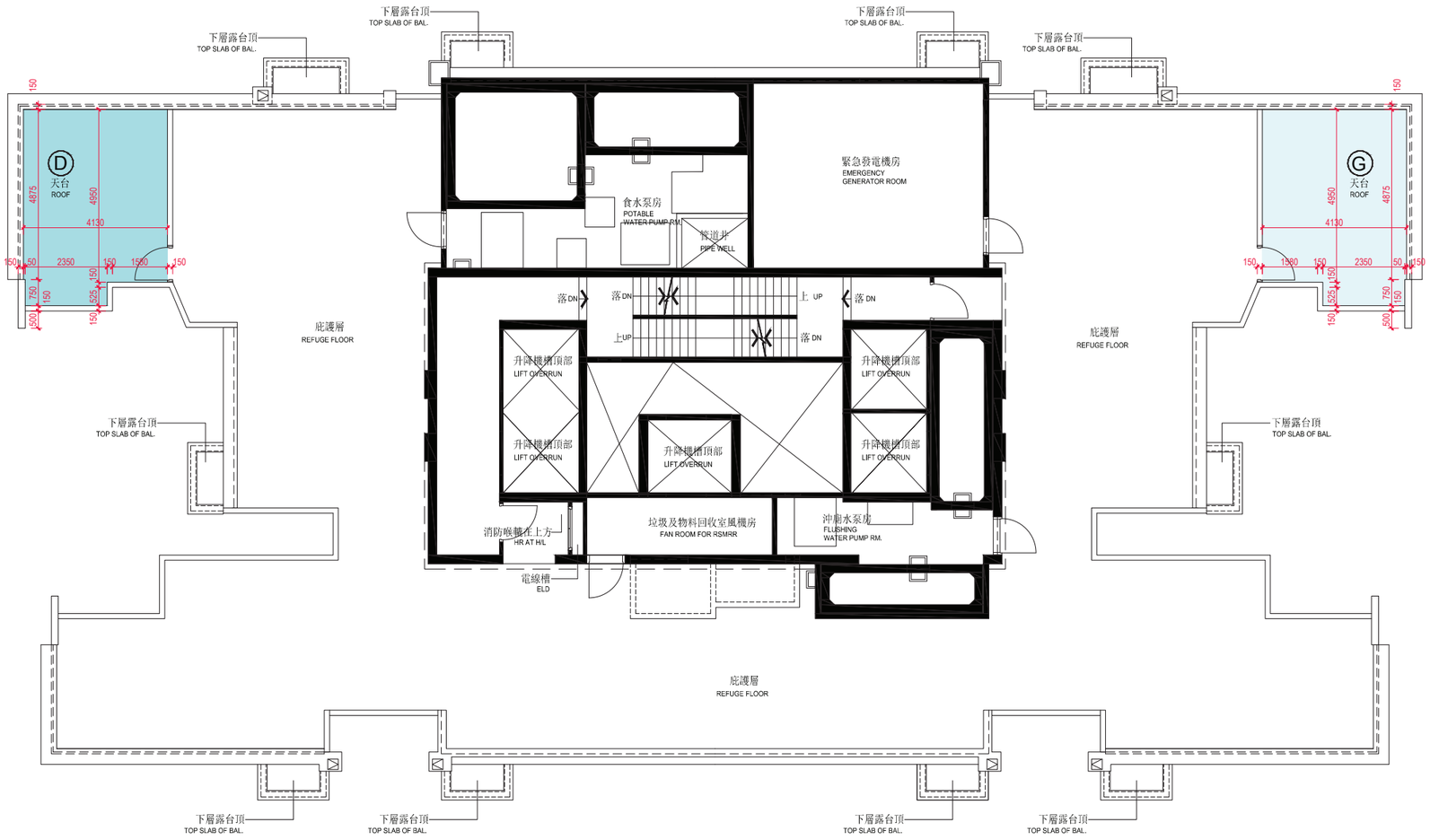
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

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

TOWER 3
Roof
大廈第三座
天台



Scale 比例

Metre 米 0 1 5

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Block Name 大廈名稱	Floor 樓層	Unit 單位	Floor Slab Thickness (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor Height (m) 層與層之間的高度(米)
Tower 3 大廈第三座	Roof 天台	D	Not Applicable 不適用	Not Applicable 不適用
		G	Not Applicable 不適用	Not Applicable 不適用

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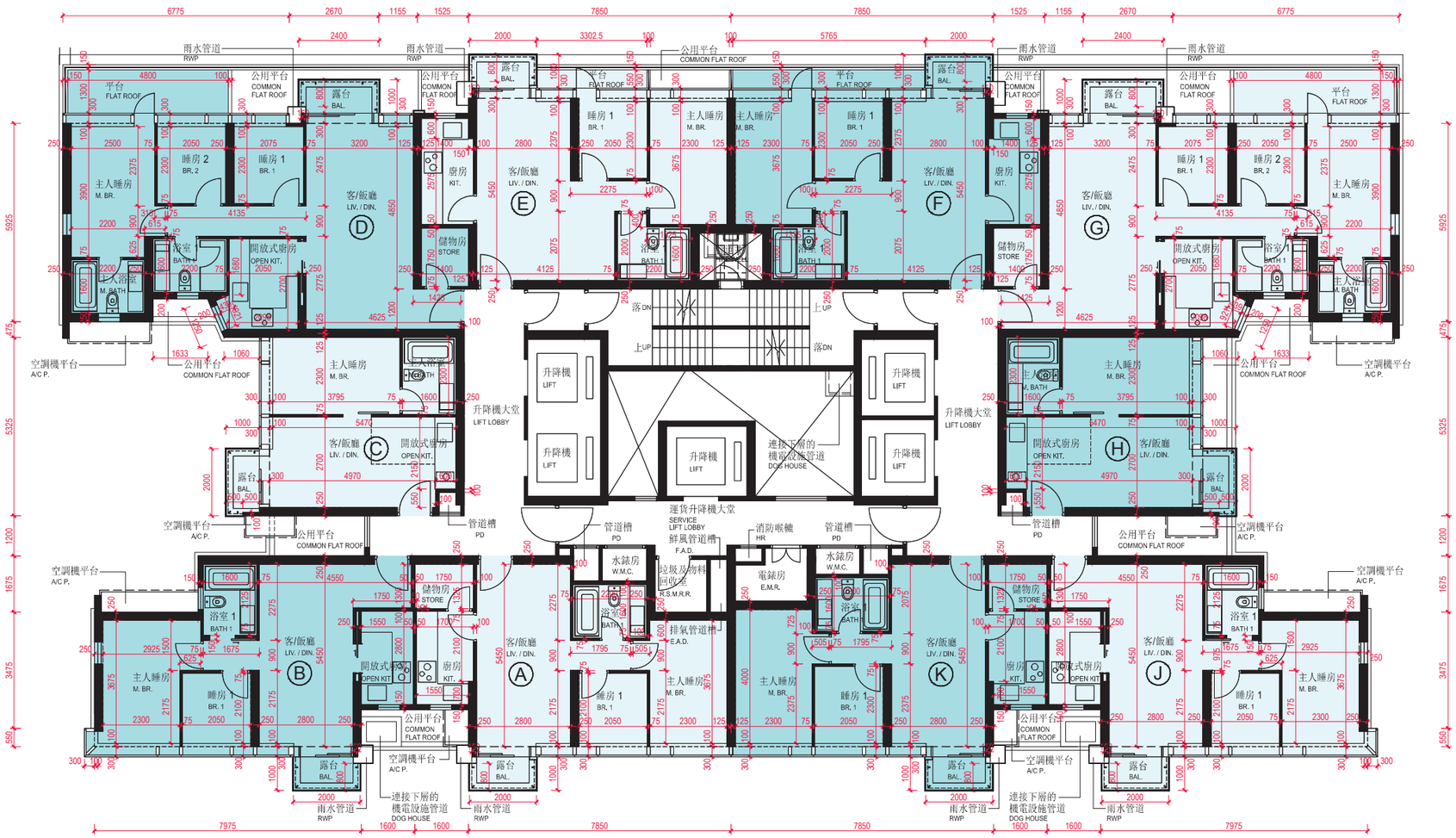
項目提供的住宅單位總數為624。

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

TOWER 5
3/F
大廈第五座
三樓



Scale 比例
Metre 米 0 1 5

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Tower 5 大廈第五座	3/F 三樓	A	150	3.00
		B	150	3.00
		C	150	3.00
		D	150	3.00
		E	150	3.00
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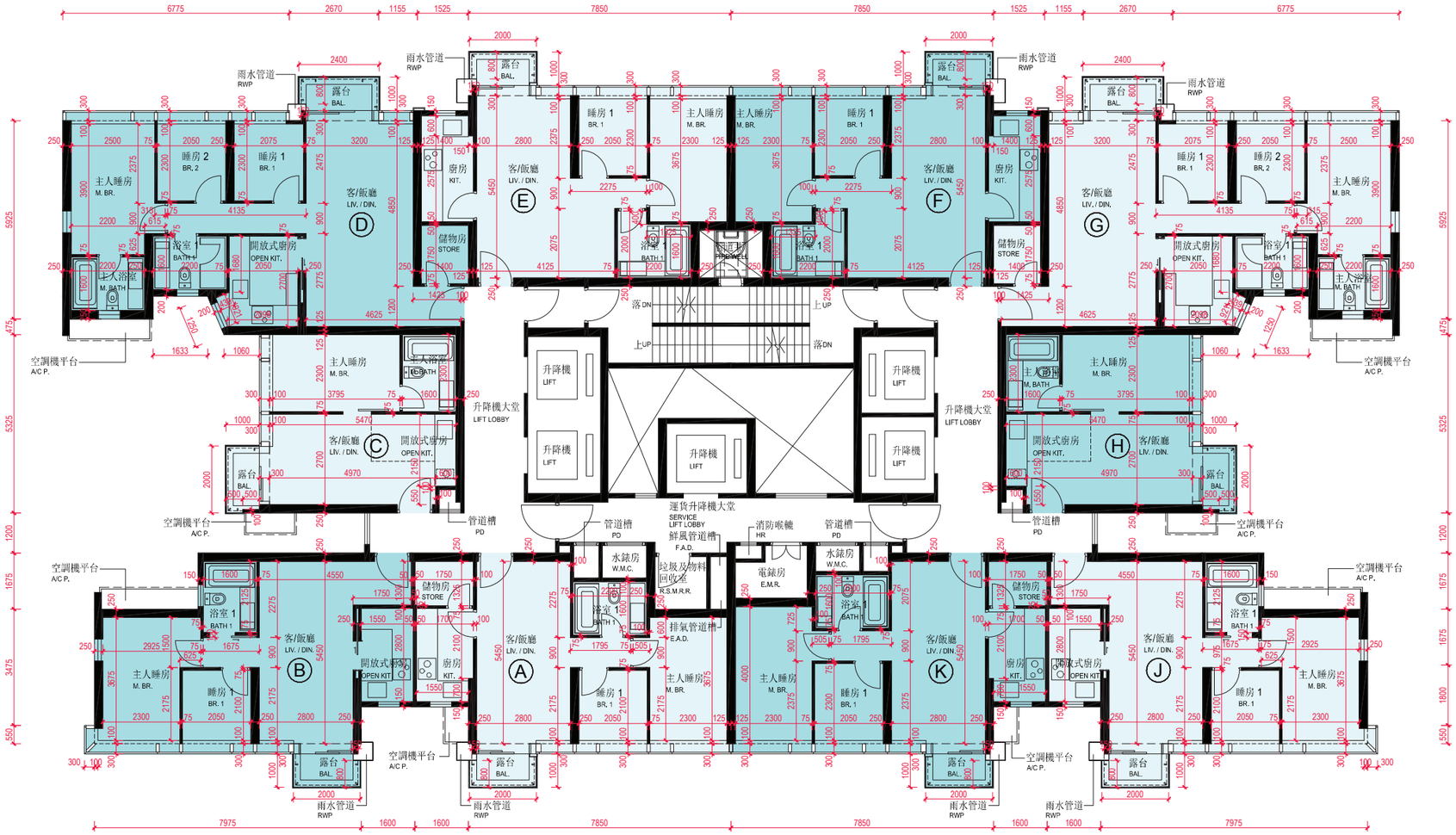
發展項目的住宅物業的樓面平面圖

TOWER 5
5/F to 12/F and 15/F to 20/F
大廈第五座
五樓至十二樓及十五樓至二十樓



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樓面平面圖所列之所有尺寸均以毫米標示。
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平面圖中顯示之名詞及簡稱請參閱本售樓說明書第19頁。

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

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Block Name 大廈名稱	Floor 樓層	Unit 單位	Floor Slab Thickness (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor Height (m) 層與層之間的高度(米)
Tower 5 大廈第五座	5/F to 12/F & 15/F to 20/F 五樓至十二樓 及 十五樓至二十樓	A	150	3.00
		B	150	3.00
		C	150	3.00
		D	150	3.00
		E	150	3.00
		F	150	3.00
		G	150	3.00
		H	150	3.00
		J	150	3.00
		K	150	3.00

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.
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。

Notes 附註:

(3) Special Condition (7)(a)(iv) of the Land Grant provides that the total number of residential units erected or to be erected on the Lot shall not be less than 600.
批地文件特別條件第(7)條(a)(iv)規定，該地段已建或擬建的住宅單位總數不可少於600個。

(4) Clause 54 of The Fourth Schedule of the approved form Deed of Mutual Covenant and Management Agreement for the Development returned with the approval letter dated the 2 November 2016 setting out the followings:
連同2016年11月2日批准信送回之已批核發展項目之大廈公契及管理協議第四附表第54條列明:

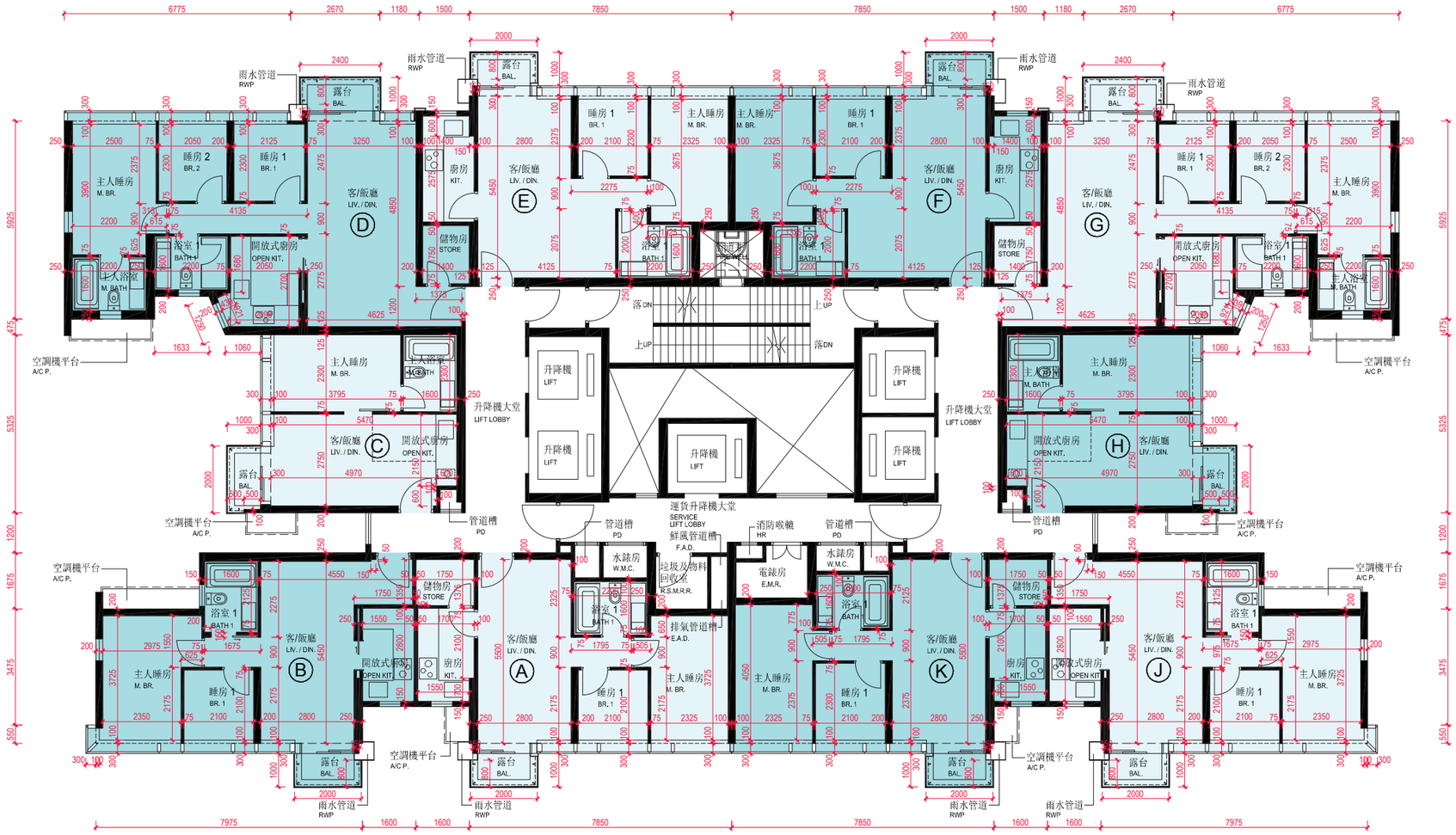
(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in the Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
任何業主不得進行或准許或容受與任何住宅單位有關之任何工程，包括但不限於拆遷或改動任何間隔牆或地台或樓板或任何分區結構，以致住宅單位內部與相鄰的住宅單位連接，除非得到地政總署署長或不時替代他的其他政府機關的預先書面同意，地政總署署長或其他政府機關對該等同意之給予或保留有絕對酌情權，該等同意亦可附帶條款及條件（包括支付費用）。

(b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent referred to in (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.
管理人須在管理處存放由地政總署署長或不時替代他的其他政府機關提供之上述(a)段所述同意之資料紀錄給所有業主免費查閱及自費(合理費用)取得其副本，由此收取之所有費用記入特別基金之住宅帳項。

(5) The total number of residential units provided in the Development is 624.
項目提供的住宅單位總數為624。

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

TOWER 5
21/F to 23/F, 25/F to 33/F and 35/F to 36/F
大廈第五座
二十一樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓



Scale 比例
Metre 米 0 1 5

Notes 附註:
(1) The dimensions on the floor plans are all in millimetre.
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Block Name 大廈名稱	Floor 樓層	Unit 單位	Floor Slab Thickness (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor Height (m) 層與層之間的高度(米)
Tower 5 大廈第五座	21/F to 23/F 25/F to 33/F & 35/F 二十一樓至二十三樓 二十五樓至三十三樓 及 三十五樓	A	150	3.00
		B	150	3.00
		C	150	3.00
		D	150	3.00
		E	150	3.00
		F	150	3.00
		G	150	3.00
		H	150	3.00
		J	150	3.00
		K	150	3.00
	36/F 三十六樓	A	200	3.00
		B	200	3.00
		C	200	3.00
		D	200	3.00
		E	200	3.00
		F	200	3.00
		G	200	3.00
		H	200	3.00
		J	200	3.00
		K	200	3.00

Notes 附註:

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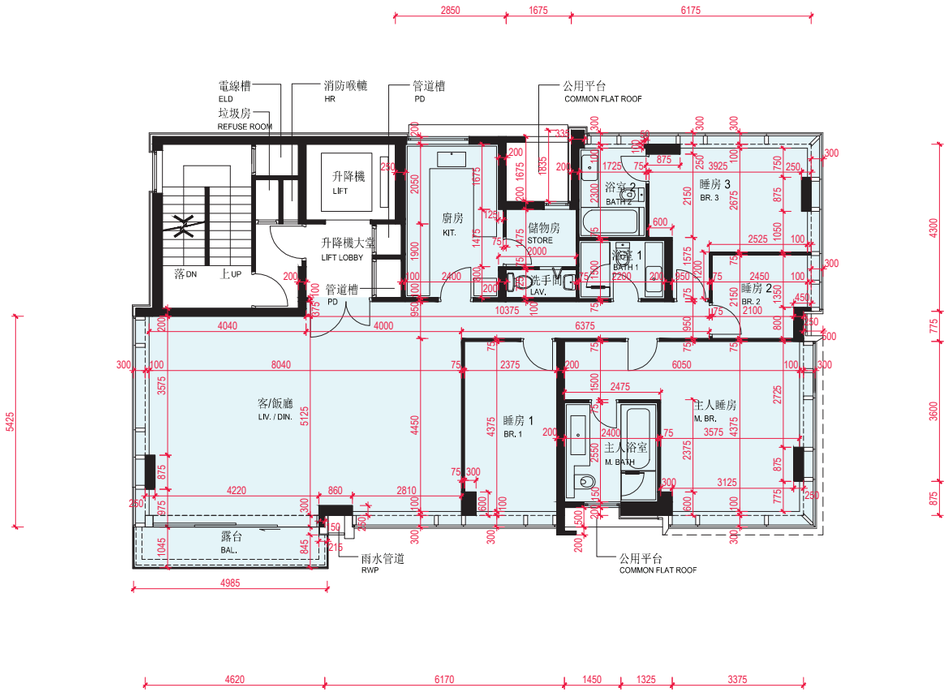
(5) The total number of residential units provided in the Development is 624.
項目提供的住宅單位總數為624。

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.
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。

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

BLOCK 8
1/F
低座第八座
一樓



Scale 比例

Metre 米 0 1 5

Notes 附註:

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發展項目的住宅物業的樓面平面圖

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按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Block Name 大廈名稱	Floor 樓層	Floor Slab Thickness (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor Height (m) 層與層之間的高度(米)
Block 8 低座第八座	1/F 一樓	150	3.50

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.
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。

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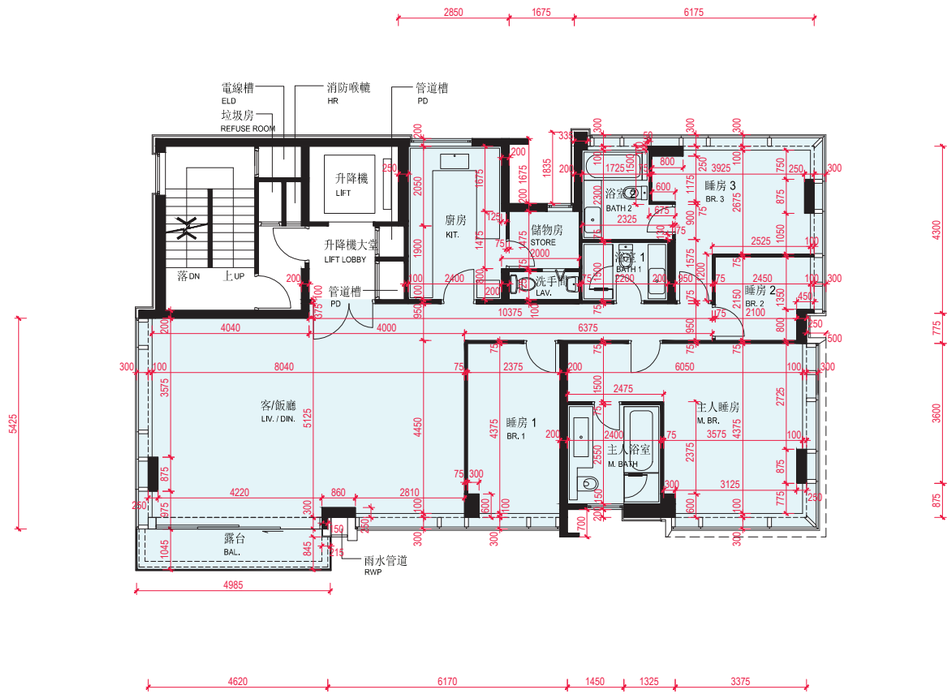
項目提供的住宅單位總數為624。

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

BLOCK 8
2/F to 3/F and 5/F
低座第八座
二樓至三樓及五樓



Scale 比例

Metre 米 0 1 5

Notes 附註:

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發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
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Block Name 大廈名稱	Floor 樓層	Floor Slab Thickness (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor Height (m) 層與層之間的高度(米)
Block 8 低座第八座	2/F to 3/F 二樓至三樓	150	3.50
	5/F 五樓	200	3.50

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.
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。

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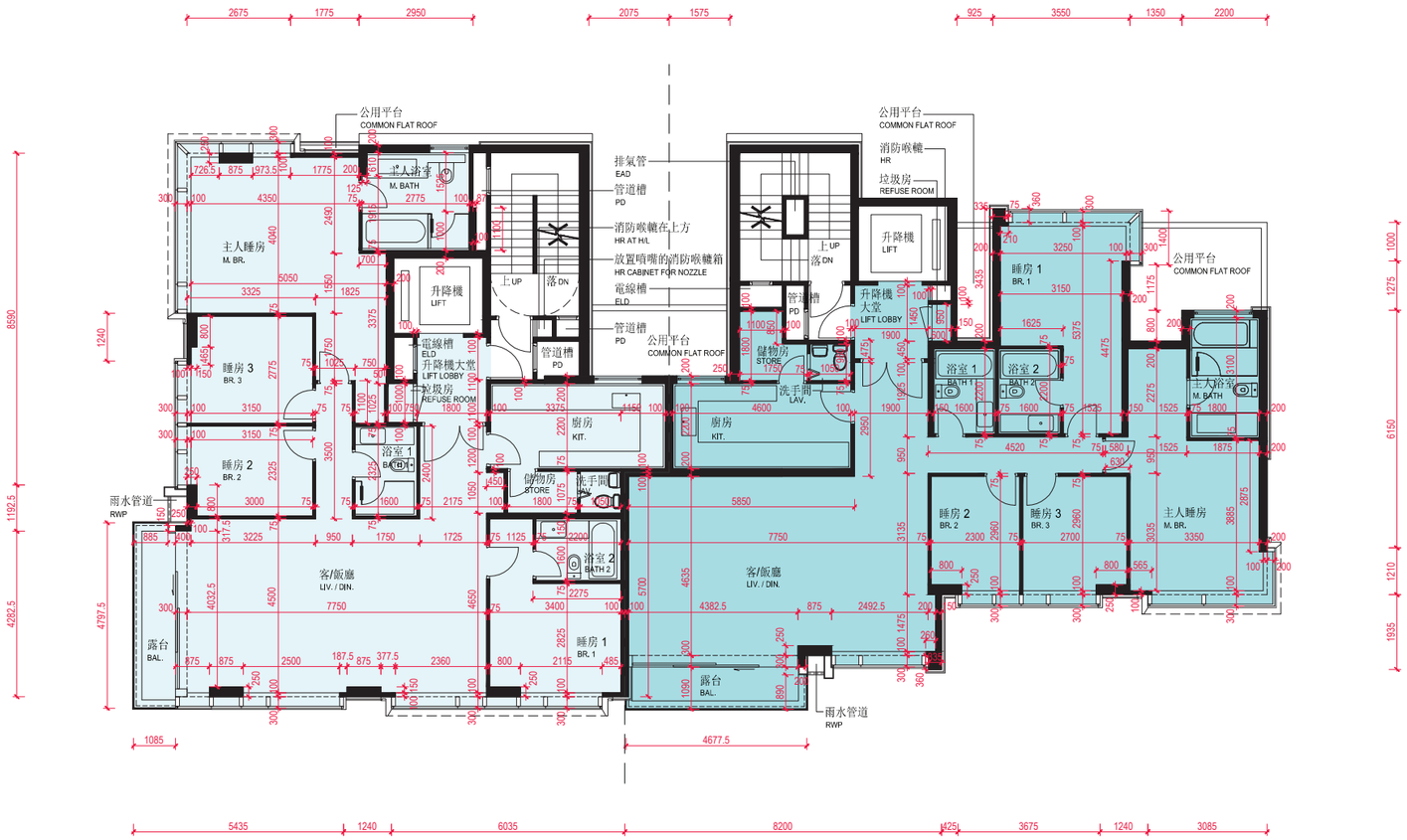
項目提供的住宅單位總數為624。

BLOCK 9 and BLOCK 10
1/F
低座第九座及第十座
一樓



BLOCK 9
低座第九座

BLOCK 10
低座第十座

Scale 比例
Metre 米 0 1 5

Notes 附註:
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發展項目的住宅物業的樓面平面圖

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Block 9 低座第九座	1/F 一樓	150	3.50
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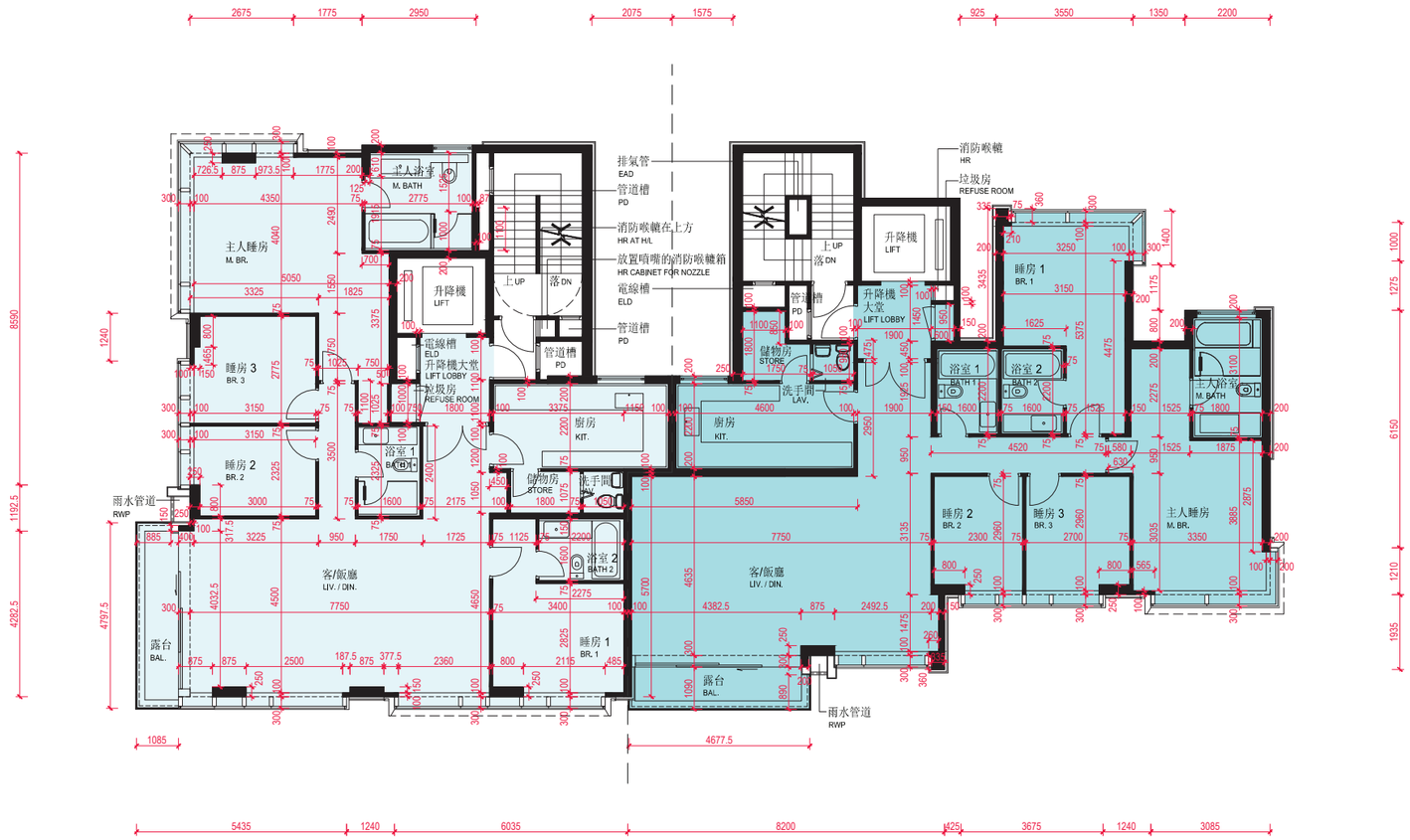
(5) The total number of residential units provided in the Development is 624.
項目提供的住宅單位總數為624。

BLOCK 9 and BLOCK 10
2/F to 3/F and 5/F
低座第九座及第十座
二樓至三樓及五樓



BLOCK 9
低座第九座

BLOCK 10
低座第十座

Metre 米 0 1 5 Scale 比例

Notes 附註:

(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。

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平面圖中顯示之名詞及簡稱請參閱本售樓說明書第19頁。

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

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Block Name 大廈名稱	Floor 樓層	Floor Slab Thickness (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor Height (m) 層與層之間的高度(米)
Block 9 低座第九座	2/F to 3/F 二樓至三樓	150	3.50
	5/F 五樓	200	3.50
Block 10 低座第十座	2/F to 3/F 二樓至三樓	150	3.50
	5/F 五樓	200	3.50

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.
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。

Notes 附註:

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批地文件特別條件第(7)條(a)(iv)規定，該地段已建或擬建的住宅單位總數不可少於600個。

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任何業主不得進行或准許或容受與任何住宅單位有關之任何工程，包括但不限於拆遷或改動任何間隔牆或地台或樓板或任何分區結構，以致住宅單位內部與相鄰的住宅單位連接，除非得到地政總署署長或不時替代他的其他政府機關的預先書面同意，地政總署署長或其他政府機關對該等同意之給予或保留有絕對酌情權，該等同意亦可附帶條款及條件（包括支付費用）。

(b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent referred to in (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.
管理人須在管理處存放由地政總署署長或不時替代他的其他政府機關提供之上述(a)段所述同意之資料紀錄給所有業主免費查閱及自費(合理費用)取得其副本，由此收取之所有費用記入特別基金之住宅帳項。

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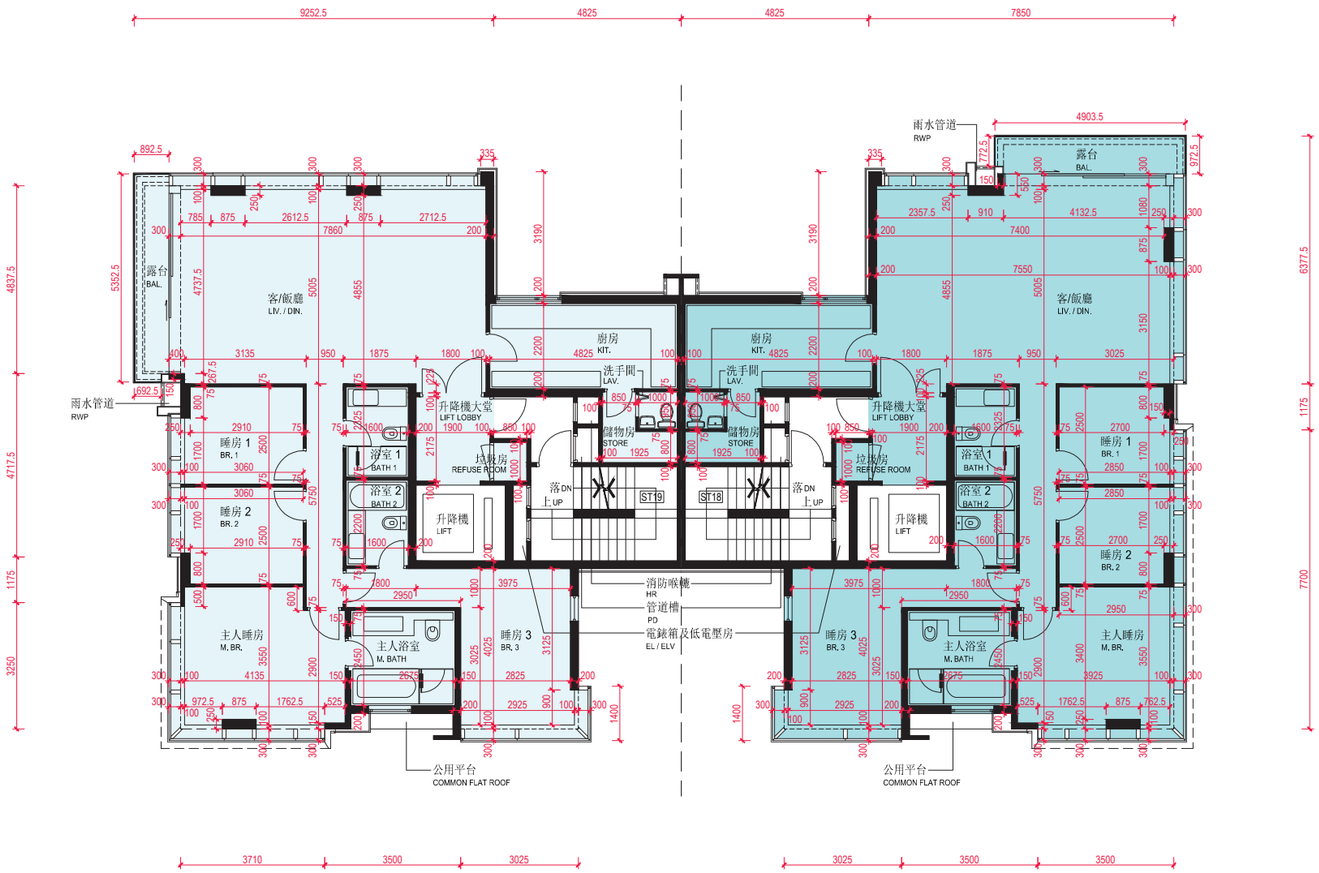
項目提供的住宅單位總數為624。

BLOCK 11 and BLOCK 12
1/F
低座第十一座及第十二座
一樓



BLOCK 12
低座第十二座

BLOCK 11
低座第十一座

Scale 比例
Metre 米 0 1 5

Notes 附註:
(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

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Block Name 大廈名稱	Floor 樓層	Floor Slab Thickness (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Floor-to-floor Height (m) 層與層之間的高度(米)
Block 11 低座第十一座	1/F 一樓	150	3.50
Block 12 低座第十二座	1/F 一樓	150	3.50

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.
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。

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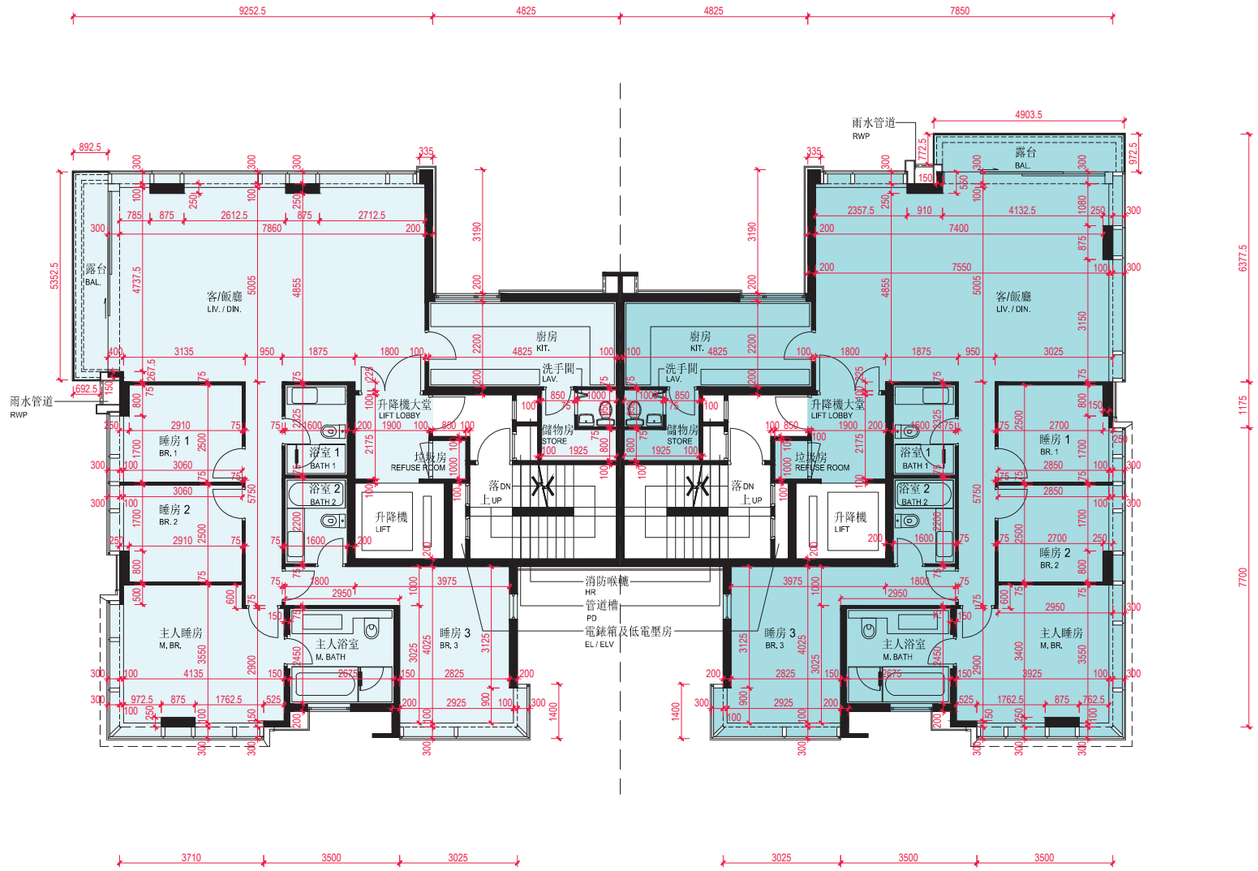
BLOCK 11 and BLOCK 12
2/F to 3/F and 5/F
低座第十一座及第十二座
二樓至三樓及五樓



BLOCK 12
低座第十二座

BLOCK 11
低座第十一座

Scale 比例
Metre 米 0 1 5

Notes 附註:
(1) The dimensions on the floor plans are all in millimetre.
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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

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	5/F 五樓	200	3.50

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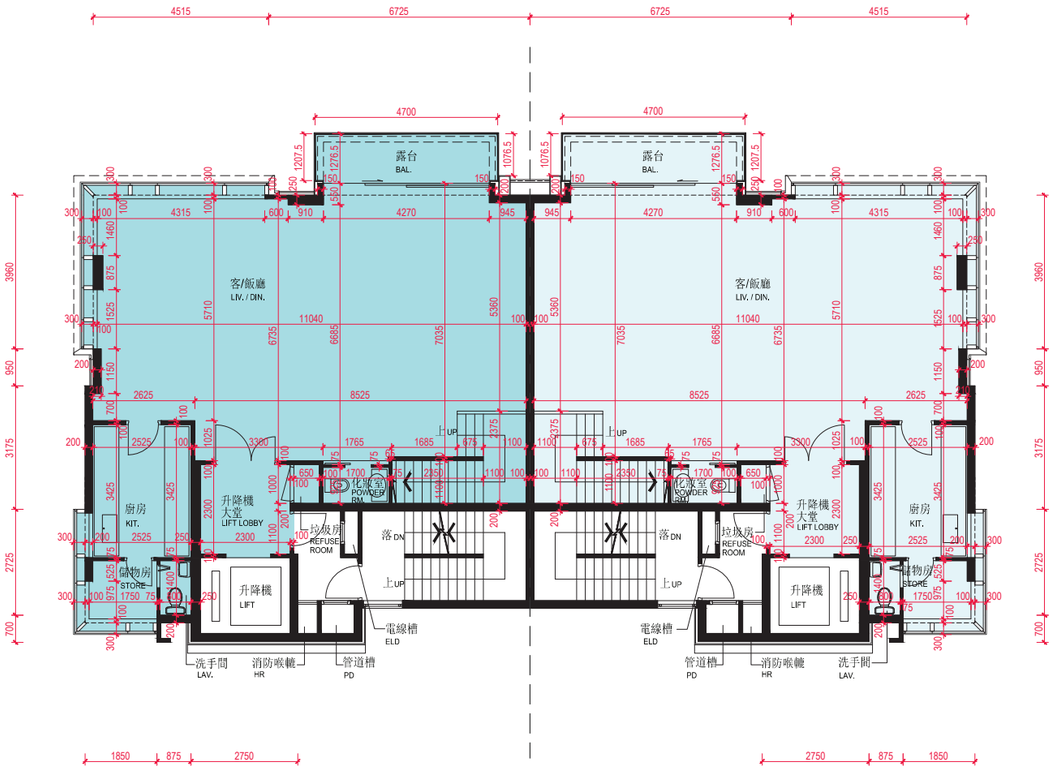
項目提供的住宅單位總數為624。

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

BLOCK 15 and BLOCK 16
1/F and 2/F Duplex
低座第十五座及第十六座
一樓及二樓複式

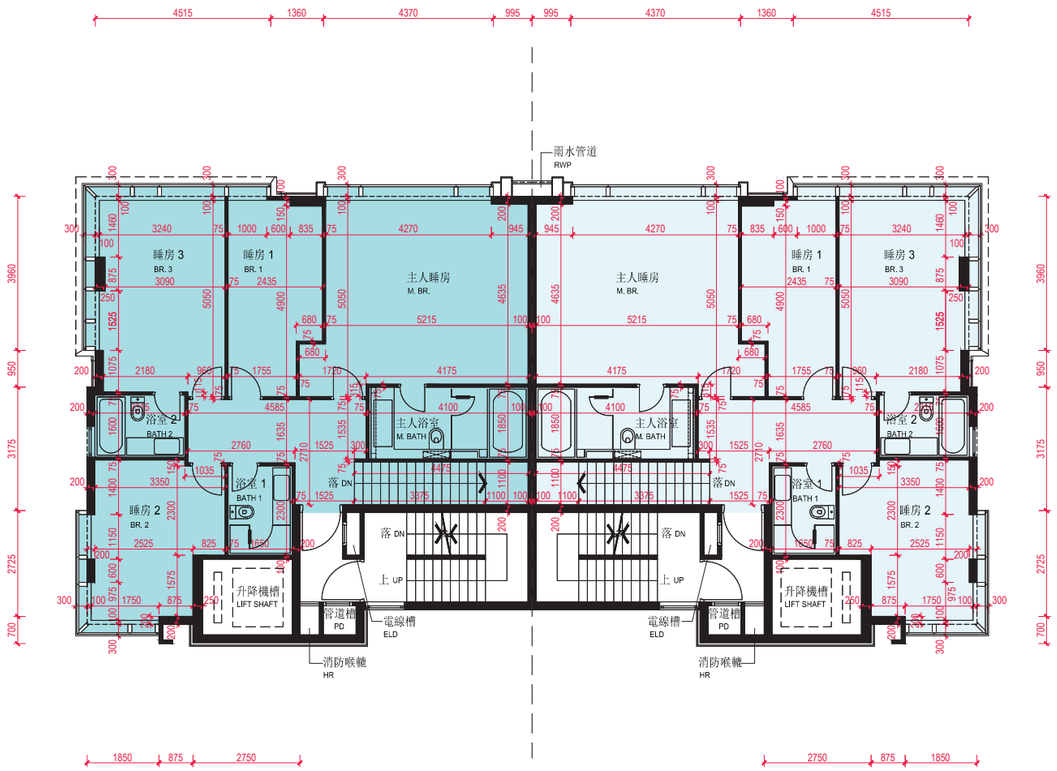
1/F
一樓



BLOCK 16
低座第十六座

BLOCK 15
低座第十五座

2/F
二樓



BLOCK 16
低座第十六座

BLOCK 15
低座第十五座

Scale 比例
Metre 米 0 1 5

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Block 15 & 16 低座第十五座及十六座	1/F 一樓	150, 200	3.50
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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.
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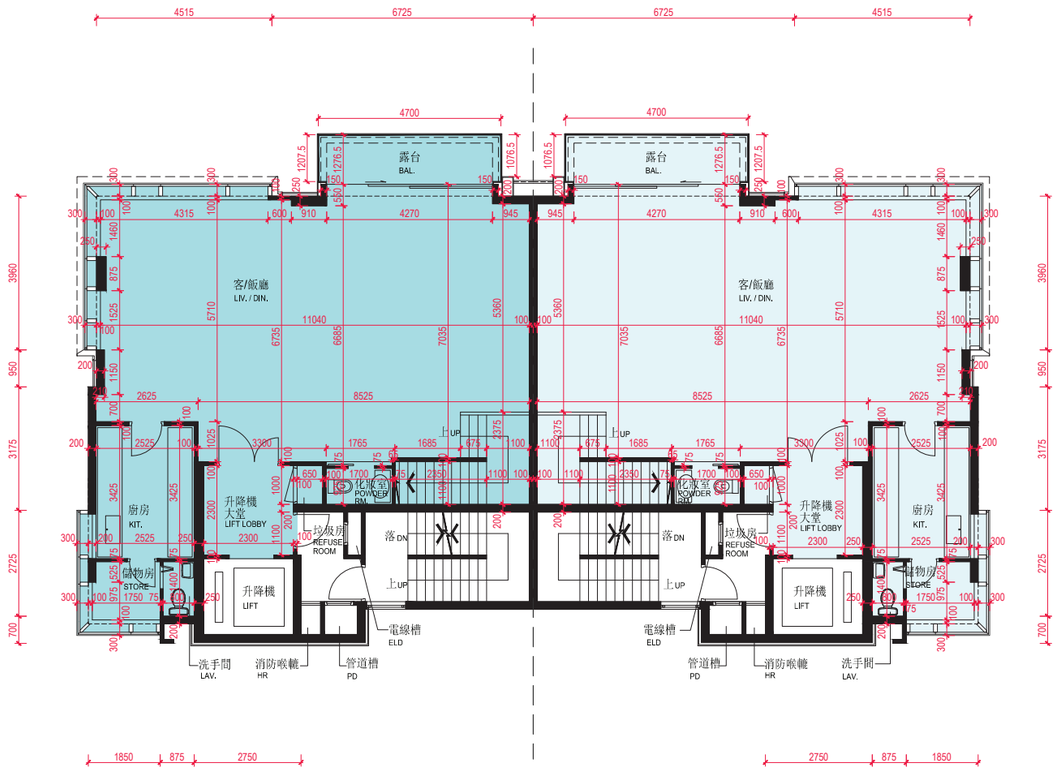
BLOCK 15 and BLOCK 16
3/F and 5/F Duplex
低座第十五座及第十六座
三樓及五樓複式

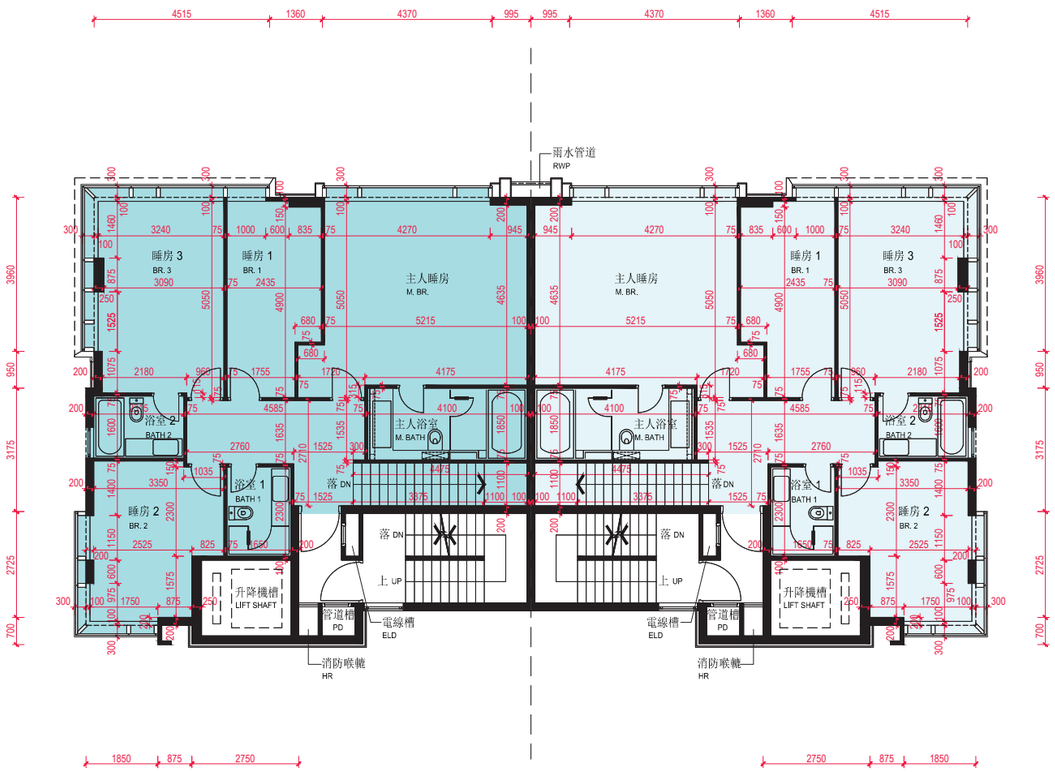
3/F
三樓



BLOCK 16
低座第十六座

BLOCK 15
低座第十五座

5/F
五樓



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低座第十六座

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Scale 比例
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(4) Clause 54 of The Fourth Schedule of the approved form Deed of Mutual Covenant and Management Agreement for the Development returned with the approval letter dated the 2 November 2016 setting out the followings:
連同2016年11月2日批准信送回之已批核發展項目之大廈公契及管理協議第四附表第54條列明:

(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in the Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
任何業主不得進行或准許或容受與任何住宅單位有關之任何工程，包括但不限於拆遷或改動任何間隔牆或地台或樓板或任何分區結構，以致住宅單位內部與相鄰的住宅單位連接，除非得到地政總署署長或不時替代他的其他政府機關的預先書面同意，地政總署署長或其他政府機關對該等同意之給予或保留有絕對酌情權，該等同意亦可附帶條款及條件（包括支付費用）。

(b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent referred to in (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.
管理人須在管理處存放由地政總署署長或不時替代他的其他政府機關提供之上述(a)段所述同意之資料紀錄給所有業主免費查閱及自費(合理費用)取得其副本，由此收取之所有費用記入特別基金之住宅帳項。

(5) The total number of residential units provided in the Development is 624.
項目提供的住宅單位總數為624。

12 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.m. (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) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	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	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 大廈第三座	2/F 二樓	A	50.838 (547) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	2.287 (25)	--	--	--	--	--	--
		B	52.120 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	3.315 (36)	--	--	--	--	--	--
		C	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		D	74.190 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		E	52.348 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		F	52.348 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		G	74.190 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		H	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		J	52.119 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	6.946 (75)	--	--	--	--	--	--
		K	52.103 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	2.287 (25)	--	--	--	--	--	--

* Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
* 住宅樓層不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按照《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、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621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按照《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 附註:
The areas 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.
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。

12 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.m. (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) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	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	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 大廈第三座	3/F, 5/F to 12/F and 15/F to 20/F 三樓、五樓至十二樓及十五樓至二十樓	A	50.838 (547) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		B	52.120 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		C	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		D	74.190 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		E	52.348 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		F	52.348 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		G	74.190 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		H	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		J	52.120 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		K	52.103 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--

* Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
* 住宅樓層不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按照《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、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621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按照《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 附註:
The areas 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.
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。

12 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.m. (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) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	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	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 大廈第三座	21/F to 23/F, 25/F to 33/F and 35/F to 36/F 二十一樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓	A	50.838 (547) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		B	52.120 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		C	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		D	74.274 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		E	52.264 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		F	52.264 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		G	74.274 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		H	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		J	52.120 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		K	52.103 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--

* Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
* 住宅樓層不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按照《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、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621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按照《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 附註:
The areas 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.
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。

12 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.m. (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) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	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	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 大廈第三座	37/F 三十七樓	A	50.838 (547) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		B	52.120 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		C	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		D	74.274 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	--	--	--	21.782 (234)	--	--	--
		E	52.264 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		F	52.264 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		G	74.274 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	--	--	--	21.782 (234)	--	--	--
		H	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		J	52.120 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		K	52.103 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--

* Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
* 住宅樓層不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按照《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、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621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按照《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 附註:
The areas 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.
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。

12 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.m. (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) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	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	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 大廈第五座	3/F 三樓	A	50.838 (547) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		B	52.120 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		C	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		D	74.190 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	6.240 (67)	--	--	--	--	--	--
		E	52.348 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	1.803 (19)	--	--	--	--	--	--
		F	52.348 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	3.157 (34)	--	--	--	--	--	--
		G	74.190 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	6.240 (67)	--	--	--	--	--	--
		H	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		J	52.120 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		K	52.103 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--

* Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
* 住宅樓層不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按照《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、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621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按照《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 附註:
The areas 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.
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。

12 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.m. (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) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	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	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 大廈第五座	5/F to 12/F and 15/F to 20/F 五樓至十二樓及十五樓至二十樓	A	50.838 (547) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		B	52.120 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		C	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		D	74.190 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		E	52.348 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		F	52.348 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		G	74.190 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		H	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		J	52.120 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		K	52.103 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--

* Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
* 住宅樓層不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按照《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、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621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按照《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 附註:
The areas 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.
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。

12 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.m. (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) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	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	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 大廈第五座	21/F to 23/F, 25/F to 33/F and 35/F to 36/F 二十一樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓	A	50.838 (547) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		B	52.120 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		C	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		D	74.274 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		E	52.264 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		F	52.264 (563) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		G	74.274 (799) Balcony 露台 : 2.357 (25) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		H	34.829 (375) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		J	52.120 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		K	52.103 (561) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--

* Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
* 住宅樓層不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按照《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、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621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按照《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 附註:
The areas 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.
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。

12 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.m. (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) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)										
Block Name 大廈名稱	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	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Block 8 低座第八座	1/F, 2/F to 3/F and 5/F 一樓、二樓至三樓及五樓	--	149.233 (1,606) Balcony 露台 : 5.166 (56) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
Block 9 低座第九座		--	148.603 (1,600) Balcony 露台 : 5.152 (55) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
Block 10 低座第十座		--	145.767 (1,569) Balcony 露台 : 5.006 (54) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
Block 11 低座第十一座		--	145.035 (1,561) Balcony 露台 : 4.724 (51) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
Block 12 低座第十二座		--	147.067 (1,583) Balcony 露台 : 4.734 (51) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
Block 15 低座第十五座	1/F & 2/F Duplex 一樓及二樓複式	--	224.295 (2,414) Balcony 露台 : 5.970 (64) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
	3/F & 5/F Duplex 三樓及五樓複式	--	224.295 (2,414) Balcony 露台 : 5.970 (64) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
Block 16 低座第十六座	1/F & 2/F Duplex 一樓及二樓複式	--	224.295 (2,414) Balcony 露台 : 5.970 (64) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
	3/F & 5/F Duplex 三樓及五樓複式	--	224.295 (2,414) Balcony 露台 : 5.970 (64) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--

** Residential floor 4/F is omitted.
** 住宅樓層不設四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按照《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、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621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按照《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

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

B/F Carpark
地庫停車場

Number, Dimension and Area of Parking Spaces on Basement Floor
地庫停車位的數目、尺寸及面積

Floor 樓層	Category of Parking Space 停車位類別	Number 數目	Dimension of Each Parking Space (W x L)(m) 每個停車位的尺寸 (闊x長) (米)	Area Per Parking Space (sq.m.) 每個停車位的面積 (平方米)
Basement Floor 地庫	Residential Car Parking Space 住客停車位	104	2.5 x 5.0	12.5
	Disabled Residential Parking Space 傷健人士住客停車位	1	3.5 x 5.0	17.5
	Residential Visitor's Car Parking Space 住客訪客停車位	9	2.5 x 5.0	12.5
	Disabled Residential Visitor's Parking Space 傷健人士住客訪客停車位	1	3.5 x 5.0	17.5
	Residential Motor Cycle Parking Space 住客電單車停車位	11	1.0 x 2.4	2.4
	Bicycle Parking Space 單車停車位	16	0.5 x 1.8	0.9
	Residential Loading and Unloading Bay 住客上落貨位	9	3.5 x 11.0	38.5
	Refuse Collection Vehicle Parking Space 垃圾收集車停車位	1	5.0 x 12.0	60.0
	Commercial Car Parking Space 商用停車位	26	2.5 x 5.0	12.5
	Disabled Commercial Parking Space 傷健人士商用停車位	1	3.5 x 5.0	17.5
	Commercial Motor Cycle Parking Space 商用電單車停車位	3	1.0 x 2.4	2.4
	Commercial Loading and Unloading Bay 商用上落貨位	2	3.5 x 11.0	38.5

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

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

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

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -

   (i) that preliminary agreement is terminated;

   (ii) the preliminary deposit is forfeited; and

   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約－

   (i) 該臨時合約即告終止；

   (ii) 有關的臨時訂金即予沒收；及

   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. Common Parts of the Development

Deed of Mutual Covenant ("DMC") provides for the following different Common Areas and Common Facilities:-

"**Common Areas**" are the Development Common Areas, the Residential Common Areas, the Car Park Common Areas and the Commercial Common Areas.

"**Common Facilities**" are the Development Common Facilities, the Residential Common Facilities, the Car Park Common Facilities and the Commercial Common Facilities.

"**Car Park Common Areas**" are those parts of New Kowloon Inland Lot No.6517 ("the Lot") and the Development (excluding those parking spaces shown and delineated on the car park layout plan approved by the Building Authority) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Car Parks and the Owners of the Commercial Car Parks and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular parking space and shall include but not limited to entrances, ramps, driveways, car park vent duct, electrical meter room for EV charging system, access areas, smoke lobbies and circulation passages. The Car Park Common Areas are for the purpose of identification shown and coloured violet on the plans annexed to the DMC.

"**Car Park Common Facilities**" are those facilities and equipment for the common use and benefit of the Owners of the Residential Car Parks and the Owners of the Commercial Car Parks but not other parts of the Development and not for the use and benefit of the Owner of a particular parking space exclusively and shall include but not limited to the relevant installations and facilities for supply of electricity to the Residential Car Parks and/or the Commercial Car Parks, electrical and mechanical installation, plant and machinery, drop-gate, mechanical ventilation system and security system.

"**Commercial Common Areas**" are those parts of the Lot and the Development designed or intended for the common use and benefit of the Owners of the Commercial Units of the Development and not otherwise specifically assigned to or for the exclusive use of an Owner of a Commercial Unit and shall include but not limited to the loading and unloading spaces at the Basement Floor provided pursuant to Special Condition No. (22)(a)(ii) of the Government Grant designed or intended to be used for the loading and unloading of goods vehicles in connection with the Commercial Units by the Owner(s) thereof, a space for the parking of motor vehicles by disabled persons provided pursuant to Special Condition No. (21)(c)(i) of the Government Grant (which space forming part of the Commercial Common Areas is referred to as "**Commercial Parking Space for the Disabled Persons**"), staircases (which do not form part of the Commercial Units or the Development Common Areas or the Residential Common Areas or the Car Park Common Areas), lift shaft (which does not form part of the Development Common Areas or the Residential Common Areas), lift lobbies (which do not form part of the Commercial Units or the Development Common Areas or the Residential Common Areas), planters, flat roofs (which do not form part of the Units or the Development Common Areas or the Residential Common Areas), balustrade of the flat roof on Second Floor level, rooms housing commercial common facilities, the refuse room, and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Commercial Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Commercial Unit. The Commercial Common Areas are for the purpose of identification shown and coloured indigo on the plans annexed to the DMC.

"**Commercial Common Facilities**" are those facilities and equipment ancillary to the Commercial Common Areas for the common use and benefit of the Owner(s) of the Commercial Units and not for the use and benefit of a Commercial Unit exclusively.

"**Development Common Areas**" are the whole of the Lot and the Development which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, Car Park Common Areas, Residential Common Areas or Commercial Common Areas) and shall include but not limited to :-

(a) such part of the Slope and Retaining Structures (if any) within the Lot;
(b) office accommodation for watchmen and/or caretakers, quarters for watchmen and/or caretakers, office for the use of the Owners' Corporation or the Owners' Committee, emergency generator rooms, management offices, fire service control room, refuse collection vehicle space, refuse storage and material recovery chamber, lift shafts, lift pits, lift lobbies, corridors, staircases, switch rooms, pipe and/or cable ducts (which do not form part of the Units, Residential Common Areas, Commercial Common Areas and Car Park Common Areas), plant rooms, meter rooms, transformer rooms, footpaths, pavements, ramps, driveways, emergency vehicular accesses, passages in the Development, telecommunications and broadcasting (TBE) rooms and areas for installation or use of aerial broadcast distribution facilities and telecommunications network facilities;
(c) parts of ramps, driveways, access areas and circulation passages at the Basement and Ground Floor level;
(d) the External Walls of the Development (excluding the External Walls of the Towers and the Blocks and the balustrade of the flat roof on Second Floor level included in the Commercial Common Areas); and
(e) the Dedicated Area

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, Car Park Common Areas, Residential Common Areas or Commercial Common Areas). The Development Common Areas are for the purpose of identification shown and coloured green on the plans annexed to the DMC.

"**Development Common Facilities**" are (a) Such of the surface channel with cover, drains, pipes, gutters, wells (if any), sewers, wires and cables, aerial broadcast distribution facilities, telecommunications network facilities, electrical and mechanical installation servicing the Development Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Development through which water, sewage, gas, electricity and any other services are supplied to the Lot and the Development or any part or parts thereof; (b) Lighting facilities including lamp posts, façade lighting within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit; (c) Fire prevention and fire fighting installations and equipment within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit; (d) Security system installations and equipment; and (e) Lift installations and equipment servicing the Development Common Areas; and other facilities and systems for the common use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively.

For avoidance of doubt, the term "Development Common Facilities" shall not include those facilities, equipment and other like structures forming part of the Car Park Common Facilities, Residential Common Facilities or Commercial Common Facilities.

"**Residential Common Areas**" are those parts of the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units of the Development and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit and shall include but not limited to :-

(a) the Recreational Areas;
(b) the Visitors' Car Parks;
(c) the greenery areas;
(d) the bicycle parking spaces provided pursuant to Special Condition No. (21)(e) of the Government Grant ("Bicycle Parking Spaces") at Basement level of the Development for the parking of bicycles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees;
(e) the loading and unloading spaces at Basement Floor provided pursuant to Special Condition No. (22)(a)(i) of the Government Grant;
(f) a space for the parking of motor vehicles by disabled persons provided pursuant to Special Condition No.(21)(c)(i) of the Government Grant (which space forming part of the Residential Common Areas (other than the Visitors' Car Parks) is referred to as "**Residential Parking Space for the Disabled Persons**"),
(g) entrance lobbies, lift lobbies, transfer plates, corridors, staircases, lift shafts, lift pits, meter rooms, plant rooms, pipe ducts (which do not form part of the Units, the Development Common Areas, the Car Park Common Areas or the Commercial Common Areas), roofs (which do not form part of the Units or the Development Common Areas), flat roofs (which do not form part of the Units, the Commercial Common Areas or the Development Common Areas), air-conditioning platforms, top roofs, refuse storage and material recovery rooms, refuge floors, lift machine rooms, water pump rooms, booster pump rooms, water tank rooms, switch rooms, meter rooms, meter cabinets, electrical rooms, electrical/telephone duct rooms, fan rooms, parapet walls, filtration plant rooms, planter areas, planters, variable refrigerant volume system plant rooms and telecommunications and broadcasting (TBE) rooms and areas for installation or use of telecommunications network facilities;
(h) the External Walls of the Towers and the Blocks (including but not limited to parapets/balustrade/fences of the flat roofs pertaining to the Residential Units);

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit. The Residential Common Areas are for the purpose of identification shown and coloured yellow on the plans annexed to the DMC.

"**Residential Common Facilities**" are those facilities and ancillary equipment for the common use and benefit of the Owners of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, installation or facilities for the supply of electricity to Visitors' Car Park(s) (if applicable), water tanks, water pumps, drains, pipes, gutters, sewers, fire prevention and fire fighting system, wires and cables, electrical equipment, air-conditioning or mechanical ventilation installation, lighting, security system, gas pipes, air-conditioning system, telecommunications network facilities, lifts, escalators and sanitary fittings and installations for the use and benefit of the Residential Units.

The meanings of certain terms appeared above are set out below:-

"**Dedicated Area**" means the dedicated areas as referred to in the Deed of Dedication and as more particularly delineated and described on the plan annexed thereto and thereon coloured green cross-hatched black and green cross-hatched black edged red.

"**Deed of Dedication**" means a Deed of Dedication dated 19 October 2016 and registered in the Land Registry by Memorial No. 16102501730019 by the First Owner in connection with the Dedicated Area.

"**External Walls**" means the external walls of the Development or any part thereof including but not limited to curtain walls (excluding the openable windows therein), architectural features, parapet walls (other than those between Units), and the windows and window frames of the Common Areas but excluding the signage areas as Commercial Unit(s), the internal surface of the concrete walls facing the Units, the glass and metal parapets/balustrade/fences of the Non-enclosed Area or their replacement, the windows, window frames and sealant around window frames of the Units.

"**Recreational Areas**" means the areas intended for recreational use by the residents of the Residential Units and their bona fide visitors which shall include but not limited to bowling court, outdoor swimming pool, Jacuzzi, games room, function room, music room, gymnasium, karaoke and billiards room, children play room, male and female changing rooms.

"**Recreational Facilities**" means the recreational facilities and facilities ancillary thereto provided or installed for recreational use by the residents of the Residential Units and their bona fide visitors pursuant to Special Condition No.(10)(a) of the Government Grant.

"**Slope and Retaining Structures**" means all slopes, slope treatment works, retaining walls and other structures (if any) within or outside the Lot, the maintenance of which is the liability of the Owners under the Government Grant or the DMC.

2. <u>The number of undivided shares assigned to each residential property in the Development</u>

Tower	Floor	Unit	Number of Undivided Shares allocated to each Residential Unit
3	2/F	A (with flat roof)	97
		B (with flat roof)	99
		C	65
		D	140
		E	98
		F	98
		G	140
		H	65
		J (with flat roof)	100
		K (with flat roof)	99
3	3/F to 36/F (4/F, 13/F, 14/F, 24/F and 34/F are omitted) (29 storeys)	A	95
		B	97
		C	65
		D	140
		E	98
		F	98
		G	140
		H	65
		J	97
		K	98
	37/F	A	95
		B	97
		C	65
		D (with flat roof)	145
		E	98
		F	98
		G (with flat roof)	145
		H	65
		J	97
		K	98
5	3/F	A	95
		B	97
		C	65
		D (with flat roof)	142
		E (with flat roof)	99
		F (with flat roof)	99
		G (with flat roof)	142
		H	65
		J	97
		K	98
	5/F to 35/F (13/F, 14/F, 24/F and 34/F are omitted) (27 storeys)	A	95
		B	97
		C	65
		D	140
		E	98
		F	98
		G	140
		H	65
		J	97
		K	98
	36/F	A	95
		B	97
		C	65
		D	140
		E	98
		F	98
		G	140
		H	65
		J	97
		K	98

Block	Floor	Number of Undivided Shares allocated to each Residential Unit
8	1/F	272
	2/F	272
	3/F	272
	5/F	272
9	1/F	276
	2/F	276
	3/F	276
	5/F	276
10	1/F	274
	2/F	274
	3/F	274
	5/F	274
11	1/F	267
	2/F	267
	3/F	267
	5/F	267
12	1/F	272
	2/F	272
	3/F	272
	5/F	272
15	1/F and 2/F Duplex	418
	3/F and 5/F Duplex	418
16	1/F and 2/F Duplex	418
	3/F and 5/F Duplex	418

3. <u>Term of years for which the manager of the Development is appointed</u>

Subject to the provisions of the Building Management Ordinance (Cap.344), the management of the Lot and the Development shall for an initial period of two years from the date of the DMC be undertaken by the Management Company named in the DMC. Prior to the formation of the Owners' Corporation, the Owners' Committee may at any time terminate the Manager's appointment without compensation by giving not less than three (3) calendar months' notice in writing to the Manager and by a resolution passed by a majority of votes of Owners voting either personally or by proxy in an Owners' meeting and supported by the Owners of not less than 50% of the Undivided Shares in aggregate (excluding the Undivided Shares allocated to the Common Areas and Common Facilities).

4. <u>Basis on which the management expenses are shared among the owners of the residential properties in the Development</u>

The Owners of each of the Residential Units shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares allocated to his Residential Unit.

Where any expenditure relates to or is for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Car Park Common Areas, Commercial Common Areas, Residential Common Facilities, Car Park Common Facilities or Commercial Common Facilities), the Development Common Areas and/or the Development Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares held by them.

Where any expenditure relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them.

Where any expenditure relates solely to or is solely for the benefit of the Commercial Car Parks and the Residential Car Parks (but does not relate solely to or is not solely for the benefit of any particular parking space), the Car Park Common Areas and/or the Car Park Common Facilities (which are also serving the Commercial Parking Space for the Disabled Persons and the Residential Parking Space for the Disabled Persons) the full amount of such expenditure shall be apportioned between the Owners of the Commercial Car Parks and the Residential Car Parks in proportion to the number of Management Shares held by them subject to the contributions by the Owners of the Residential Units and the Owners of the Commercial Units as provided under Clauses 1(k) and 1(l) of the Third Schedule of the DMC;

The Owners of the Residential Units shall contribute towards the Capital Expenditure in respect of and the expenditure incurred in the management and maintenance of the Car Park Common Areas and the Car Park Common Facilities in such proportion as the proportion of the gross floor area of the Residential Parking Space for the Disabled Persons bears to the total gross floor areas of the Residential Car Parks, the Commercial Car Parks, the Residential Parking Space for the Disabled Persons and the Commercial Parking Space for the Disabled Persons in the Development.

5. Basis on which the management fee deposit is fixed

The management fee deposit in respect of each Unit shall be a sum equivalent to 3 months' Management Fee payable in accordance with the budget for the 1st year.

6. The area (if any) in the Development retained by the owner for that owner's own use

Not Applicable.

Note:
Unless otherwise defined in this sales brochure, capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the DMC.

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. **發展項目的公用部分**

發展項目的公契（「公契」）訂明以下不同公用地方及公用設施：

「公用地方」為發展項目公用地方、住宅公用地方、停車場公用地方及商業公用地方。

「公用設施」為發展項目公用設施、住宅公用設施、停車場公用設施及商業公用設施。

「停車場公用地方」指新九龍內地段第6517號（「該地段」）的部分及發展項目中（不包括獲建築事務監督批准的停車場平面圖所示和所劃分的停車位）的部分，以及《建築物管理條例》（第344章）附表1指明的該地段和發展項目中設計或擬定為共用及益及住宅停車位的業主及商業停車位的業主，及非專為特定停車位業主的使用和利益而設的其他公用部分（如有），包括但不限於入口、斜坡、行車道、停車場通風管道、電池車供電電錶房、出入區域、防煙間及循環通道。「停車場公用地方」的範圍現於公契所夾附的圖則以紫色顯示，以供識別。

「停車場公用設施」指為住宅停車位及商業停車位（而非為發展項目的其他部分）的業主共同使用和利益，而非專為特定停車位業主的使用和利益而設的設施及設備，包括但不限於為住宅停車位及/或商業停車位供電的有關裝置、機電裝置、機器與設備、橫杆吊閘、機械通風系統及保安系統。

「商業公用地方」指該地段和發展項目中設計或擬定供發展項目商業單位業主共同使用與享用，而並非特別分配給或供個別商業單位的業主獨家使用的部分，包括但不限於根據政府批地書特別條款第(22)(a)(ii)條所設計或擬定供商業單位業主裝卸貨物的車輛使用的地庫裝卸區、根據政府批地書特別條款第(21)(c)(i)提供給傷殘人士停車的區域（該區域屬於商業公用地方並稱為「傷殘人士商業停車位」）、樓梯（並不構成商業單位或發展項目公用地方或住宅公用地方或停車場公用地方的一部分）、升降機井（並不構成發展項目公用地方或住宅公用地方的一部分）、升降機大堂（並不構成商業單位或發展項目公用地方或住宅公用地方的一部分）、花槽、平台（並不構成單位或發展項目公用地方或住宅公用地方的一部分）、2樓平台欄杆、放置商業公用設施的房間、垃圾房以及該地段和發展項目中所有其他根據《建築物管理條例》（第344章）附表1指定並設計或擬定供商業單位業主共同使用與享用及非特別分配給或供個別商業單位業主獨家使用的公用部分（如有）。「商業公用地方」的範圍現於公契所夾附的圖則以靛藍色顯示，以供識別。

「商業公用設施」指商業公用地方供商業單位業主共同使用與享用而非供某一個商業單位獨家使用及享用的設施及配套設備。

「發展項目公用地方」指非特別分配給或供某一位業主使用而是設計或擬定供業主共同使用與享用的整個該地段和發展項目（並不構成單位、停車場公用地方、住宅公用地方或商業公用地方一部分），包括但不限於：—

(a) 該地段內的斜坡及護土構築物（如有）；
(b) 看更及/或管理員的辦公場所、看更及/或管理員的宿舍、業主立案法團或業主委員會的辦公場所、緊急發電機房、管理處、消防控制房、垃圾收集車停車位、垃圾存放及物料回收室、升降機井、升降機坑、升降機大堂、走廊、樓梯、電制房、管道及/或管槽（並不構成單位、住宅公用地方、商業公用地方及停車場公用地方的一部分）、機房、電錶房、變壓器房、行人路、道路、坡道、行車道、緊急車輛通道、發展項目內通道、電訊及廣播設備室及供廣播設備及電訊網絡設施安裝或使用的地方；
(c) 地庫及地面層的部分坡道、行車道、出入區域及循環通道；
(d) 發展項目的外牆（不包括大廈及低座的外牆及商業公用地方的2樓平台欄杆）；及
(e) 撥予公眾用地

及該地段和發展項目中根據《建築物管理條例》（第344章）附表1指定，設計或擬定供業主共同使用與享用而非特別分配給或供某一位業主獨家使用的所有其他公用部分（並不構成單位、停車場公用地方、住宅公用地方或商業公用地方的一部分）。「發展項目公用地方」的範圍現於公契所夾附的圖則中用綠色標明，以供識別。

「發展項目公用設施」指(a) 有蓋水溝、下水道、喉管、排水溝、水井（如有）、污水管、電線及電纜、廣播設備、電訊網絡設備、服務發展項目公用地方的電力及機械裝置及其他服務設施，不論是否套上套管、目前或今後任何時候、在該地段和發展項目之內、之下、之上或經過該地段和發展項目將水、污水、煤氣、電力及其他服務供應給該地段和發展項目或其任何其他部分；(b) 照明設施包括發展項目內供該地段和發展項目使用與享用的燈柱及外牆照明裝置，並非供某個別單位使用或享用；(c) 發展項目內供該地段和發展項目使用與享用的防火及滅火設備及裝置，並非供某個別單位使用或享用；(d) 保安系統設備及裝置；及 (e) 服務發展項目公用地方的升降機設備及裝置；以及其他供該地段和發展項目共同使用與享用、非供某個別單位獨家使用的其他設施及系統。

為免生疑問，所稱「發展項目公用設施」不包括已構成停車場公用設施、住宅公用設施或商業公用設施一部分的設施及裝置。

「住宅公用地方」指該地段和發展項目中設計或擬定供發展項目住宅業主共同使用及享用的部分，並非特別分配給或供某個別住宅單位業主獨家使用，包括但不限於：—

(a) 康樂區；
(b) 訪客停車場；
(c) 綠化園地;
(d) 依照政府批地書特別條款第(21)(e)條提供的發展項目地庫單車停車位（「單車停車位」），以供停泊屬於住宅單位住戶及其真正客人、訪客或被邀請人的單車；
(e) 根據政府批地書特別條款第(22)(a)(i)條提供，位於發展項目地庫的貨物裝卸區；
(f) 根據政府批地書特別條款第(21)(c)(i)條提供給傷殘人士停車的區域（該區域屬於住宅公用地方[而非訪客停車場]，稱為「傷殘人士住宅停車位」）；
(g) 入口大堂、升降機大堂、轉換層、走廊、樓梯、升降機井、升降機坑、電錶房、機房、管道（並不構成單位、發展項目公用地方、停車場公用地方或商業公用地方的一部分）、天台（並不構成單位或發展項目公用地方的一部分）、平台（並不構成單位、商業公用地方或發展項目公用地方的一部分）、空調機平台、頂層天台、垃圾存放及物料回收室、避火層、升降機機房、水泵房、增壓泵房、水箱房、電掣房、電錶房、電錶箱、電力房、電力/電話管道房、電扇房、護牆、濾水器機房、花槽地方、花槽、可變冷媒流量空調系統機房、電訊及廣播設備室及供電訊網絡設施安裝或使用的地方；
(h) 大廈及低座的外牆（包括但不限於從屬住宅單位平台的護牆/欄杆/柵欄）；

及《建築物管理條例》（第344章）附表1指定的，該地段和發展項目中設計或擬定供住宅單位業主共同使用及享用而非特別分配給或供某個別住宅單位業主獨家使用的所有其他公用部分（如有）。「住宅公用地方」現在公契所夾附的圖則中用黃色標明，以供識別。

「住宅公用設施」指供住宅單位業主共同使用及享用而非供某個別住宅單位獨家使用或享用的設施及配套設備，包括但不限於供住宅單位使用及享用的康樂設施、為訪客停車場供電的裝置及設施（如有）、水箱、水泵、下水道、喉管、排水溝、污水管、防火及滅火系統、電線及電纜、電力裝置、空調或機械通風裝置、照明、保安系統、煤氣管道、空調系統、電訊網絡設施、升降機、扶手電梯及衛生裝置。

以上載列的一些詞語其含義如下：-

「撥予公眾用地」指撥予公眾使用的契約內所提及並夾附於該契約的圖則上以綠色間黑十字線及綠色間黑十字線加紅色邊劃定及描述的撥予公眾用地。

「撥予公眾使用的契約」指日期為2016年10月19日並由第一擁有人註冊於土地註冊處(註冊摘要編號為16102501730019)，與「撥予公眾用地」有關之撥予公眾使用的契約。

「外牆」指發展項目外牆或其任何部分，包括但不限於幕牆（不包括其中可開閉的窗戶）、建築裝飾、護牆（單位與單位之間的牆除外）以及公用地方的窗戶及窗框，但不包括商業單位的招牌位、朝向單位的混凝土墻內表面、不封閉地方的玻璃及金屬護牆/欄杆/柵欄或其替代物、單位的窗戶、窗框及窗框周圍的密封膠。

「康樂區」指擬供住宅單位住戶及其真正訪客作康樂用途的區域，包括但不限於保齡球場、室外游泳池、按摩池、遊戲室、多功能室、音樂室、健身房、卡拉OK及枱球室、兒童遊樂區及男女更衣室。

「康樂設施」指按政府批地書特別條件第(10)(a)條提供或安裝，供住宅單位住戶及其真正訪客作康樂用途的康樂設施及配套設施。

「斜坡及護土構築物」指政府批地書或公契規定業主有責任保養的，該地段之內或之外的所有斜坡、斜坡處理工程、護土牆及其他構築物（如有）。

2. **分配予發展項目中的每個住宅物業的不分割份數的數目**

大廈	樓層	單位	分配給每個住宅單位的不分割份數的數目
3	2樓	A（連有關平台）	97
		B（連有關平台）	99
		C	65
		D	140
		E	98
		F	98
		G	140
		H	65
		J（連有關平台）	100
		K（連有關平台）	99

大廈	樓層	單位	分配給每個住宅單位的不分割份數的數目
3	3樓至36樓 (不設4樓、13樓、14樓、24樓及34樓) (29層)	A	95
		B	97
		C	65
		D	140
		E	98
		F	98
		G	140
		H	65
		J	97
		K	98
	37樓	A	95
		B	97
		C	65
		D（連有關平台）	145
		E	98
		F	98
		G（連有關平台）	145
		H	65
		J	97
		K	98
5	3樓	A	95
		B	97
		C	65
		D（連有關平台）	142
		E（連有關平台）	99
		F（連有關平台）	99
		G（連有關平台）	142
		H	65
		J	97
		K	98
	5樓至35樓 (不設13樓、14樓、24樓及34樓) (27層)	A	95
		B	97
		C	65
		D	140
		E	98
		F	98
		G	140
		H	65
		J	97
		K	98
	36樓	A	95
		B	97
		C	65
		D	140
		E	98
		F	98
		G	140
		H	65
		J	97
		K	98

低座	樓層	分配給每個住宅單位的不分割份數的數目
8	1樓	272
	2樓	272
	3樓	272
	5樓	272
9	1樓	276
	2樓	276
	3樓	276
	5樓	276
10	1樓	274
	2樓	274
	3樓	274
	5樓	274
11	1樓	267
	2樓	267
	3樓	267
	5樓	267
12	1樓	272
	2樓	272
	3樓	272
	5樓	272
15	1樓及2樓複式	418
	3樓及5樓複式	418
16	1樓及2樓複式	418
	3樓及5樓複式	418

3. 有關發展項目的管理人的委任年期

在《建築物管理條例》（第344章）條文的規限下，公契指明的管理公司管理該地段及發展項目的最初任期由公契日期起計兩年。在業主立案法團成立前，業主委員會可隨時向管理人發出不少於3個曆月的書面通知，藉由在業主大會上親自或委派代表投票的業主以過半數票通過、及獲擁有總不分割份數（不包括分配給公用地方及公用設施的不分割份數）不少於50%的業主支持的決議，終止其委任，而無需給予補償。

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

每個住宅單位的業主須按其住宅單位分派之管理份數每月預繳分攤之管理費用。

若任何開支是涉及或是有利於該地段和發展項目（而不是只涉及或是只有利於任何單位、住宅公用地方、停車場公用地方、商業公用地方、住宅公用設施、停車場公用設施或商業公用設施）、發展項目公用地方及/或發展項目公用設施，該開支的總金額應由發展項目的所有業主根據其持有的管理份數數目按比例分攤。

若任何開支是只涉及或是只有利於住宅單位（而不是只涉及或是只有利於任何特定住宅單位）、住宅公用地方及/或住宅公用設施，該開支的總金額應由住宅單位業主根據其持有的管理份數數目按比例分攤。

若任何開支是只涉及或是只有利於商業停車位及住宅停車位（而不是只涉及或是只有利於任何特定停車位）、停車場公用地方及/或停車場公用設施（同時也是服務於傷殘人士商業停車位及傷殘人士住宅停車位），該開支的總金額應由商業停車位的業主及住宅停車位的業主根據其持有的管理份數數目按比例分攤，惟須考慮住宅單位的業主及商業單位的業主根據公契附表三第1(k)條及第1(l)條支付的費用。

住宅單位的業主須支付停車場公用地方及停車場公用設施的資本開支及與其管理及保養有關或其所招致的開支，並根據傷殘人士住宅停車位的建築面積占發展項目中住宅停車位、商業停車位、傷殘人士住宅停車位及傷殘人士商業停車位的建築面積總和的比例進行分攤。

5. 計算管理費按金的基準

每個單位的管理費按金金額應相當於第1年度預算案的3個月管理費。

6. 擁有人在發展項目中保留作自用的範圍（如有）

不適用。

備註： 除非本售樓說明書另有定義，於「公契的摘要」使用的詞彙應與此詞彙在公契中的含義相同。

16 SUMMARY OF LAND GRANT
批地文件的摘要

1. Lot No.: New Kowloon Inland Lot No.6517 ("Lot").

2. Term of Years under the Lease: 50 years commencing from 28th June 2013

3. Special Condition (3) of the land grant provides that the Grantee shall develop the Lot by the erection of a building or buildings in compliance with the Conditions of the land grant and all relevant laws, such building or buildings to be completed and made fit for occupation on or before 30th September 2018.

4. Special Condition (4)(a) of the land grant provides that, subject to Special Condition (4)(b), the Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding office, godown, hotel and petrol filling station) purposes.

   The said Special Condition (4)(b) provides that (i) in respect of the areas respectively shown coloured pink and pink circled black on the plan annexed to the land grant, any building or part of any building erected or to be erected shall not be used for any purpose other than for private residential purposes; and (ii) in respect of the areas respectively shown coloured pink stippled black and pink stippled black cross-hatched green on the plan annexed to the land grant, any building or part of any building erected or to be erected shall not be used for any purpose other than for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes.

5. Special Condition (5) of the land grant provides that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director of Lands ("the Director") who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

6. Special Condition (6) of the land grant provides that the Grantee shall at his own expense:
   (i) submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition;
   (ii) landscape the Lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director; and
   (iii) maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

   The area or areas landscaped in accordance with Special Condition (6) shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(a)(v).

7. Special Condition (10) of the land grant provides that the Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (collectively "the Facilities") as may be approved in writing by the Director.

   In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to Special Condition (10)(b) of the land grant, the Grantee shall at his own expense maintain such part of the Facilities in good and substantial repair and condition and shall operate the same to the satisfaction of the Director; and such part of the Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.

8. Special Condition (16)(a) of the land grant provides that except with the prior written consent of the Director and in conformity with any conditions imposed by him (including the payment of such fees as may be required by him), the person entering into and executing the land grant and his successors-in-title and any mortgagee or chargee (whether legal or equitable) or an assignee of such mortgagee or chargee (each of the aforesaid persons is referred to as "the Purchaser"), shall not before the expiry of a period of 30 years from the date of the land grant :
   (i) assign, part with possession of or otherwise dispose of (which includes but not limited to grant any licence or right whatsoever to use or occupy) any unit designed, used or intended to be used for private residential purposes ("Residential Unit") or any part thereof or any interest therein or any undivided shares in the Lot attached thereto, whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description, or enter into any agreement so to do;
   (ii) solicit or accept, whether directly or indirectly or through a solicitor, agent, contractor or trustee or through a company in which the Purchaser or its nominee is directly or indirectly the owner of shares or which is the owner of shares in the Purchaser or otherwise, any money, money's worth or other valuable consideration of any description pursuant to any transaction, present or future, conditional or unconditional whereby any Residential Unit or any part thereof or any interest therein or any undivided shares in the Lot attached thereto is or may be sold, assigned or otherwise disposed of or affected, or enter into any agreement so to do;
   (iii) mortgage or charge any Residential Unit or any part thereof or any interest therein or any undivided shares in the Lot attached thereto, or enter into any agreement so to do; or
   (iv) underlet any Residential Unit or any part thereof or enter into any agreement so to do.

9. Special Condition (28) of the land grant provides that the Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the Lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit.

10. Special Condition (29) of the land grant provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times 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.

11. Special Condition (31) of the land grant provides that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require.

12. Special Condition (34) of the land grant provides that:
    The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

    The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director 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 and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works.

13. Special Condition (37) of the land grant provides that no grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

14. Special Condition (38) of the land grant provides that:-
    (a) The Grantee shall throughout the period during which the multi-storey building erected or to be erected, subject to compliance with the terms and requirements herein contained, on or partly on the Lot in accordance with the building plans approved or to be approved by the Building Authority under Buildings Department Reference No. BD 2/4025/14 (hereinafter referred to as "the Multi-Storey Building") permit all members of the public at all time for all lawful purposes freely and without payment of whatsoever nature to pass and re-pass on foot or by wheelchairs or prams only 24 hours a day along, to, from, by, through and over all that portion of the Lot delineated and shown coloured green cross-hatched black edged red and green cross-hatched black on the plan annexed to and described in the Third Schedule to the Deed of Dedication dated the 19th day of October 2016 extending to a clear height of not less than 4.2 metres above ground level (which portions are hereinafter referred to as "the Dedicated Areas").

(b) The right of passage referred to in sub-clause (a) of this Special Condition is a right of pedestrian passage only and no vehicles (except wheelchairs or prams) shall have any right of access to or passage over the Dedicated Areas Provided however that the vehicles of the Fire Services Department shall have the right of access to or passage over that portion of the Dedicated Areas described in paragraph (2) of the Third Schedule to the said Deed of Dedication and shown and coloured green cross-hatched black edged red on the plan annexed thereto for the purpose of emergency vehicular access to and from the Lot.

(c) The Grantee shall at its own cost and expense pave, form, surface, channel and drain the Dedicated Areas to the satisfaction of the Director of Buildings and within such time as the Director of Buildings may in his absolute discretion consider desirable.

(d) After completion of all paving, formation, surfacing, channelling and drainage works, the Grantee shall at its own cost and expense maintain repair and when necessary renew the surfacing of the Dedicated Areas all to the satisfaction of the Government and at such time as the Government may in its absolute discretion consider desirable. The Grantee shall not carry out any works of whatsoever nature which may affect the surfacing of the Dedicated Areas except with the prior written consent of the Director of Buildings and subject to such terms and conditions as he may impose in his absolute discretion.

(e) In the event of any failure of the Grantee to pave, form, surface, channel and drain the Dedicated Areas in accordance with sub-clause (c) of this Special Condition and thereafter to maintain, repair and when necessary renew the surfacing of the Dedicated Areas in accordance with sub-clause (d) of this Special Condition, it shall be lawful for the Government acting by its servants, agents or contractors to enter the Dedicated Areas and carry out such paving, formation, surfacing, channelling, drainage works, maintenance, repair and renewal works and the cost of all such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.

(f) The Grantee shall throughout the period during which the Multi-Storey Building shall be situated on the Lot keep and maintain the Dedicated Areas free of any obstruction of whatsoever nature (other than obstruction caused by the Government its servants agents or contractors in connection with any works being carried out by or on behalf of the Government) at the Grantee's own cost and expense and shall if and when called upon to do so by the Director of Buildings remove any obstruction from the Dedicated Areas as the Director of Buildings may require. The decision of the Director of Buildings as to what constitutes an obstruction shall be conclusive and binding on the Grantee.

(g) In the event of the failure on the part of the Grantee to remove any obstruction in accordance with sub-clause (f) of this Special Condition it shall be lawful for the Government acting by its servants agents or contractors to enter the Dedicated Areas and carry out such works as the Director of Buildings may in his absolute discretion consider necessary to make good such failure and the cost of all such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.

(h) The Grantee shall display notices stating that the Dedicated Areas are designated for the purpose of public pedestrian passage and emergency vehicular access as referred to in sub-clause (b) of this Special Condition and the particulars of the party responsible for the management of the Dedicated Areas (hereinafter referred to as "the Notices") in prominent positions within the Dedicated Areas to the satisfaction of the Director of Buildings. The type, size, design, wording and locations of the Notices shall be subject to the prior written approval of the Director of Buildings. The Grantee shall throughout the period during which the Multi-Storey Building shall be situated on the Lot at its own cost and expense maintain the Notices in good condition to the satisfaction of the Director of Buildings. In the event of the failure on the part of the Grantee to maintain the Notices, the Director of Buildings may carry out the maintenance work of the Notices and the Grantee shall on demand repay to the Government the cost thereof (such cost shall include supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers). A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such work."

16 SUMMARY OF LAND GRANT 批地文件的摘要

1. 地段編號 :新九龍內地段6517號(「該地段」)。

2. 批地文件批出的年期為2013年6月28日起計50年。

3. 批地文件特別條件第(3)條規定，承授人須遵從批地文件的條款及一切有關的法律，於該地段上興建樓宇以發展該地段，該或該等樓宇須於2018年9月30日或之前建成並可供入伙。

4. 批地文件特別條件第(4)條(a)段規定，受制於特別條件第(4)條(b)段，該地段或其任何部份或已建或擬建的任何建築物或其任何部份，均不得用作非工業(不包括辦公室、貨倉、酒店及油站)以外之用途。

   特別條件第(4)條(b)段規定，(i)在附錄於批地文件的圖則上用粉紅色及粉紅色加黑色圓圈顯示的區域，已建或擬建的任何建築物或其任何部分不能用作私人住宅以外之用途；及(ii)在附錄於批地文件的圖則上用粉紅色加黑點及粉紅色加黑點加綠色交叉線顯示的區域，已建或擬建的任何建築物或其任何部分不能用作非工業(不包括住宅、辦公室、貨倉、酒店及油站)以外之用途。

5. 批地文件特別條件第(5)條規定，未獲地政總署署長(「署長」)事先書面同意，不得移除或干擾該地段或毗連範圍內的樹木。署長在簽發同意書時，可施加其認為適當的移植、補償園景或重植的條件。

6. 批地文件特別條件第(6)條規定，承授人須自費：
   (i) 向署長呈交一份符合批地文件本特別條件(b)段要求之園景設計圖則以作批准，該圖則須指明於該地段內園景工程之位置、佈置及鋪設；
   (ii) 按照已獲批准的園景設計圖則為該地段進行園景工程並達致署長滿意，如未獲署長事先書面同意，已獲批准的園景設計圖不得作出任何修正、變動、修改、更新或替代；及
   (iii) 保持及維持該園景工程於安全、清潔、整齊、井然及良好之狀況並達致署長滿意。

   根據特別條件第(6)條所建成之園景範圍需劃定及成為特別條件第18條(a)段(v)分段中提及之公用地方的一部分。

7. 批地文件特別條件第(10)條規定，承授人可於該地段內興建、建造及提供經署長書面批准的休憩設施及其附屬設施 (統稱「該設施」)。

   若該設施的任何部份按照批地文件特別條件第(10)條(b)段可獲豁免總樓面面積的計算，承授人須自費維持該部份，使其修葺良好堅固以供使用，並達致署長滿意；而該部份只供在該地段已建或擬建的住宅大廈的住戶及其真實訪客使用，其他人士不得使用。

8. 批地文件特別條件第(16)條(a)段規定，除獲署長事先書面同意及符合由署長所規定的任何條件 (包括支付任何可能由署長要求的費用)外，批地文件的訂立人士及其業權繼承者和任何承按人或承押記人(不論為法律上或衡平法上)或任何承按人或承押記人的承讓人(上述各人士統稱為「買方」)，自批地文件之日起計30年屆滿前不得：
   (i) 轉讓、放棄擁有權或以其他方式處置(包括但不限於授予任何許可證或權利使用或佔有)任何設計、使用或擬使用作私人住宅用途的單位(「住宅單位」)或其任何部分或其中的任何權益或任何該地段內的不可分割份數，無論是通過直接或間接的預留、任何優先購買權、認購權或委託書的授予，或任何其他方法、安排或任何形式的文件，或訂立任何協議以達致上述行為；
   (ii) 徵求或接受，不論是直接或間接或通過律師、代理、承建商或受託人或通過公司而買方或其提名人是直接或間接該公司股份擁有者或該公司為買方的股份擁有者或以其他方式，根據任何現在或將來、有條件或無條件的交易，以出售、轉讓或以其他方式處置或影響任何住宅單位或其任何部分或其中的任何權益或任何該地段內的不可分割份數的任何金錢、具備金錢價值或任何有價值的代價，或訂立任何協議以達致上述行為；

   (iii) 抵押或押記任何住宅單位或其任何部分或其中的任何權益或任何該地段內的不可分割份數，或訂立任何協議以達致上述行為；或

   (iv) 分租任何住宅單位或其任何部分或訂立任何協議以達致上述行為。

9. 批地文件特別條件第(28)條規定，除非經署長事先書面同意，承授人不可削除、移除或移後任何毗鄰或毗連該地段的任何政府土地，或在任何政府土地進行任何建築、堆填工程或任何類型的斜坡處理工程，署長在發出同意書時，可全權酌情按其認為合適的條款及條件給予同意。

10. 批地文件特別條件第(29)條規定，如在該地段內或在任何政府土地，有削除、移除或移後任何土地的情況，或者進行任何建築或堆填工程或任何類型的斜坡處理工程，不論是否已經獲得署長的書面同意，承授人應自費執行及建造有關斜坡處理工程、護土牆或其他支撐、保護、排水或附屬或其他各種工程，將會或可能或在之後任何時間有需要以保護和支撐該地段內有關土地以及任何毗鄰或毗連的政府土地或租賃土地，以避免其後發生泥石墜落、山泥傾瀉或地陷等情況。承授人應在任何時候內自費維修上述土地、斜坡處理工程、護土牆或其他支撐、保護、排水或附屬或其他各種工程，使其處於良好修葺的狀況，並達致署長滿意。

11. 批地文件特別條件第(31)條規定，如於該地段或其任何部份的發展或重建時有安裝預應力地錨，於其使用年期內，承授人需自費定期保養及定期監控預應力地錨，並達致地政總署署長滿意，及應署長不時的全權酌情要求提供所有監測工作的報告及資料。

12. 批地文件特別條件第(34)條規定:
    承授人需自費建造及維修，不論是否位於該地段範圍內或政府土地上，署長認為有需要的水渠及渠道，以將落在或通過該地段上的所有雨洪或雨水收集及排去就近的水道、水井、渠道或政府排水渠，並達致署長滿意。承授人須就該等雨洪或雨水所引致的任何損害或滋擾所引起的一切訴訟、申索及索求單獨負上責任及向政府及其人員作出彌償。

    連接該地段的任何水渠及渠道至政府雨水渠及污水渠的工程(當鋪設及啓用)可由署長進行，承授人須應要求向政府支付該等連接工程的費用。所述連接工程亦可由承授人自費進行，並達致署長滿意，在此情況下，政府土地內建造的所述連接工程的任何部分須由承授人自費保養並按要求由承授人交予政府以作日後的保養，並由政府承擔有關費用；承授人須應要求向政府支付有關所述連接工程的技術審核費。

13. 批地文件特別條件第(37)條規定，該地段內不得興建或提供墳墓或靈灰安置所，亦不得於該地段內安葬或放置任何人類遺骸或動物遺骸，不論是否置於陶瓶、骨灰甕或以其他方式。

14. 批地文件特別條件第(38)條規定
    (a) 受本文所載的條款及條件所限，承授人須在根據建築事務監督批核的圖則(屋宇署參考編號BD 2/4025/14)興建或將興建的多層大廈(以下稱為「多層大廈」)座落於此地段上或其部份的整個期間允許公眾在任何時間及為任何合法目的自由地及無須繳付任何形式的費用下每天24小時徒步、以輪椅或嬰兒車通過及再通過日期為2016年10月19日的撥予公眾使用的契約附表3中描述及夾附之圖則上以綠色間黑十字線加紅邊及綠色間黑十字線劃定及顯示的地方及從地面起計延伸淨高不得少於4.2米(該部份以下稱為「撥予公眾用地」)。
    (b) 本特別批地條件(a)次條所提及的經越權利只限於行人通道的權利，而車輛(除輪椅或嬰兒車外)無權進出或通過「撥予公眾用地」，除香港消防處車輛有權到達或通過描述於上述「撥予公眾使用」的契約附表3中第(2)段及夾附之圖則上以綠色間黑十字線加紅邊顯示之部份「撥予公眾用地」，並為達至緊急車輛往來該地段的目的。
    (c) 承授人須以屋宇署署長滿意的方式及其酌情認為恰當的時間內自費鋪設、平整、平鋪、去水及為「撥予公眾用地」排污。
    (d) 在所有鋪設、平整、平鋪、去水及排污工程完成後，承授人須以政府滿意的方式及政府酌情認為恰當的時間自費保養、維修及必要時翻新「撥予公眾用地」的表面。除非事前得到屋宇署署長書面同意及遵守其酌情認為恰當而訂立的條款及條件，承授人不得進行任何影響「撥予公眾用地」表面的工程。
    (e) 倘承授人未有根據本特別批地條款(c)次條鋪設、平整、平鋪及為「撥予公眾用地」去水及排污，並在其後按本特別批地條件(d)次條保養、維修及在必要時翻新「撥予公眾用地」，政府可透過其員工、代理人或承建商合法地進入「撥予公眾用地」及進行該等鋪設、平整、平鋪、去水、排污、保養、維修及翻新工程，所有該等工程的費用(包括政府或其授權人士釐定的監督及經常性開支)須在政府要求時由承授人向政府支付。由屋宇署署長就該等工程費用所簽署之證明書將作定論。
    (f) 承授人需在該多層大廈位於地段上的期間內自費維持及保養「撥予公眾用地」以免除任何形式的障礙(政府及其員工、代理人或承建商因為政府或為政府而進行的工程而引致的障礙除外)，如果及當屋宇署署長要求時，承授人需移除「撥予公眾用地」的任何障礙。屋宇署署長對於甚麼構成障礙而作的決定為最終決定，並對承授人具約束力。
    (g) 倘承授人未有根據本特別批地條件(f)次條移除任何障礙，政府有權合法通過其員工、代理或承建商進入「撥予公眾用地」以進行屋宇署署長酌情認為必要的補償工程，而承授人須在政府要求時支付所有該等工程的費用(包括政府或其授權人士釐定的監督及經常性開支)。由屋宇署署長就該等工程費用所簽署的證明書將作定論。
    (h) 承授人於「撥予公眾用地」內的顯著位置須張貼通告述明「撥予公眾用地」為公眾行人通道及本特別批地條件(b)次條所述之緊急車輛通道及負責管理「撥予公眾用地」之單位的細節(以下稱為「通告」)，並達致屋宇署署長滿意。「通告」之類型、尺寸、設計、用詞及位置須得到屋宇署署長預先書面批准。承授人須在多層大廈位於地段上的整個期間自費維持「通告」在良好之狀況並達致屋宇署署長滿意。倘承授人未能保養「通告」的情況下，屋宇署署長可進行保養「通告」的工程，所有該等工程的費用 (包括政府或其授權人士釐定的監督及經常性開支) 須在政府要求時由承授人向政府支付。由屋宇署署長就該等工程的費用所簽署之證明書將作定論。

Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

The Dedicated Areas as referred to in a Modification Letter dated 19th October 2016 and registered in the Land Registry by Memorial No. 16102501730028 (the "Modification Letter"). The Dedicated Areas are defined in the Modification Letter as all those portions of the Lot delineated and shown coloured green cross-hatched black edged red (i.e. the area of 15.840 square metres or thereabout at the open area adjoining the ground floor of the retail block of the lot) and coloured green cross-hatched black (i.e. the area of 159.279 square metres or thereabout at ground floor of the retail block and the adjoining open area of the Lot extending to a clear height of not less than 4.2 metres above ground level) on the plan annexed to and described in the Third Schedule to the Deed of Dedication dated 19th October 2016. The general public has the right to use the facilities in accordance with the land grant.

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

The Dedicated Areas as referred to in the Modification Letter. The general public has the right to use the facilities in accordance with the land grant. The facilities are required to be managed, operated or maintained at the expense of the owners of the Development. The owners of the Development are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to their properties concerned.

Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not Applicable

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

A plan that shows the location of those facilities and open spaces, and those parts of the land

Please see the plan appended at the end of this section.

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

Special Condition (38) of the land grant provides that:-

(a) The Grantee shall throughout the period during which the multi-storey building erected or to be erected, subject to compliance with the terms and requirements herein contained, on or partly on the Lot in accordance with the building plans approved or to be approved by the Building Authority under Buildings Department Reference No. BD 2/4025/14 (hereinafter referred to as "the Multi-Storey Building") permit all members of the public at all time for all lawful purposes freely and without payment of whatsoever nature to pass and re-pass on foot or by wheelchairs or prams only 24 hours a day along, to, from, by, through and over all those portions of the Lot delineated and shown coloured green cross-hatched black edged red and green cross-hatched black on the plan annexed to and described in the Third Schedule to the Deed of Dedication dated the 19th October 2016 extending to a clear height of not less than 4.2 metres above ground level (which portions are hereinafter referred to as "the Dedicated Areas").

(b) The right of passage referred to in sub-clause (a) of this Special Condition is a right of pedestrian passage only and no vehicles (except wheelchairs or prams) shall have any right of access to or passage over the Dedicated Areas Provided however that the vehicles of the Fire Services Department shall have the right of access to or passage over that portion of the Dedicated Areas described in paragraph (2) of the Third Schedule to the said Deed of Dedication and shown and coloured green cross-hatched black edged red on the plan annexed thereto for the purpose of emergency vehicular access to and from the Lot.

(c) The Grantee shall at its own cost and expense pave, form, surface, channel and drain the Dedicated Areas to the satisfaction of the Director of Buildings and within such time as the Director of Buildings may in his absolute discretion consider desirable.

(d) After completion of all paving, formation, surfacing, channelling and drainage works, the Grantee shall at its own cost and expense maintain repair and when necessary renew the surfacing of the Dedicated Areas all to the satisfaction of the Government and at such time as the Government may in its absolute discretion consider desirable. The Grantee shall not carry out any works of whatsoever nature which may affect the surfacing of the Dedicated Areas except with the prior written consent of the Director of Buildings and subject to such terms and conditions as he may impose in his absolute discretion.

(e) In the event of any failure of the Grantee to pave, form, surface, channel and drain the Dedicated Areas in accordance with sub-clause (c) of this Special Condition and thereafter to maintain, repair and when necessary renew the surfacing of the Dedicated Areas in accordance with sub-clause (d) of this Special Condition, it shall be lawful for the Government acting by its servants, agents or contractors to enter the Dedicated Areas and carry out such paving, formation, surfacing, channelling, drainage works, maintenance, repair and renewal works and the cost of all such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.

(f) The Grantee shall throughout the period during which the Multi-Storey Building shall be situated on the Lot keep and maintain the Dedicated Areas free of any obstruction of whatsoever nature (other than obstruction caused by the Government its servants agents or contractors in connection with any works being carried out by or on behalf of the Government) at the Grantee's own cost and expense and shall if and when called upon to do so by the Director of Buildings remove any obstruction from the Dedicated Areas as the Director of Buildings may require. The decision of the Director of Buildings as to what constitutes an obstruction shall be conclusive and binding on the Grantee.

(g) In the event of the failure on the part of the Grantee to remove any obstruction in accordance with sub-clause (f) of this Special Condition it shall be lawful for the Government acting by its servants agents or contractors to enter the Dedicated Areas and carry out such works as the Director of Buildings may in his absolute discretion consider necessary to make good such failure and the cost of all such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.

(h) The Grantee shall display notices stating that the Dedicated Areas is designated for the purpose of public pedestrian passage and emergency vehicular access as referred to in sub-clause (b) of this Special Condition and the particulars of the party responsible for the management of the Dedicated Areas (hereinafter referred to as "the Notices") in prominent positions within the Dedicated Areas to the satisfaction of the Director of Buildings. The type, size, design, wording and locations of the Notices shall be subject to the prior written approval of the Director of Buildings. The Grantee shall throughout the period during which the Multi-Storey Building shall be situated on the Lot at its own cost and expense maintain the Notices in good condition to the satisfaction of the Director of Buildings. In the event of the failure on the part of the Grantee to maintain the Notices, the Director of Buildings may carry out the maintenance work of the Notices and the Grantee shall on demand repay to the Government the cost thereof (such cost shall include supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers). A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such work."

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

Clause (1)(a) of the draft deed of mutual covenant stipulates that:-

"In this Deed the following expressions, except where the context otherwise requires, have the following meanings:-

"**Dedicated Areas**"

means the dedicated areas as referred to in the Deed of Dedication and as more particularly delineated and described on the plan annexed thereto and thereon coloured green cross-hatched black edged red and green cross-hatched black;

"**Deed of Dedication**"

means A Deed of Dedication dated 19th October 2016 and registered in the Land Registry by Memorial No. 16102501730019 by the First Owner in connection with the Dedicated Area;

The Dedicated Areas forms part of "**Development Common Areas**"

Clause (3:02:01)(az) of the draft deed of mutual covenant provides that :-

"Save and except as otherwise expressly provided in this Deed, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Development, including in particular but without in any way limiting the generality of the foregoing :-

(az) to take steps in performance of the Owners' obligations under the Deed of Dedication in connection with the Dedicated Area."

Clause (3:04:02)(w) of the draft deed of mutual covenant provides that :-

"The said budgets shall cover all costs expenses and outgoings incurred in relation to the management of the Lot and the Development including without limiting the generality of the foregoing the following items :-

(w) the cost incurred by the Manager in connection with the Dedicated Area and the Deed of Dedication."

Clause (60) of Fourth Schedule to the draft deed of mutual covenant provides that :-

"(60) Each Owner shall observe and comply with the Deed of Dedication and any guideline or direction to be issued or given by the Manager from time to time relating to the Deed of Dedication and the Dedicated Area."

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
日期為2016年10月19日的批地修訂書(註冊摘要編號為16102501730028)(下稱「批地修訂書」)中提及的「撥予公眾用地」。「撥予用眾用地」於批地修訂書定義為日期為2016年10月19日的撥予公眾使用的契約附表3中所描述及夾附之圖則上以綠色間黑十字線加紅邊(即露天地方毗連地段上的商業低座地面面積約為15.840平方米)及綠色間黑十字線(即地段上的商業低座地面及地段毗連露天地方面積約為159.279平方米及從地面起計延伸淨高不得少於4.2米)。公眾有權按照批地文件使用該等設施。

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
批地修訂書中提及的「撥予公眾用地」。公眾有權按照批地文件使用該等設施。該等設施按規定須由發展項目中的擁有人出資管理、營運或維持。發展項目中的擁有人按規定須以由有關物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

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
不適用

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

顯示上述的該等設施、 休憩用地及土地中的該等部分的位置的圖則
見本節最尾附上的圖則。

批地文件中關於上述的該等設施、休憩用地及土地中的該等部分的條文
批地文件特別條件第(38)條規定:-
(a) 受本文所載的條款及條件所限，承授人須在根據建築事務監督批核的圖則(屋宇署參考編號BD2/4025/14)興建或將興建的多層大廈(以下稱為「多層大廈」)座落於此地段上或其部份的整個期間允許公眾在任何時間及為任何合法目的自由地及無須繳付任何形式的費用下每天24小時徒步、以輪椅或嬰兒車通過及再通過日期為2016年10月19日的撥予公眾使用的契約附表3中描述及夾附之圖則上以綠色間黑十字線加紅邊及綠色間黑十字線劃定及顯示的地方及從地面起計延伸淨高不得少於4.2米 (該部份以下稱為「撥予公眾用地」)。
(b) 本特別批地條件(a)次條所提及的經越權利只限於行人通道的權利，而車輛(除輪椅或嬰兒車外)無權進出或通過「撥予公眾用地」。除香港消防處車輛有權到達或通過描述於上述「撥予公眾使用」的契約附表3中第(2)段及夾附之圖則上以綠色間黑十字線加紅邊顯示之部份撥予公眾用地，並為達至緊急車輛往來該地段的目的。
(c) 承授人須以屋宇署署長滿意的方式及其酌情認為恰當的時間內自費鋪設、平整、平鋪、去水及為「撥予公眾用地」排污。
(d) 在所有鋪設、平整、平鋪、去水及排污工程完成後，承授人須以政府滿意的方式及政府酌情認為恰當的時間自費保養、維修及必要時翻新「撥予公眾用地」的表面。除非事前得到屋宇署署長書面同意及遵守其酌情認為恰當而訂立的條款及條件，承授人不得進行任何影響「撥予公眾用地」表面的工程。
(e) 倘承授人未有根據本特別批地條款(c)次條鋪設、平整、平鋪及為「撥予公眾用地」去水及排污，並在其後按本特別批地條件(d)次條保養、維修及在必要時翻新「撥予公眾用地」，政府可透過其員工、代理人或承建商合法地進入「撥予公眾用地」及進行該等鋪設、平整、平鋪、去水、排污、保養、維修及翻新工程，所有該等工程的費用(包括政府或其授權人士釐定的監督及經常性開支)須在政府要求時由承授人向政府支付。由屋宇署署長就該等工程費用所簽署之證明書將作定論。
(f) 承授人需在該多層大廈位於地段上的期間內自費維持及保養「撥予公眾用地」以免除任何形式的障礙 (政府及其員工、代理人或承建商因為政府或為政府而進行的工程而引致的障礙除外)，如果及當屋宇署署長要求時，承授人需移除「撥予公眾用地」的任何障礙。屋宇署署長對於甚麼構成障礙而作的決定為最終決定，並對承授人具約束力。
(g) 倘承授人未有根據本特別批地條件(f)次條移除任何障礙，政府有權合法通過其員工、代理或承建商進入「撥予公眾用地」以進行屋宇署署長酌情認為必要的補償工程，而承授人須在政府要求時支付所有該等工程的費用(包括政府或其授權人士釐定的監督及經常性開支)。由屋宇署署長就該等工程費用所簽署的證明書將作定論。
(h) 承授人於「撥予公眾用地」內的顯著位置須張貼通告述明「撥予公眾用地」為公眾行人通道及本特別批地條件(b)次條所述之緊急車輛通道及負責管理「撥予公眾用地」之單位的細節(以下稱為「通告」)，並達致屋宇署署長滿意。「通告」之類型、尺寸、設計、用詞及位置須得到屋宇署署長預先書面批准。承授人須在多層大廈位於地段上的整個期間自費維持「通告」在良好之狀況並達致屋宇署署長滿意。倘承授人未能保養「通告」的情況下，屋宇署署長可進行保養「通告」的工程，所有該等工程的費用 (包括政府或其授權人士釐定的監督及經常性開支) 須在政府要求時由承授人向政府支付。由屋宇署署長就該等工程費用所簽署之證明書將作定論。

指明住宅物業的每一公契中關於上述的該等設施、休憩用地及土地中的該等部分的條文
公契草擬本第(1)(a)條訂明：
「在本公契中除非文意另有所指以下詞語有意下意思：
“撥予公眾用地”
指“撥予公眾使用的契約”所提及的“撥予公眾用地”及夾附於契約之附圖以綠色間黑十字線加紅邊及綠色間黑十字線劃定及描述的地方；

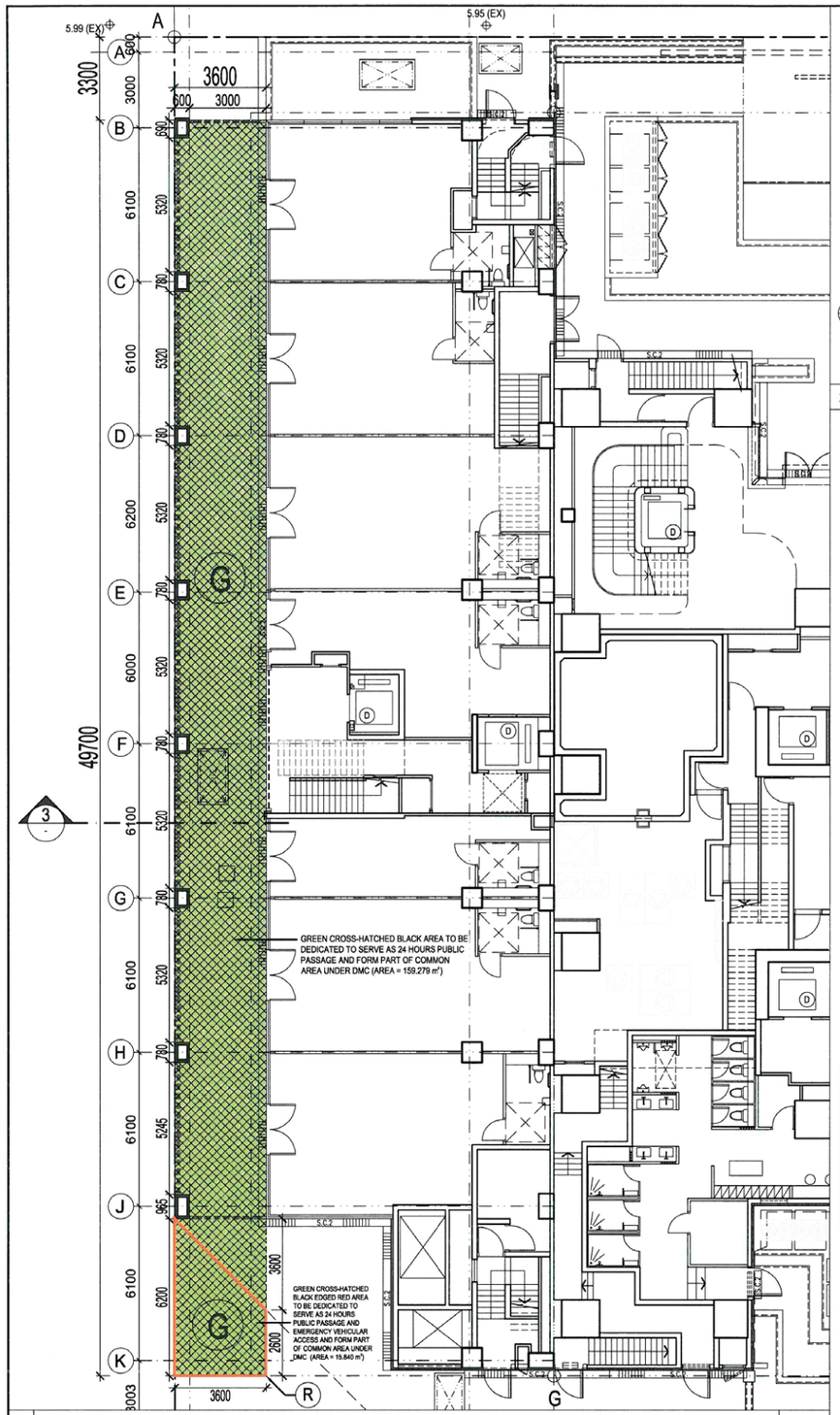
“撥予公眾使用的契約”
指日期為2016年10月19日並由第一擁有人註冊於土地註冊處(註冊摘要編號為16102501730019)，與「撥予公眾用地」有關之撥予公眾使用的契約。

“撥予公眾用地”為**“發展項目公用地方”**的一部份。

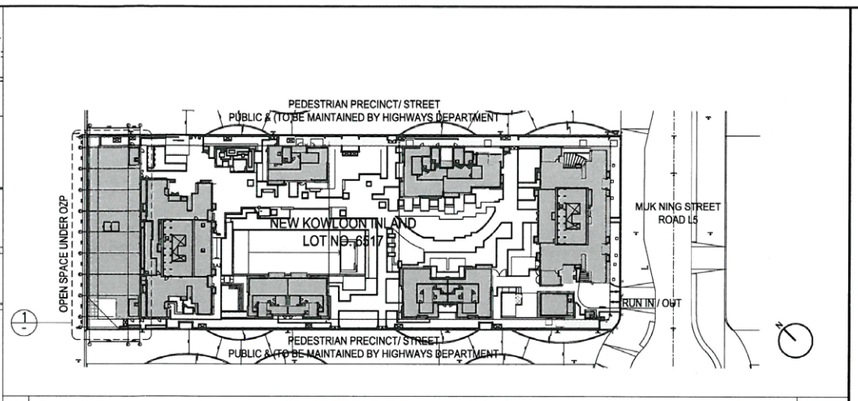
公契草擬本第(3:02:01)(az)條訂明：
「除此公契另有規定，管理人須負責且享有充分的授權以履行為適當及有效管理該發展項目所需的一切行為和事宜，包括(但無損前文的概括性的前提下)：-
(az) 業主須採用措施履行「撥予公眾使用的契約」中有關「撥予公眾用地」的責任。」

公契草擬本第(3:04:02)(w)條訂明：
「該預算須包括任何有關管理該地段及該發展項目而產生的成本、花費及支出，(但無損前文的概括性的前提下)包括但不限於：-
(w)有關「撥予公眾使用的契約」及「撥予公眾用地」由管理人產生的費用。」

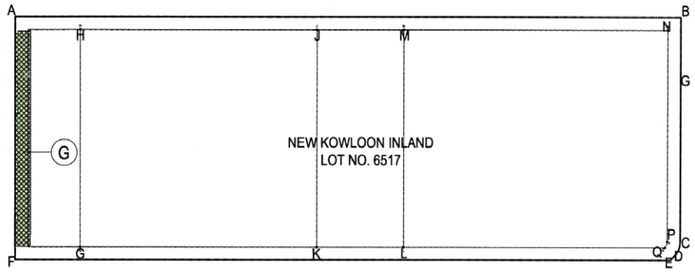
公契草擬本附表四第(60)條訂明：
「每名業主須遵守及遵從「撥予公眾使用的契約」及有關「撥予公眾使用的契約」和「撥予公眾用地」由管理人不時公佈或發出的任何指引或指示。」



1 GROUND FLOOR PART PLAN - DIAGRAM FOR DEDICATED AREA 1:200



2 BLOCK PLAN 1:1500



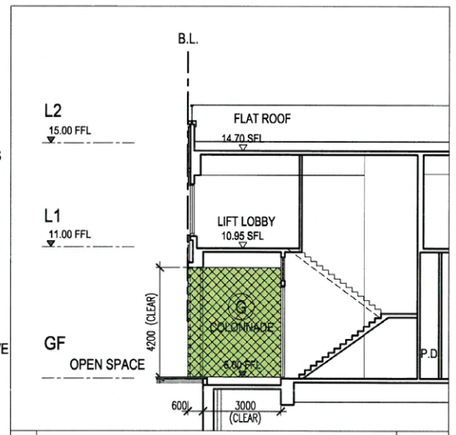
NEW KOWLOON INLAND LOT No. 6517

CO-ORDINATES DATA		
POINT	NORTHING	EASTING
A	821202.376	838646.957
B	821095.464	838756.893
C	821058.442	838720.689
D	821056.930	838717.464
E	821056.860	838716.261
F	821162.228	838607.913
G	821153.921	838620.758
H	821189.768	838655.619
J	821151.790	838694.670
K	821115.943	838659.809
L	821102.000	838674.147
M	821137.847	838709.008
ARC CENTRE		
C-D	821061.927	838717.304

SIDE	DISTANCE IN METERS	BEARING	PT	CORNER MARKED BY
A B	153.350	134° 12' 04"		
B C	51.642	224° 12' 05"		
Chord C D	3.744	246° 10' 50"		
D E	1.205	266° 40' 11"		
E F	151.135	314° 12' 04"		
F A	56.003	44° 12' 05"		
CURVE DATA				
Arc CD = 3.837 m	Radius = 5.000 m	∠ = 43° 58' 35"		

GREEN CROSS-HATCHED BLACK EDGED RED AREA TO BE DEDICATED TO SERVE AS 24 HOURS PUBLIC PASSAGE AND EMERGENCY VEHICULAR ACCESS AND FORM PART OF COMMON AREA UNDER DMC (AREA = 15.840 m²)

GREEN CROSS-HATCHED BLACK AREA TO BE DEDICATED TO SERVE AS 24 HOURS PUBLIC PASSAGE AND FORM PART OF COMMON AREA UNDER DMC (AREA = 159.279 m²)



3 PART SECTION 1:200

Rev.	Date	Amendment	Purpose
-	2016.09.26	FIRST ISSUE	FOR SUBMISSION

I HEREBY CERTIFY
THE ACCURACY OF THIS PLAN
RONALD LIANG

Dipl Tech (Arch) ARAIA RIBA HKIA AACA
Authorized Person (HK)
Registered Architect (HK)
Chartered Architect (AUS)

DRAWING IS PREPARED BASED ON GENERAL BUILDING PLAN (REV.F) APPROVED ON 21 SEPTEMBER 2016

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- Check and verify all dimensions on site.
- Read this drawing in conjunction with the specifications and all other related drawings.
- Notify the Architect immediately of any discrepancy found herein.

Client
Ace Dragon Development Limited

Project
Proposed Residential Development
at New Kowloon Inland
Lot No. 6517, Kai Tak, Kowloon

Drawing Title
DEDICATION PLAN
(GROUND FLOOR PLAN)

Job No.	Drawing No.	Revision No.
8026	A3	-
Scale	Date	CAD Ref.
A.S.	26 SEP 2016	8026DP02
Drawn	Checked	Approved
SCC	HC	KL

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18 WARNING TO PURCHASERS
對買方的警告

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

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

3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser –

   (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

   (iii) that in the case of paragraph (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. 現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. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

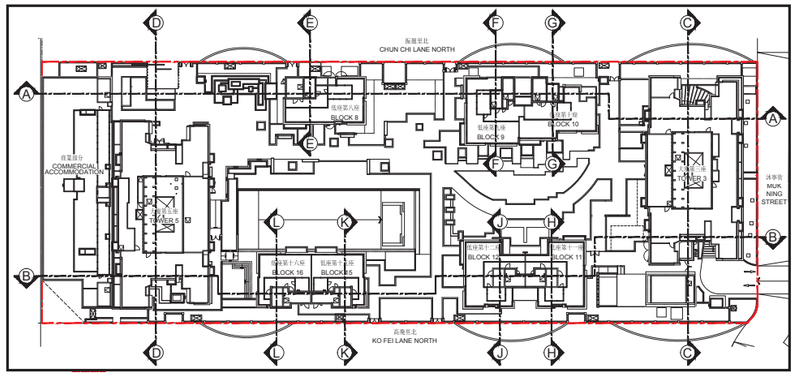
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 –

   (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

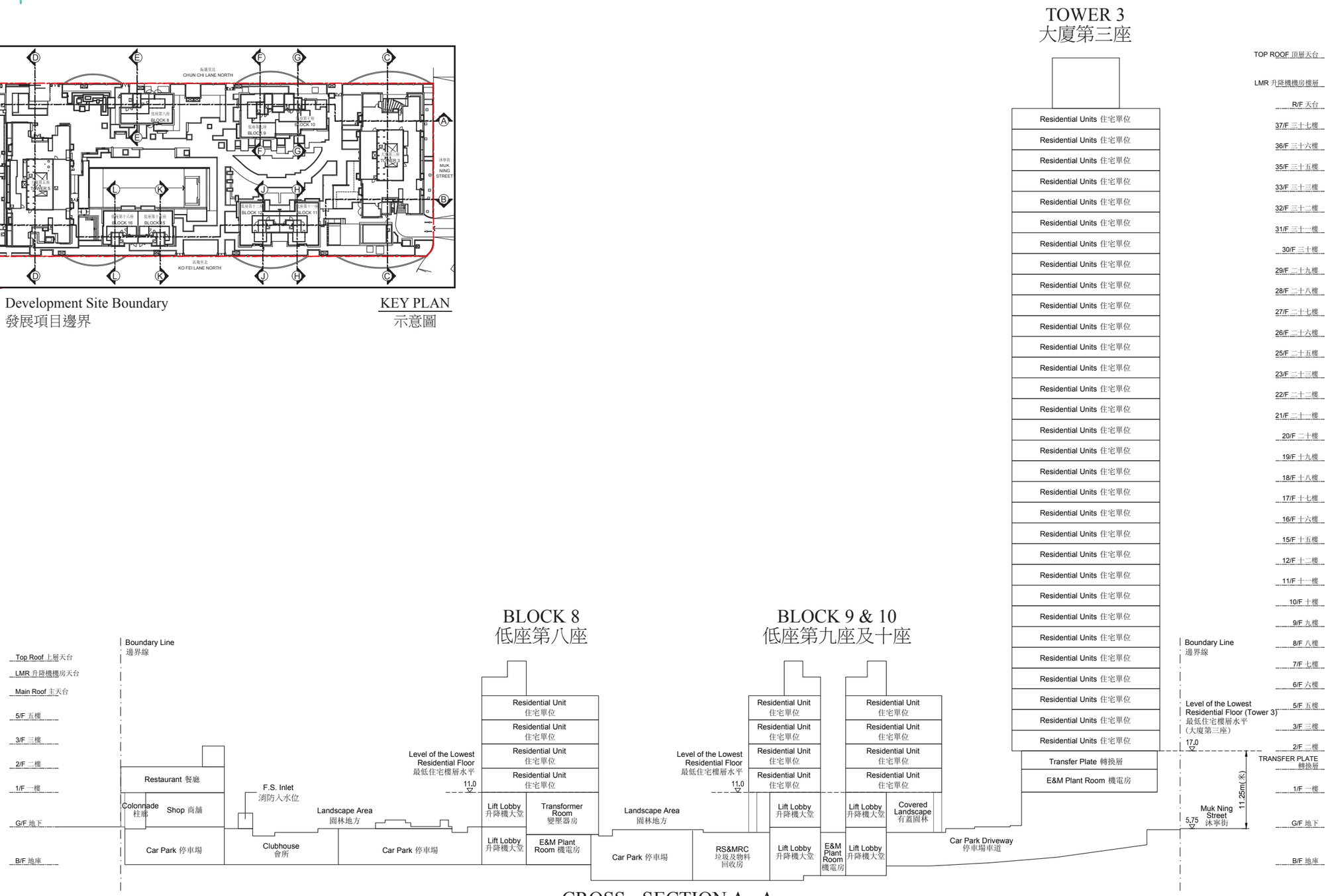
   (iii) 如屬(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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



Development Site Boundary
發展項目邊界

KEY PLAN
示意圖

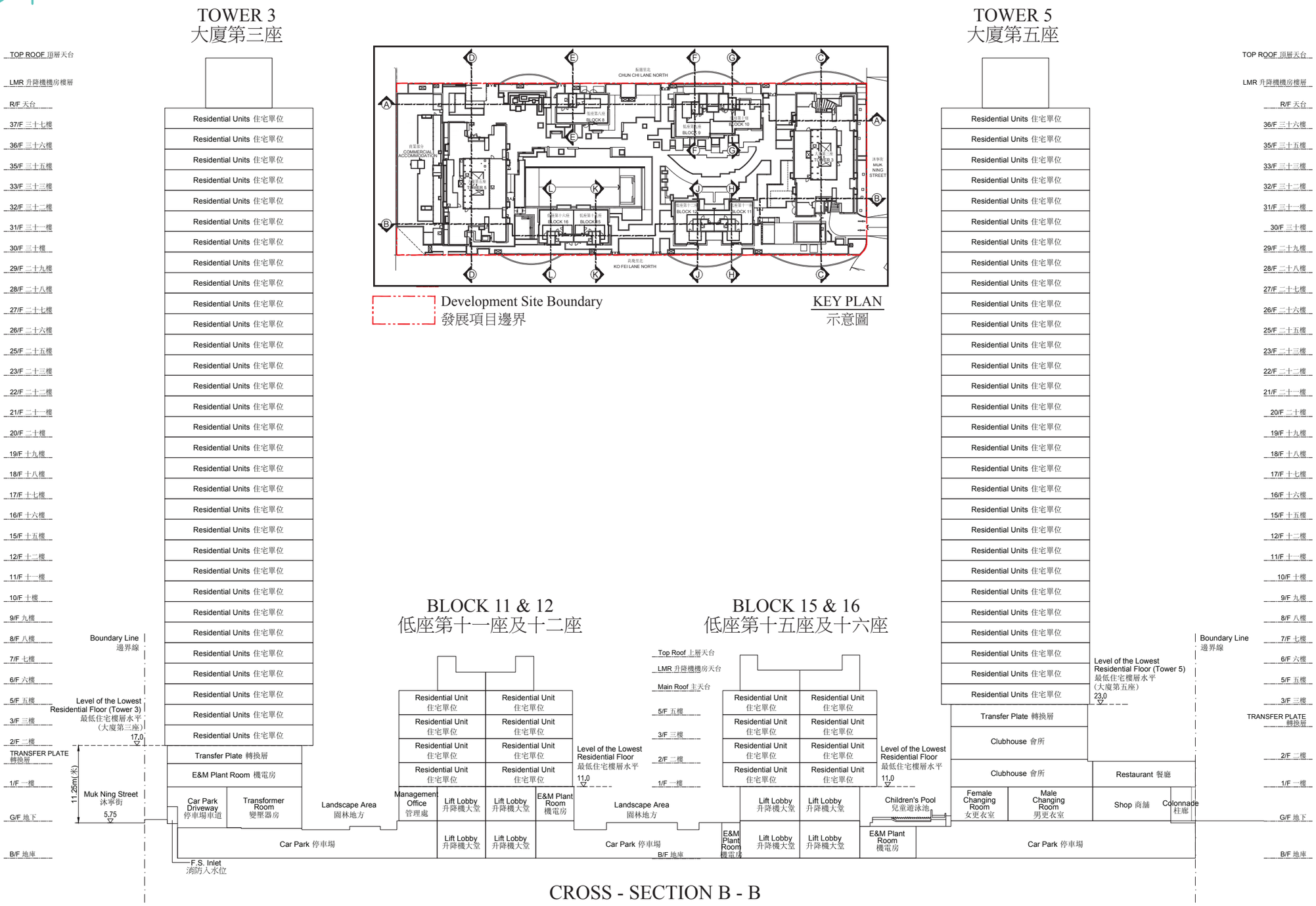


CROSS - SECTION A - A
橫截面圖 A - A

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Muk Ning Street adjacent to the building is 5.75 metres above Hong Kong Principal Datum (HKPD).
3. －－－－－ Dotted line denotes the level of the lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段沐寧街為香港主水平基準以上5.75米。
3. －－－－－ 虛線為該建築物最低住宅樓層水平。

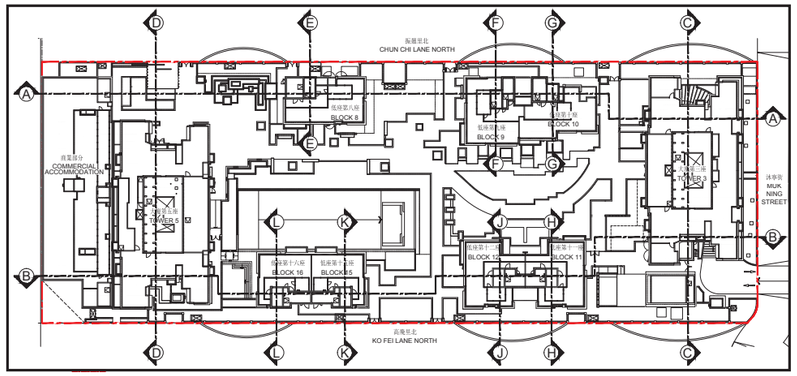
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖



1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Muk Ning Street adjacent to the building is 5.75 metres above Hong Kong Principal Datum (HKPD).
3. – – – – – Dotted line denotes the level of the lowest residential floor of the building.

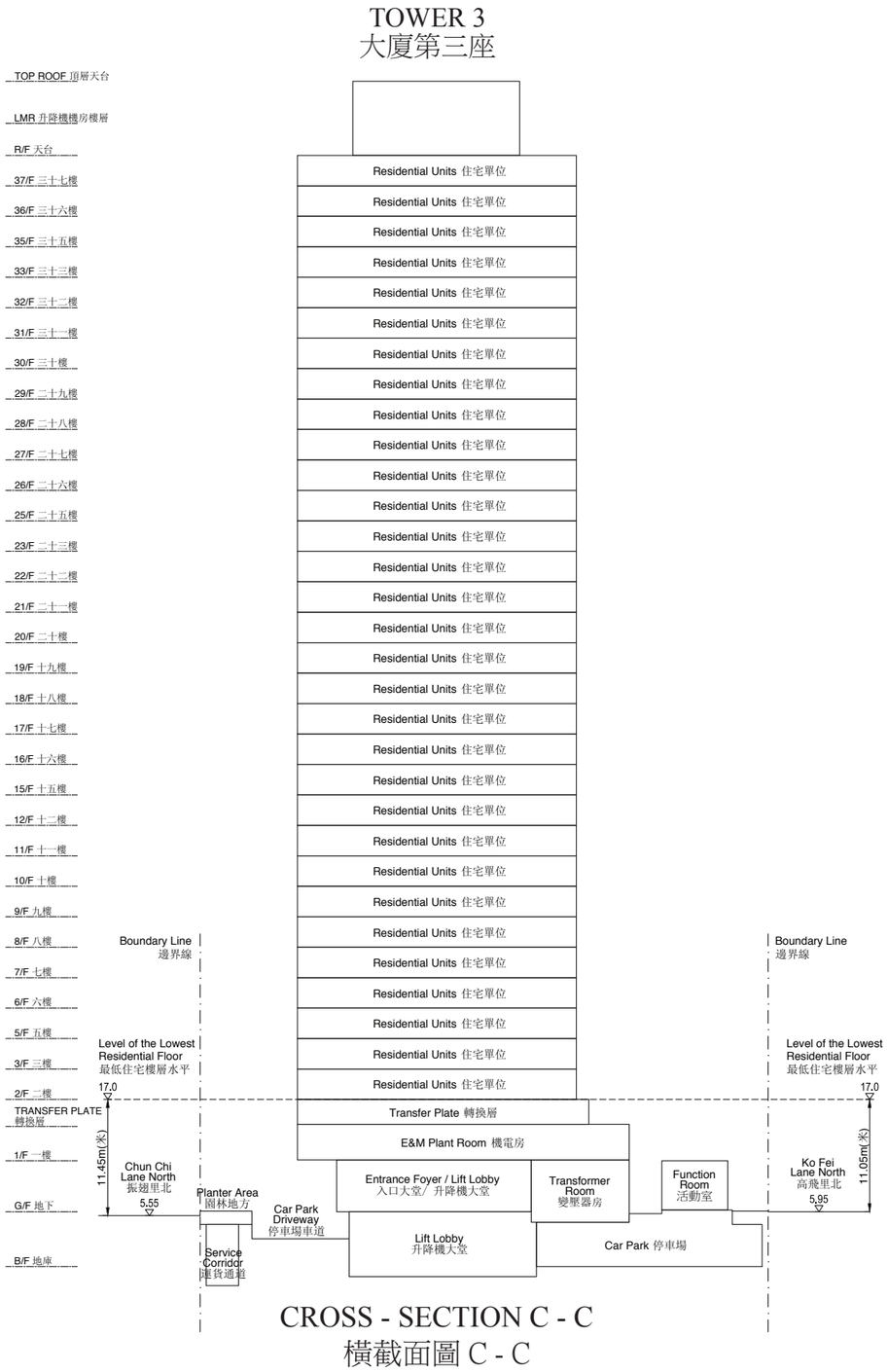
1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段沐寧街為香港主水平基準以上5.75米。
3. – – – – – 虛線為該建築物最低住宅樓層水平。

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



Development Site Boundary
發展項目邊界

KEY PLAN
示意圖

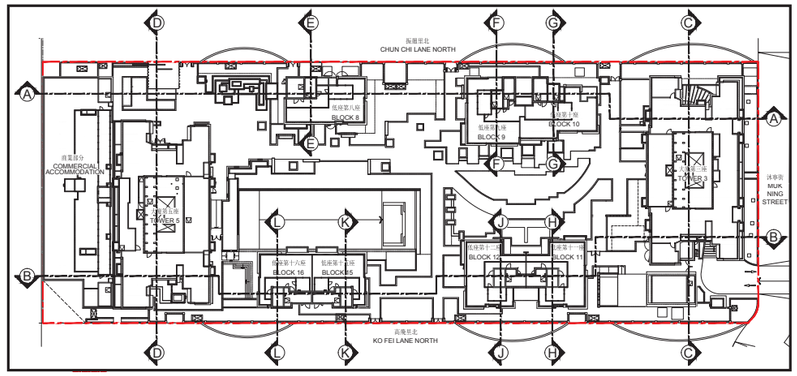


CROSS - SECTION C - C
橫截面圖 C - C

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Chun Chi Lane North adjacent to the building is 5.55 metres above Hong Kong Principal Datum (HKPD).
3. The part of Ko Fei Lane North adjacent to the building is 5.95 metres above Hong Kong Principal Datum (HKPD).
4. ------ Dotted line denotes the level of the lowest residential floor of the building.

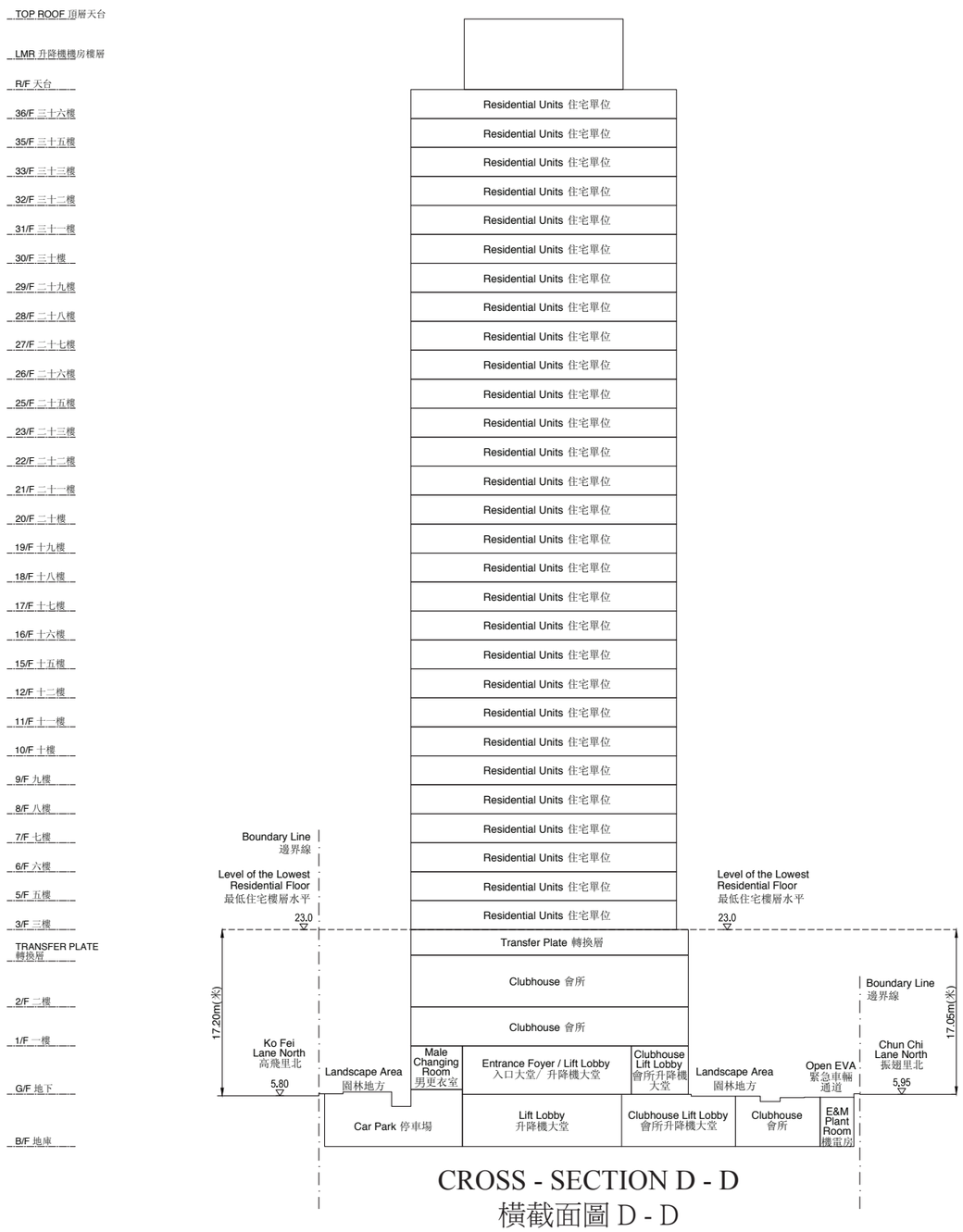
1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段振翅里北為香港主水平基準以上5.55米。
3. 毗連建築物的一段高飛里北為香港主水平基準以上5.95米。
4. ------ 虛線為該建築物最低住宅樓層水平。

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



Development Site Boundary
發展項目邊界

KEY PLAN
示意圖

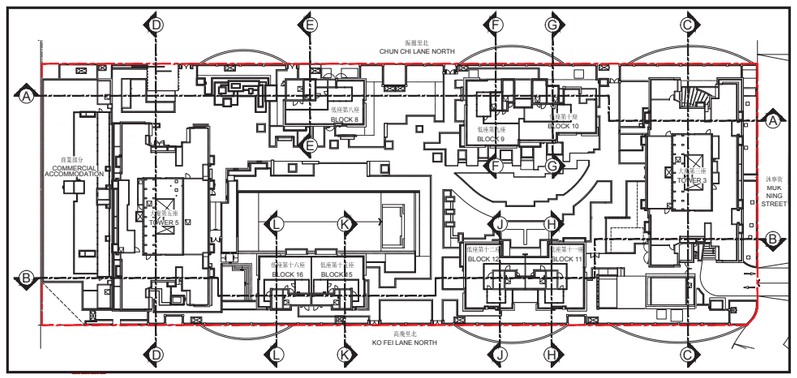


CROSS - SECTION D - D
橫截面圖 D - D

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Chun Chi Lane North adjacent to the building is 5.95 metres above Hong Kong Principal Datum (HKPD).
3. The part of Ko Fei Lane North adjacent to the building is 5.80 metres above Hong Kong Principal Datum (HKPD).
4. ------ Dotted line denotes the level of the lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段振翅里北為香港主水平基準以上5.95米。
3. 毗連建築物的一段高飛里北為香港主水平基準以上5.80米。
4. ------ 虛線為該建築物最低住宅樓層水平。

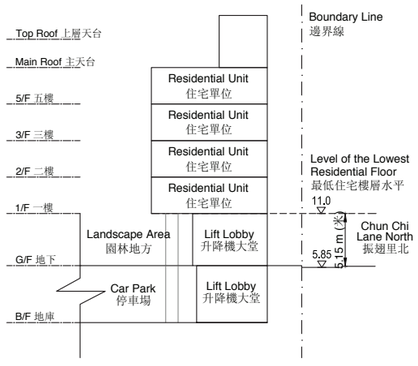
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖



Development Site Boundary
發展項目邊界

KEY PLAN
示意圖

BLOCK 8
低座第八座

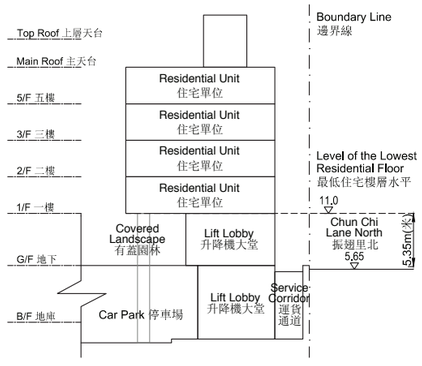


CROSS - SECTION E - E
橫截面圖 E - E

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Chun Chi Lane North adjacent to the building is 5.85 metres above Hong Kong Principal Datum (HKPD).
3. ––––– Dotted line denotes the level of the lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段振翅里北為香港主水平基準以上5.85米。
3. ––––– 虛線為該建築物最低住宅樓層水平。

BLOCK 9
低座第九座

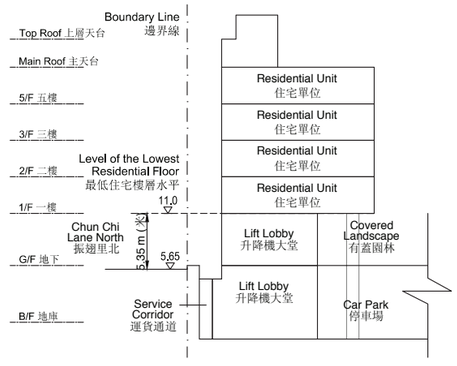


CROSS - SECTION F - F
橫截面圖 F - F

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Chun Chi Lane North adjacent to the building is 5.65 metres above Hong Kong Principal Datum (HKPD).
3. ––––– Dotted line denotes the level of the lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段振翅里北為香港主水平基準以上5.65米。
3. ––––– 虛線為該建築物最低住宅樓層水平。

BLOCK 10
低座第十座

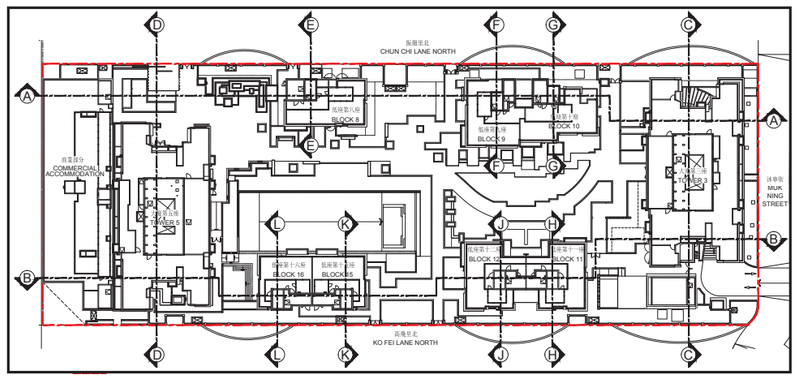


CROSS - SECTION G - G
橫截面圖 G - G

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Chun Chi Lane North adjacent to the building is 5.65 metres above Hong Kong Principal Datum (HKPD).
3. ––––– Dotted line denotes the level of the lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段振翅里北為香港主水平基準以上5.65米。
3. ––––– 虛線為該建築物最低住宅樓層水平。

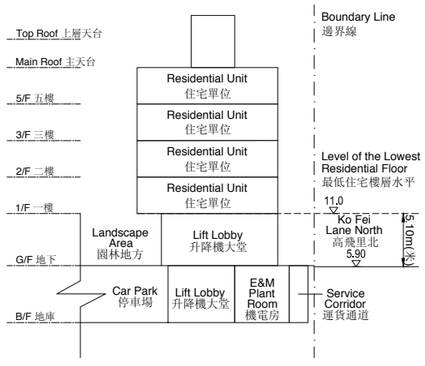
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖



Development Site Boundary
發展項目邊界

KEY PLAN
示意圖

BLOCK 11
低座第十一座

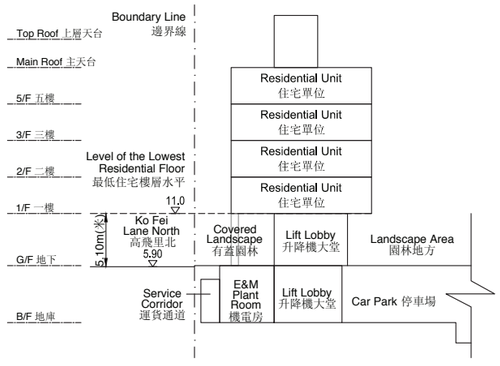


CROSS - SECTION H - H
橫截面圖 H - H

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Ko Fei Lane North adjacent to the building is 5.90 metres above Hong Kong Principal Datum (HKPD).
3. ------ Dotted line denotes the level of the lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段高飛里北為香港主水平基準以上5.90米。
3. ------ 虛線為該建築物最低住宅樓層水平。

BLOCK 12
低座第十二座

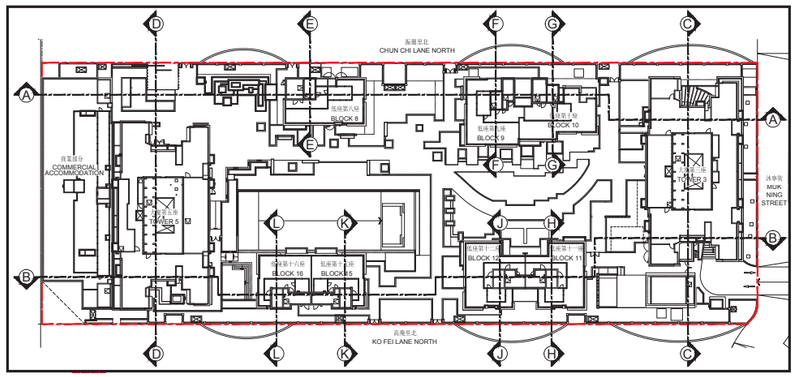


CROSS - SECTION J - J
橫截面圖 J - J

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Ko Fei Lane North adjacent to the building is 5.90 metres above Hong Kong Principal Datum (HKPD).
3. ------ Dotted line denotes the level of the lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段高飛里北為香港主水平基準以上5.90米。
3. ------ 虛線為該建築物最低住宅樓層水平。

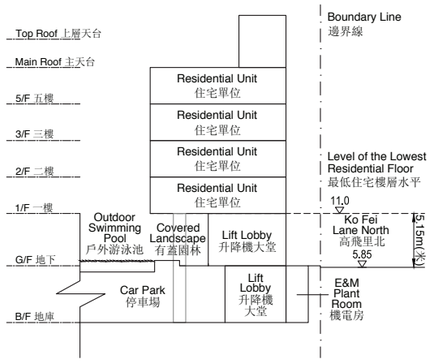
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖



Development Site Boundary
發展項目邊界

KEY PLAN
示意圖

BLOCK 15
低座第十五座

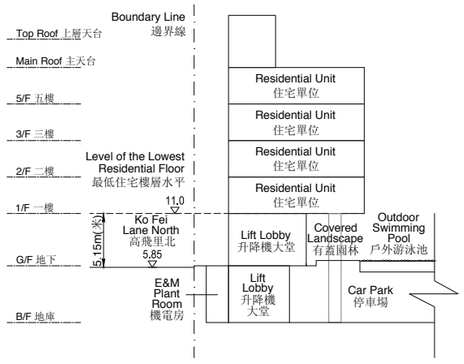


CROSS - SECTION K - K
橫截面圖 K - K

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Ko Fei Lane North adjacent to the building is 5.85 metres above Hong Kong Principal Datum (HKPD).
3. ––––––Dotted line denotes the level of the lowest residential floor of the building.

1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段高飛里北為香港主水平基準以上5.85米。
3. –––––– 虛線為該建築物最低住宅樓層水平。

BLOCK 16
低座第十六座

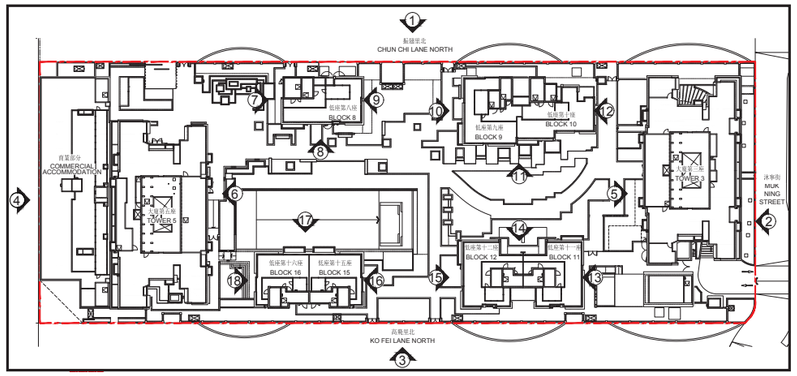


CROSS - SECTION L - L
橫截面圖 L - L

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Ko Fei Lane North adjacent to the building is 5.85 metres above Hong Kong Principal Datum (HKPD).
3. ––––––Dotted line denotes the level of the lowest residential floor of the building.

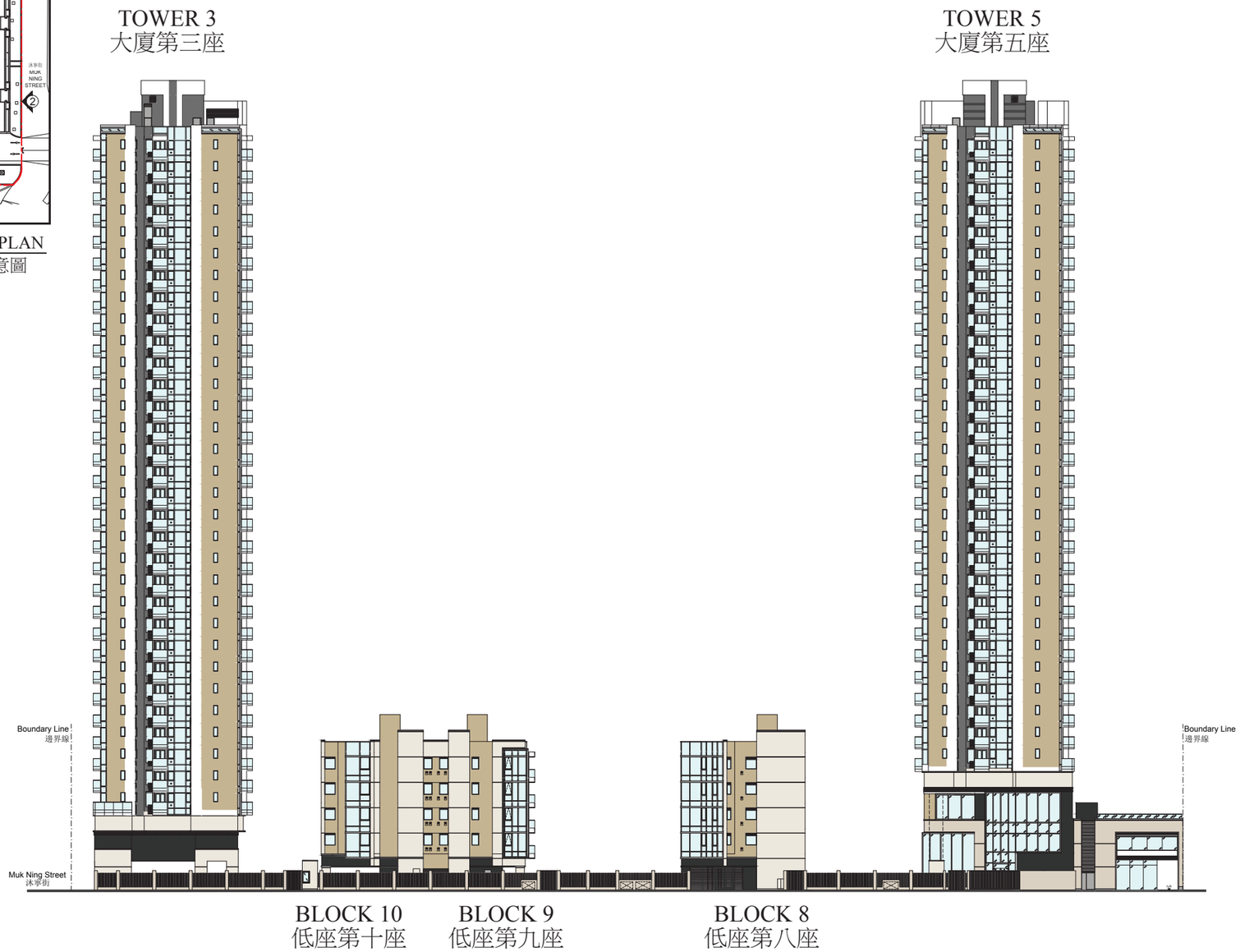
1. ▽ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段高飛里北為香港主水平基準以上5.85米。
3. –––––– 虛線為該建築物最低住宅樓層水平。

20 ELEVATION PLAN
立面圖



Development Site Boundary
發展項目邊界

KEY PLAN
示意圖

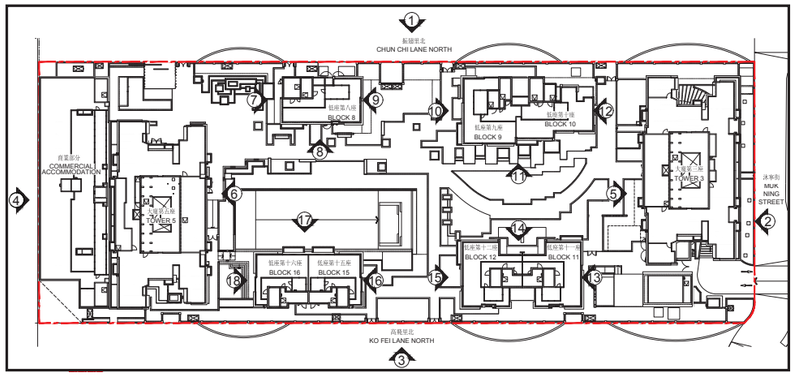


ELEVATION PLAN 1
立面圖 1

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 5 April 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年4月5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。

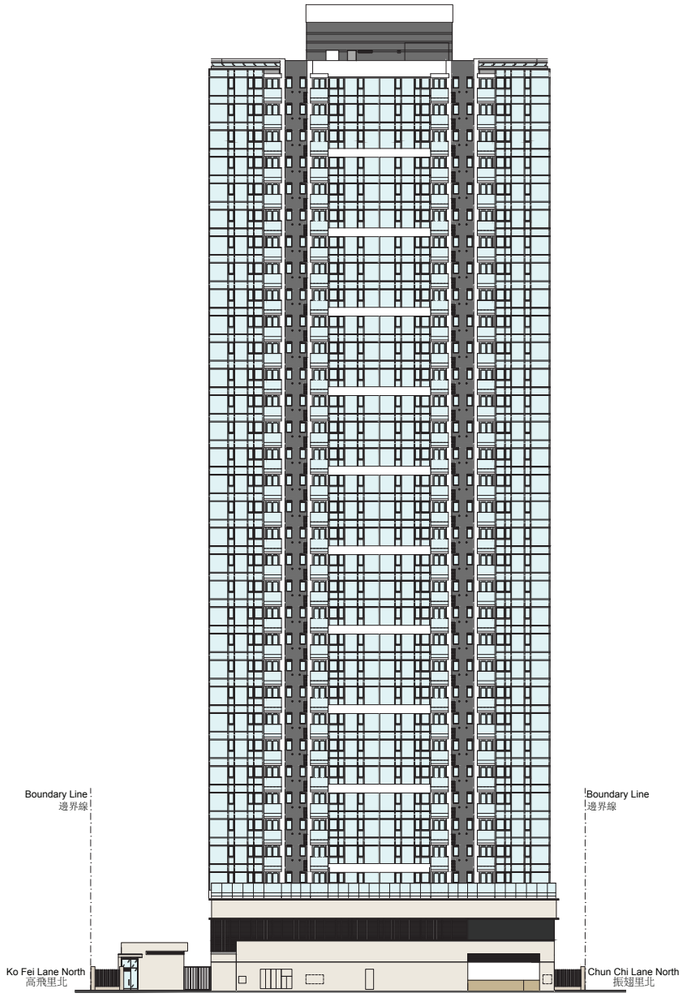
20 ELEVATION PLAN
立面圖



Development Site Boundary
發展項目邊界

KEY PLAN
示意圖

TOWER 3
大廈第三座

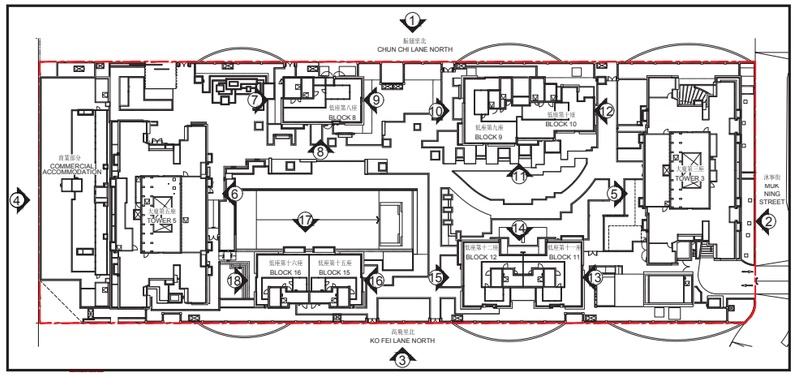


ELEVATION PLAN 2
立面圖 2

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 5 April 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年4月5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。

20 ELEVATION PLAN
立面圖



Development Site Boundary
發展項目邊界

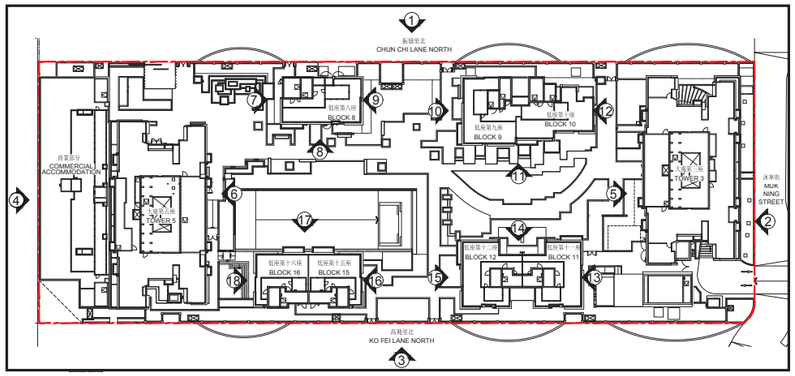
KEY PLAN
示意圖

ELEVATION PLAN 3
立面圖 3

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 5 April 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年4月5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。

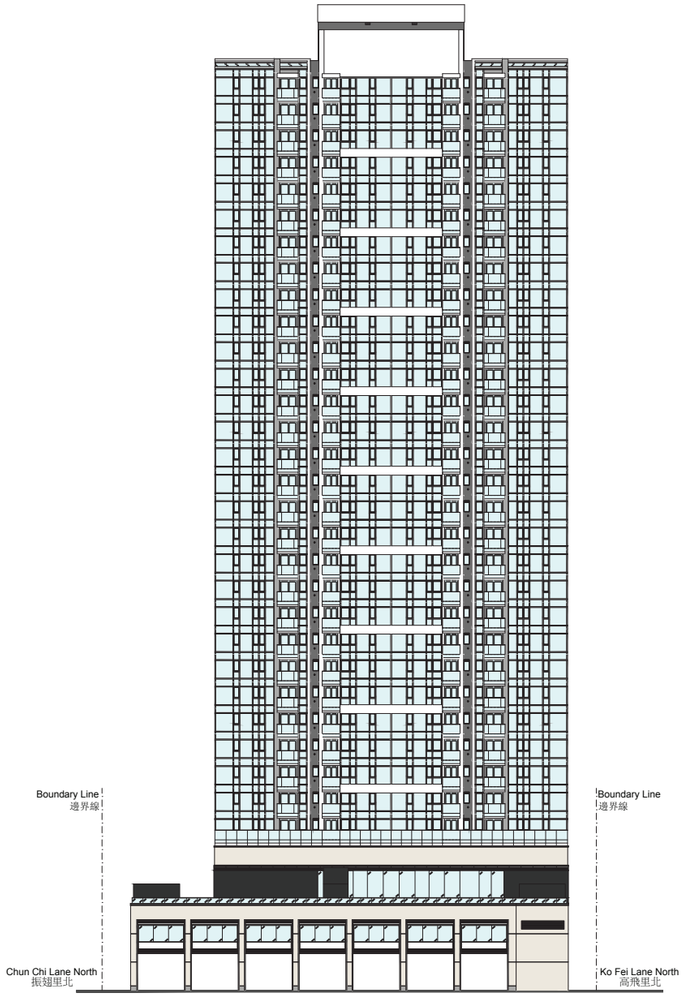
20 ELEVATION PLAN
立面圖



Development Site Boundary
發展項目邊界

KEY PLAN
示意圖

TOWER 5
大廈第五座

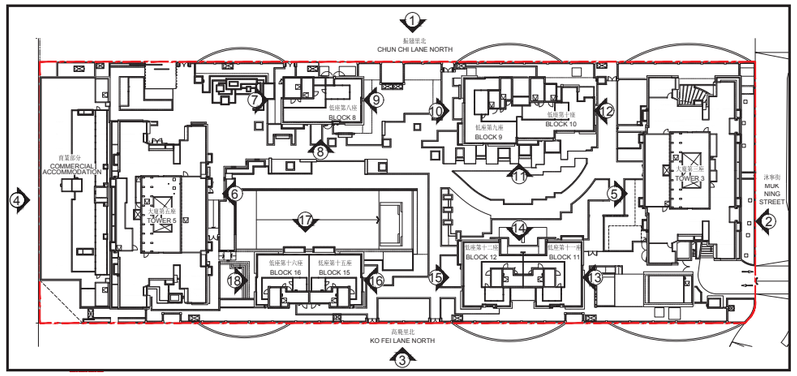


ELEVATION PLAN 4
立面圖 4

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 5 April 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年4月5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。

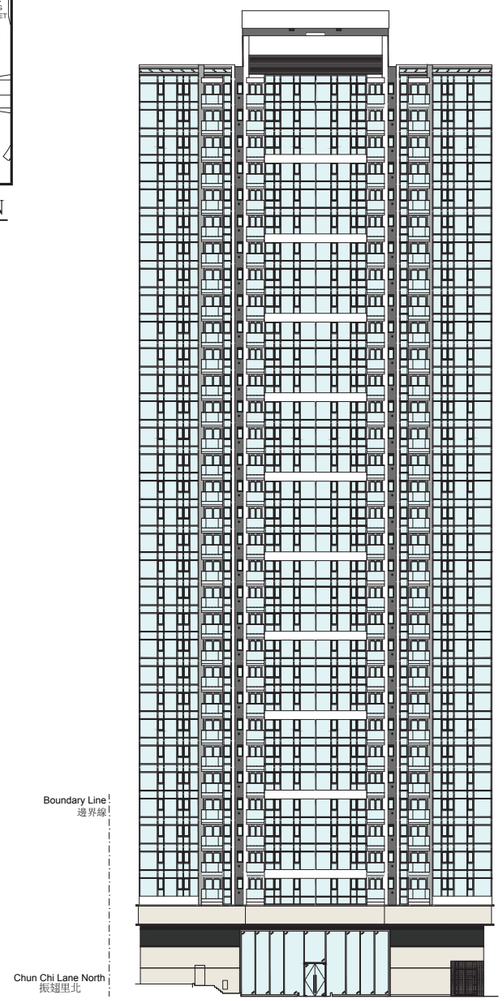
20 ELEVATION PLAN
立面圖



Development Site Boundary
發展項目邊界

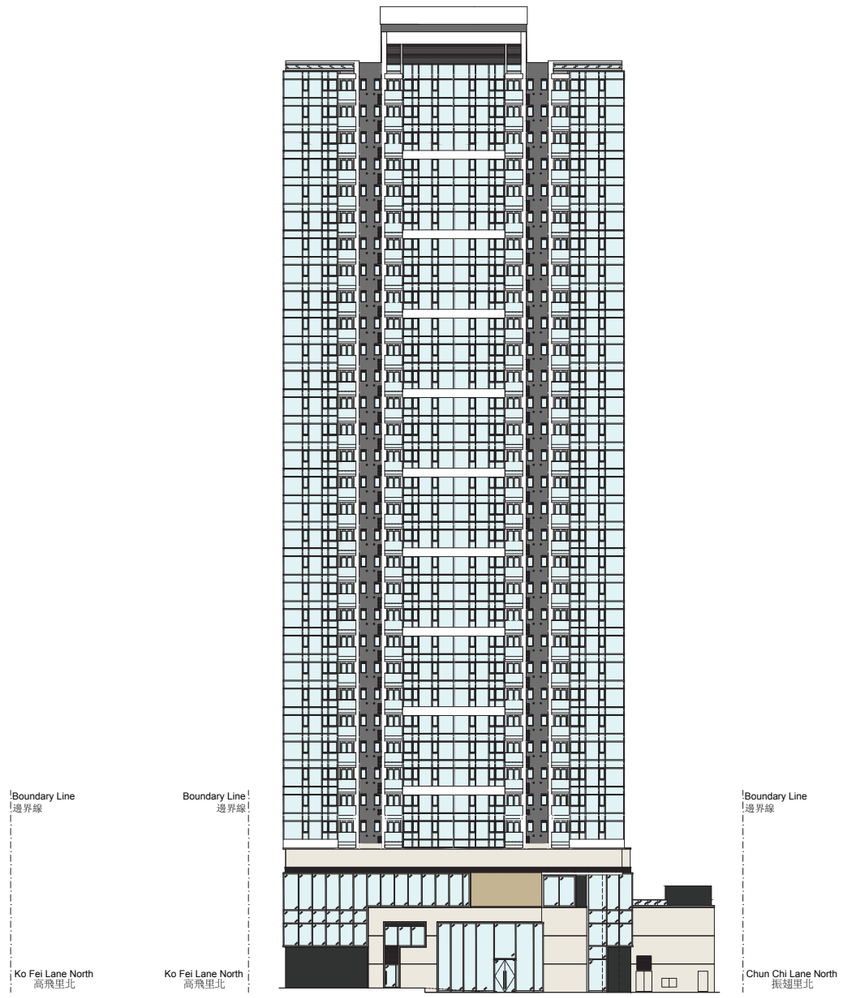
KEY PLAN
示意圖

TOWER 3
大廈第三座



ELEVATION PLAN 5
立面圖 5

TOWER 5
大廈第五座

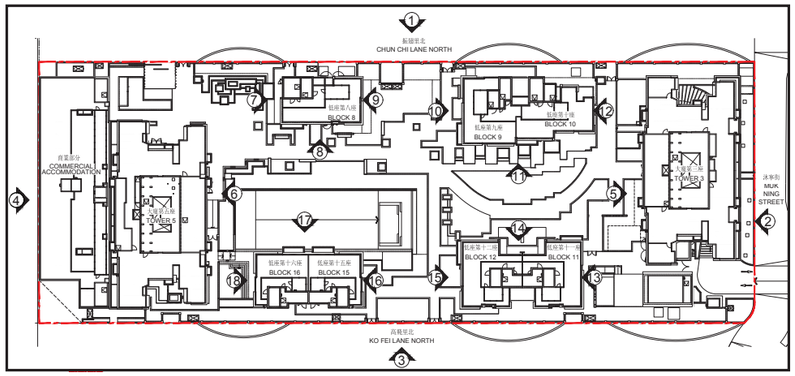


ELEVATION PLAN 6
立面圖 6

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 5 April 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年4月5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。

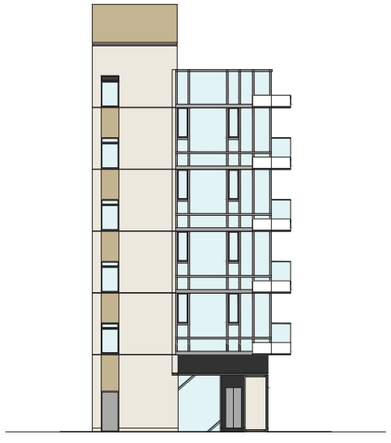
20 ELEVATION PLAN
立面圖



Development Site Boundary
發展項目邊界

KEY PLAN
示意圖

BLOCK 8
低座第八座

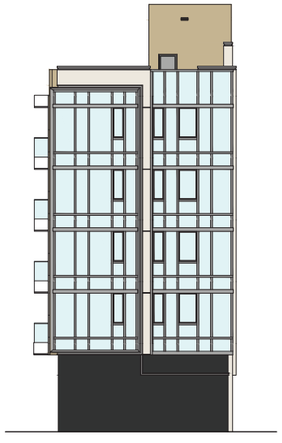


ELEVATION PLAN 7
立面圖 7

BLOCK 8
低座第八座

ELEVATION PLAN 8
立面圖 8

BLOCK 8
低座第八座

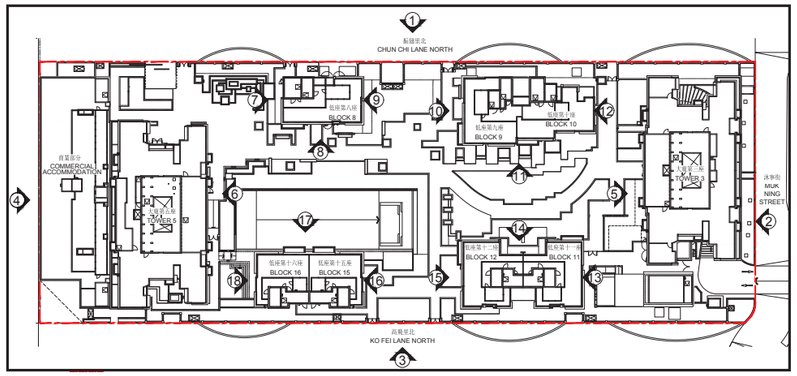


ELEVATION PLAN 9
立面圖 9

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 5 April 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年4月5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。

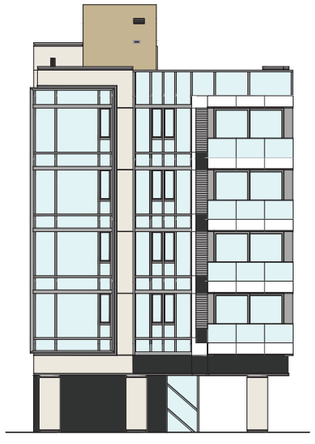
20 ELEVATION PLAN
立面圖



Development Site Boundary
發展項目邊界

KEY PLAN
示意圖

BLOCK 9 & 10
低座第九座及十座

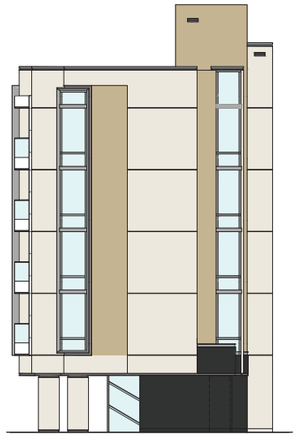


ELEVATION PLAN 10
立面圖 10

BLOCK 9 & 10
低座第九座及十座

ELEVATION PLAN 11
立面圖 11

BLOCK 9 & 10
低座第九座及十座

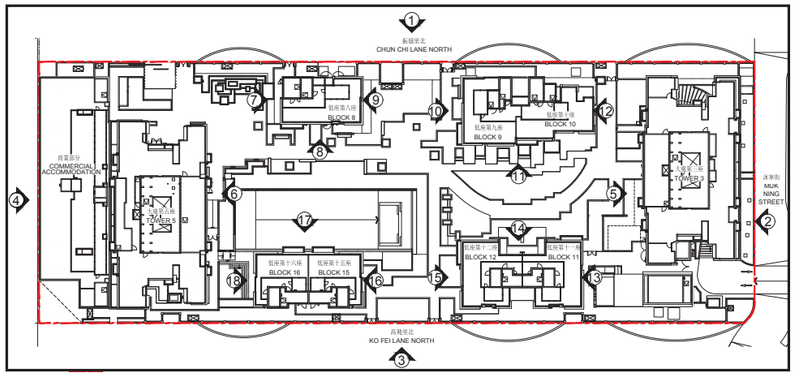


ELEVATION PLAN 12
立面圖 12

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 5 April 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年4月5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。

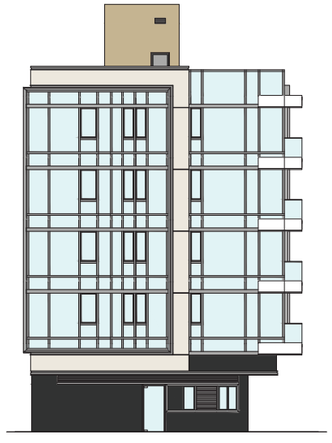
20 ELEVATION PLAN
立面圖



Development Site Boundary
發展項目邊界

KEY PLAN
示意圖

BLOCK 11 & 12
低座第十一座及十二座



ELEVATION PLAN 13
立面圖 13

BLOCK 11 & 12
低座第十一座及十二座

ELEVATION PLAN 14
立面圖 14

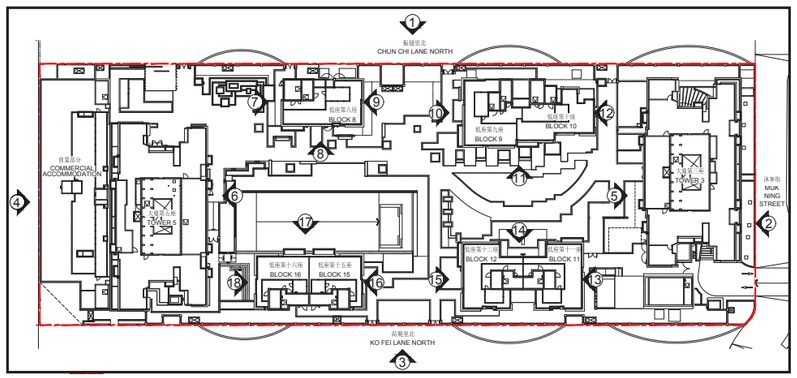
BLOCK 11 & 12
低座第十一座及十二座

ELEVATION PLAN 15
立面圖 15

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 5 April 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年4月5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。

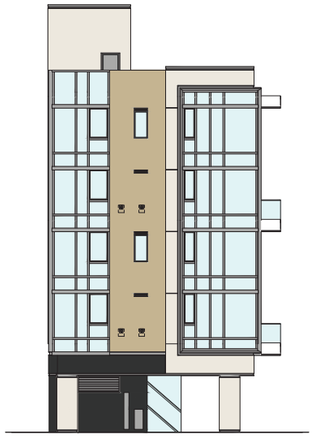
20 ELEVATION PLAN
立面圖



Development Site Boundary
發展項目邊界

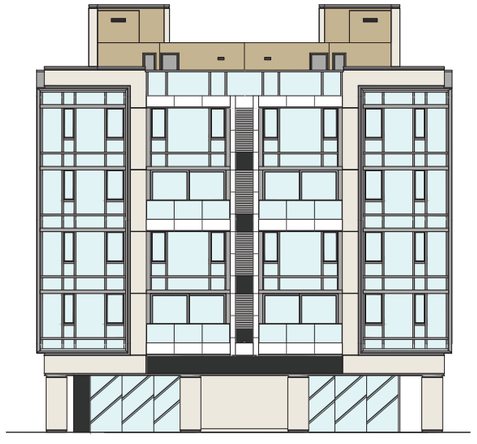
KEY PLAN
示意圖

BLOCK 15 & 16
低座第十五座及十六座



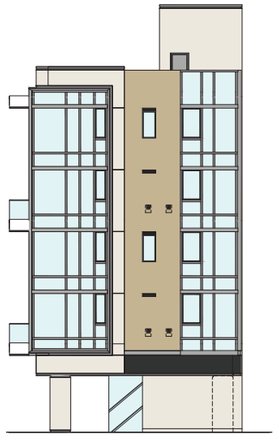
ELEVATION PLAN 16
立面圖 16

BLOCK 15 & 16
低座第十五座及十六座



ELEVATION PLAN 17
立面圖 17

BLOCK 15 & 16
低座第十五座及十六座



ELEVATION PLAN 18
立面圖 18

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 5 April 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2017年4月5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。

21 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 有蓋面積 sq. m. 平方米 (sq. ft. 平方呎)	Uncovered Area 無蓋面積 sq. m. 平方米 (sq. ft. 平方呎)
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	1,845.866 (19,869)	513.243 (5,525)
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	947.184 (10,195)
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) 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)	567.244 (6,106)	3,630.369 (39,077)

Note 附註:
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.
以平方呎列出的面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

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

1. The address of the website on which copy of the Outline Zoning Plans relating to the Development is available is: www.ozp.tpb.gov.hk.

2. A copy of the latest draft of the deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential properties are offered to be sold is available for inspection free of charge at the place at which the specified 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 www.ozp.tpb.gov.hk。

2. 指明住宅物業的公契於該指明住宅物業提供出售的日期的最新擬稿的文本將存放在該指明住宅物業的售樓處，以供免費閱覽。

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

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

1. Exterior Finishes

Item		Description
(a)	External Wall	For Tower 3 and 5 External Wall is finished with ceramic tiles, aluminium cladding, aluminium grille and curtain wall. External Wall of Podium is finished with ceramic tiles, aluminium cladding, aluminium grille, curtain wall and natural stone cladding. For Block 8, 9, 10, 11, 12, 15 and 16 External Wall is finished with ceramic tiles, aluminium cladding, aluminium grille, curtain wall and natural stone cladding.
(b)	Window	Curtain wall aluminium frames in fluorocarbon coating fitted with Insulated-Glass-Unit (IGU) for all windows in Living Room, Dining Room, all Bedroom and Master Bedroom, Bathroom 2 of Block 8, and Kitchen and Store of Block 15 and 16 except the following units. One of the windows in Master Bedroom of the following units are fitted with aluminium window frame in fluorocarbon coating and clear glass:- - Unit B, D, G and J of Tower 3 and 5 For the following locations, aluminium window frame in fluorocarbon coating and obscure glass are provided: - Bathroom (if windows are provided) of all units, except Bathroom 2 of Block 8 For the following locations, aluminium window frame in fluorocarbon coating fitted with clear glass are provided:- - Kitchen (if windows are provided) of all units, except Block 15 and 16 - Store of all units of Block 8 - Bedroom 3 of all units of Block 11 and 12
(c)	Bay Window	Not Applicable.
(d)	Planter	Not Applicable.
(e)	Verandah or Balcony	Balcony is fitted with clear tempered glass balustrade with aluminium top rail. Wall is finished with ceramic tiles (applicable to Unit C and H of Tower 3 and 5 only). Floor is finished with artificial timber decks. Ceiling is fitted with aluminium panel in fluorocarbon coating and finished with emulsion paint. All balconies are covered. No verandah.
(f)	Drying Facilities for Clothing	Not Applicable.

2. Interior Finishes

Item		Description
(a)	Lobby	**Residential Entrance Lobby** Wall is finished with natural stone, timber, timber veneer, decorative mirror, stainless steel and glass panel where exposed. Floor is finished with natural stone. For Tower 3 and 5, Block 10, 11 and 12 Ceiling is fitted with timber veneer and gypsum board false ceiling and finished with piano finish emulsion paint and stainless steel. For Block 8, 9, 15 and 16 Ceiling is fitted with gypsum board false ceiling and finished with piano finish emulsion paint and stainless steel. **Residential Floor Lift Lobby** For Tower 3 and 5 Wall is finished with porcelain tile, plastic laminate panel, decorative mirror, natural stone and stainless steel where exposed. Floor is finished with porcelain tile. Ceiling is fitted with gypsum board false ceiling with emulsion paint and stainless steel. For Block 8, 9, 10, 11, 12, 15 and 16 Wall is finished with natural stone, timber, stainless steel, and decorative glass where exposed. Floor is finished with natural stone. Ceiling is fitted with stainless steel and gypsum board false ceiling and finished with emulsion and silver foil paint.
(b)	Internal Wall and Ceiling	Living Room, Dining Room and Bedroom are finished with emulsion paint.
(c)	Internal Floor	Living Room, Dining Room and Bedroom are finished with engineered timber flooring with timber skirting and natural stone floor border adjoining balcony.
(d)	Bathroom	**Bathroom** For all units in Tower 3 and 5 Wall is finished with porcelain tile where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint and stainless steel trimming. For all units in Block 8, 9, 10, 11, 12, 15 and 16 Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint. **Powder Room** For 1/F and 3/F in Block 15 and 16 Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint. **Lavatory** For all units in Block 8, 9, 10, 11, 12, 15 and 16 Wall is finished with ceramic tiles where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with aluminium panel.

Remarks: Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 3 and 5.
Residential floor 4/F is omitted in Block 8, 9, 10, 11, 12, 15 and 16.

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

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

2. Interior Finishes		
Item		Description
(e)	Kitchen	For all units in Tower 3 and 5 (except Unit C and H) Wall is finished with stainless steel panel where exposed up to hanging cabinet and porcelain tile where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint. Cooking bench is finished with engineering stone. For Unit C and H of Tower 3 and 5 Wall is finished with stainless steel panel where exposed up to hanging cabinet and emulsion paint up to false ceiling. Floor is finished with engineered timber flooring where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint. Cooking bench is finished with engineering stone. For all units in Block 8, 9, 10, 11, 12, 15 and 16 Wall is finished with natural stone and stainless steel panel where exposed up to false ceiling. Floor is finished with artificial stone where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint. Cooking bench is finished with quartz based reconstituted stone.

Remarks: Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 3 and 5.
Residential floor 4/F is omitted in Block 8, 9, 10, 11, 12, 15 and 16.

3. Interior Fittings		
Item		Description
(a)	Doors	**Entrance Door** Timber veneered finished solid core timber door fitted with concealed door hinge, concealed door closer, door viewer, door stopper, acoustic and smoke door seal, security door chain, lockset and handle. **Bedroom Door** For all units in Tower 3 and 5 (except Unit C and H) and all units in Block 8, 9, 10, 11, 12, 15 and 16 Timber veneered finished hollow core timber door fitted with door hinge, door stopper, lockset and handle. For Unit C and H of Tower 3 and 5 Timber veneered finished hollow core timber sliding door with stainless steel feature fitted with sliding door track set and lockset. **Bathroom Door** For all units in Tower 3 and 5 (except Unit B and J) and all units in Block 8, 9, 10, 11, 12, 15 and 16 Timber veneered finished hollow core timber door fitted with door hinge, door stopper, lockset and handle. For Unit B and J of Tower 3 and 5 Timber veneered finished hollow core timber sliding door with stainless steel feature fitted with sliding door track set and lockset. **Powder Room Door** For 1/F and 3/F in Block 15 and 16 Timber veneered finished hollow core timber sliding door with stainless steel feature fitted with sliding door track set and lockset. **Kitchen Door** For Unit A, E, F, and K of Tower 3 and 5 and all units in Block 8, 9, 10, 11, 12, 15 and 16 Timber veneered finished solid core timber door fitted with clear glass panel, concealed door closer, door hinge, door stopper and handle. For Unit B, D, G, and J of Tower 3 and 5 Grey-tinted glass sliding door fitted with stainless steel feature and sliding door track set. For Unit C and H of Tower 3 and 5 No Kitchen Door will be provided. **Store Door** For Unit A, D, G, and K of Tower 3 and 5 Timber veneered finished hollow core timber door fitted with door stopper, lockset and handle. For all units of Block 8, 9, 10, 11, 12, 15 and 16 Hollow core timber door finished with plastic laminated sheet and decorative glass fitted with door stopper, lockset and handle. **Lavatory Door** For all units of Block 8, 9, 10, 11, 12, 15 and 16 Aluminium framed folding door in fluorocarbon coating fitted with obscure glass, lockset and handle. **Balcony Door** Clear tempered glass sliding door in fluorocarbon coating fitted with aluminium door frame, sliding door track set, lockset and handle. **Refuse Room Door** For all units in Block 9,10,11,12,15 and 16 Timber veneered finished solid core timber door fitted with concealed door hinge, surface mount door closer, acoustic and smoke door seal, lockset and handle.

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

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

3. Interior Fittings		
Item		Description
(a)	Doors	**Flat Roof Door** For Unit A, B, J and K of 2/F of Tower 3 and Unit D, E, F and G of 3/F of Tower 5 Clear tempered glass door in fluorocarbon coating fitted with aluminium door frame, lockset and handle. **Roof Door** For Unit D and G of Roof of Tower 3 Metal gate fitted with lockset and handle.
(b)	Bathroom	**Bathroom** For Master Bathroom and Bathroom 1 of Tower 3 and 5 Fitted with wooden hanging cabinet with mirror, wooden low cabinet with aluminium trihydrate and pure polyester resin composite countertop and sanitary wares and fittings include aluminium trihydrate and pure polyester resin composite wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder. For Unit B and J of Tower 3 and 5, additional wooden cabinet finished with stainless steel feature is provided. For all units in Tower 3 and 5 Enameled press steel bathtub (1500mmL x 700mmW x 390mmH), chrome plated bath mixer and hand shower are provided. For Master Bathroom of Block 8, 9, 10, 11, 12, 15 and 16 Fitted with wooden hanging cabinet with mirror, wooden low cabinet with natural stone countertop and sanitary wares and fittings include enameled press steel bathtub (1700mmL x 800mmW x 410mmH), shower cubicle, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated bath mixer with shower set, chrome plated towel rack and chrome plated paper roll holder. For Bathroom 2 of Block 8, 9, 10, 11, 12, 15 and 16 Fitted with wooden hanging cabinet with mirror, wooden low cabinet with natural stone countertop and sanitary wares and fittings include enameled press steel bathtub (1500mmL x 700mmW x 390mmH), vitreous china water closet, aluminum trihydrate and pure polyester resin composite wash basin, chrome plated basin mixer, chrome plated bath mixer with shower set, chrome plated towel rack and chrome plated paper roll holder. For Bathroom 1 of Block 8, 9, 11, 12, 15 and 16 (except Block 10) Fitted with wooden hanging cabinet with mirror, wooden low cabinet with natural stone countertop and sanitary wares and fittings include shower cubicle, vitreous china water closet, aluminium trihydrate and pure polyester resin composite wash basin, chrome plated basin mixer, chrome plated shower set, chrome plated towel rack and chrome plated paper roll holder. For Bathroom 1 of Block 10 Fitted with wooden hanging cabinet with mirror, wooden low cabinet with natural stone countertop and sanitary wares and fittings include enameled press steel bathtub (1500mmL x 700mmW x 390mmH), vitreous china water closet, aluminum trihydrate and pure polyester resin composite wash basin, chrome plated basin mixer, chrome plated bath mixer with shower set, chrome plated towel rack and chrome plated paper roll holder. **Lavatory** Fitted with mirror, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer with hand shower set and chrome plated paper roll holder. See "Water Supply" below for type and material of water supply system.

3. Interior Fittings		
Item		Description
(c)	Kitchen	For all units in Tower 3 and 5 Fitted with wooden hanging and low cabinets with moisture resistant particleboard, artificial wooden panel, engineering stone countertop, stainless steel sink and chrome plated sink mixer. For all units in Block 8, 9, 10, 11, 12, 15 and 16 Fitted with wooden hanging and low cabinets with glass panel, quartz based reconstituted stone countertop, stainless steel sink and chrome plated sink mixer. See "Water Supply" below for type and material of water supply system.
(d)	Bedroom	Not Applicable.
(e)	Telephone	For the number and location of telephone points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(f)	Aerials	For the number and location of TV outlets, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(g)	Electrical Installations	For all units in Tower 3 and 5 (except Unit C and H) Single-phase electricity supply with miniature circuit breaker distribution board is provided. For Unit C and H of Tower 3 and 5, and all units in Block 8, 9, 10, 11, 12, 15 and 16 Three-phase electricity supply with miniature circuit breaker distribution board is provided. Conduits are concealed in part and exposed in part. All exposed conduits are hidden in false ceilings, bulkheads or kitchen cabinets. Miniature Circuit Breaker board completed with Residential Current Protection is provided for each flat. For the number and location of socket outlets, fuse connection unit and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(h)	Gas Supply	For all units in Tower 3 and Tower 5 (except Unit C and H) and all units in Block 8, 9, 10, 11, 12, 15 and 16 Town gas supply is provided. Town Gas Point is provided in kitchen and connected to gas hobs and circulating gas water heater. For Unit C and H of Tower 3 and Tower 5 No town gas supply is provided. For the location of gas point, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(i)	Washing Machine Connection Point	Water point of a design of 22 mm in diameter and drain point of a design of 40 mm in diameter are provided for washing machine connection. For the location of the connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(j)	Water Supply	PVC-coated copper pipes are provided for both hot and cold water. Water pipes are concealed in part and exposed in part. All exposed pipe works are hidden in false ceilings, bulkheads or kitchen cabinets or installed below water basin. Hot water is available. Hot water supply to bathroom, lavatory and kitchen is provided by gas or electric water heater.

Remarks: Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 3 and 5.
Residential floor 4/F is omitted in Block 8, 9, 10, 11, 12, 15 and 16.

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

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

4. Miscellaneous		
Item		Description
(a)	Lifts	Five "Mitsubishi" passenger lifts (Model no. Nexway-S) are provided in Tower 3, four of the passenger lifts serve from Basement to G/F and 2/F to 37/F and one serves from Basement to 37/F. Five "Mitsubishi" passenger lifts (Model no. Nexway-S) are provided in Tower 5, four of the passenger lifts serve from Basement to G/F and 3/F to 36/F and one serves from Basement to 36/F. One "Mitsubishi" passenger lift (Model no. Elenessa) is provided for clubhouse at Tower 5 serving from Basement to 2/F. One "Mitsubishi" passenger lift (Model no. Elenessa) is provided in each of Block 8, 9, 10, 11 and 12 serving from Basement to Roof. One "Mitsubishi" passenger lift (Model no. Elenessa) is provided in each of Block 15 and 16 serving from Basement to 1/F, 3/F and Roof.
(b)	Letter Box	Metal letter box is provided for each unit.
(c)	Refuse Collection	For Tower 3 and 5 Refuse storage and material recovery room is provided on each residential floor. Domestic refuse will be collected and removed by cleaners. For Block 8, 9, 10, 11 and 12 Refuse room is provided on each residential floor. Domestic refuse will be collected and removed by cleaners. For Block 15 and 16 Refuse room is provided on 1/F and 3/F. Domestic refuse will be collected and removed by cleaners.
(d)	Water Meter, Electricity Meter and Gas Meter	Separate water and electricity meters of residential units are provided in common water meter cabinet and electric meter room. Separate meter for town gas is provided in kitchen of each residential unit (except Unit C and H of Tower 3 and 5).

5. Security facilities		
Item		Description
(a)	Security System and Equipment	C.C.T.V. cameras are provided for main entrance lobbies, all podium residential lift lobbies, all lifts, carpark, clubhouse, outdoor swimming pool, landscape area and G/F staircase exit. Octopus card access control system is provided at main entrance of the Development, main entrance lobbies of all Towers and Blocks, gym room and outdoor swimming pool. Vehicular control system is installed at the Development.

6. Appliances
For brand names and model number of appliances, please refer to "Appliances Schedule"

Remarks: Residential floors 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 3 and 5.
Residential floor 4/F is omitted in Block 8, 9, 10, 11, 12, 15 and 16.

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

賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第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。

1. 外部裝修物料		
細項		描述
(a)	外牆	大廈第三及五座 大廈外牆鋪砌釉面瓷磚、鋁質掛板、鋁質護柵及玻璃幕牆。 平台外牆鋪砌釉面瓷磚、鋁質掛板、鋁質護柵、玻璃幕牆及天然石材掛板。 低座第八、九、十、十一、十二、十五及十六座 外牆鋪砌釉面瓷磚、鋁質掛板、鋁質護柵、玻璃幕牆及天然石材掛板。
(b)	窗	除以下單位，所有客廳、飯廳、所有睡房及主人睡房、低座第八座浴室2、低座第十五及十六座廚房及儲物房均採用氟碳噴塗層玻璃幕牆鋁框配雙層中空玻璃。 以下單位主人睡房之其中一扇窗採用氟碳噴塗層之鋁質窗框配清玻璃： - 大廈第三及五座B、D、G及J單位 以下位置採用氟碳噴塗層之鋁質窗框配磨沙玻璃： - 所有單位之浴室(如有窗，除低座第八座浴室2) 以下位置採用氟碳噴塗層之鋁質窗框配清玻璃： - 所有單位之廚房(如有窗，除低座第十五及十六座) - 低座第八座所有單位之儲物房 - 低座第十一及十二座所有單位之睡房3
(c)	窗台	不適用。
(d)	花槽	不適用。
(e)	陽台或露台	露台裝設強化清玻璃欄杆及鋁質頂欄。 牆身鋪砌瓷磚(只適用於大廈第三及五座C及H單位) 。 地台鋪砌人造木地台。 天花板裝設配有氟碳噴塗層之鋁板及髹上乳膠漆。 露台均是有蓋的。 沒有陽台。
(f)	乾衣設施	不適用。

2. 室內裝修物料		
細項		描述
(a)	大堂	**住宅入口大堂** 牆身外露部份鋪砌天然石材、木材、木皮飾面、裝飾鏡、不銹鋼裝飾及玻璃面板。 地台鋪砌天然石材。 大廈第三及五座、低座第十、十一及十二座 天花板鋪砌木皮飾面及石膏板假天花及髹上鋼琴面乳膠漆及裝設不銹鋼。 低座第八、九、十五及十六座 天花板鋪砌石膏板假天花及髹上鋼琴面乳膠漆及裝設不銹鋼。 **住宅電梯大堂** 大廈第三及五座 牆身外露部份鋪砌瓷磚、膠板、裝飾鏡、天然石材及不銹鋼裝飾。 地台鋪砌瓷磚。 天花板裝設石膏板假天花、髹上乳膠漆及不銹鋼裝飾。 低座第八、九、十、十一、十二、十五及十六座 牆身外露部份鋪砌天然石材、木材、不銹鋼裝飾及裝飾玻璃。 地台鋪砌天然石材。 天花板裝設不銹鋼裝飾、石膏板假天花及髹上乳膠漆及銀箔噴漆。

2. 室內裝修物料		
細項		描述
(b)	內牆及天花板	客廳、飯廳及睡房均髹上乳膠漆。
(c)	內部地板	客廳、飯廳及睡房均鋪砌實木複合地板連木腳線及天然石(只限連接露台邊界位置)。
(d)	浴室	**浴室** 大廈第三及五座之所有單位 牆身外露部份鋪砌瓷磚至假天花。 地台外露部份鋪砌瓷磚。 天花板裝設石膏板假天花、不銹鋼圍邊及髹上乳膠漆。 低座第八、九、十、十一、十二、十五及十六座之所有單位 牆身外露部份鋪砌天然石材至假天花。 地台外露部份鋪砌天然石材。 天花板裝設石膏板假天花及髹上乳膠漆。 **化妝室** 低座第十五及十六座1樓及3樓 牆身外露部份鋪砌天然石材至假天花。 地台外露部份鋪砌天然石材。 天花板裝設石膏板假天花及髹上乳膠漆。 **洗手間** 低座第八、九、十、十一、十二、十五及十六座之所有單位 牆身外露部份鋪砌瓷磚至假天花。 地台外露部份鋪砌瓷磚。 天花板裝設鋁板。
(e)	廚房	大廈第三及五座之所有單位(除C及H單位) 牆身外露部份鋪砌不銹鋼板至吊櫃及瓷磚至假天花。 地台外露部份鋪砌瓷磚。 天花裝設石膏板假天花及髹上乳膠漆。 灶台面採用人造石英石。 大廈第三及五座之C及H單位 牆身外露部份鋪砌不銹鋼板至吊櫃及髹上乳膠漆至假天花。 地台外露部份鋪砌實木複合地板。 天花裝設石膏板假天花及髹上乳膠漆。 灶台面採用人造石英石。 低座第八、九、十、十一、十二、十五及十六座之所有單位 牆身外露部份鋪砌天然石材及不銹鋼板至假天花。 地台外露部份鋪砌人造石。 天花裝設石膏板假天花及髹上乳膠漆。 灶台面選用石英石。

備註： 大廈第三座及五座住宅樓層不設4樓、13樓、14樓、24樓及34樓。
低座第八、九、十、十一、十二、十五及十六座住宅樓層不設4樓。

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3. 室內裝置		
細項		描述
(a)	門	**住宅單位大門** 木皮飾面實心木門，裝妥隱藏式門鉸、暗氣鼓、防盜眼、門擋、防煙及隔音條、防盜鏈、門鎖及手柄。 **睡房門** 大廈第三及五座之所有單位(除C及H單位)及低座第八、九、十、十一、十二、十五及十六座之所有單位 木皮飾面空心木門，裝妥門鉸、門擋、門鎖及手柄。 大廈第三及五座之C及H單位 木皮飾面及不銹鋼裝飾空心木趟門，裝妥趟門路軌及門鎖。 **浴室門** 大廈第三及五座之所有單位(除B及J單位)及低座第八、九、十、十一、十二、十五及十六座之所有單位 木皮飾面空心木門，配門鉸、門擋、門鎖及手柄。 大廈第三及五座之B及J單位 木皮飾面及不銹鋼裝飾空心木趟門，裝妥趟門路軌及門鎖。 **化妝室門** 低座第十五及十六座1樓及3樓 木皮飾面及不銹鋼裝飾空心木趟門，裝妥趟門路軌及門鎖。 **廚房門** 大廈第三及五座A、E、F及K單位及低座第八、九、十、十一、十二、十五及十六座之所有單位 木皮飾面實心木門鑲有清玻璃，裝妥暗氣鼓、門鉸、門擋及手柄。 大廈第三及五座B、D、G及J單位 不銹鋼裝飾灰色玻璃趟門，裝妥趟門路軌。 大廈第三及五座之C及H單位 不設廚房門。 **儲物房門** 大廈第三及五座A、D、G及K單位 木皮飾面空心木門，裝妥門擋、門鎖及手柄。 低座第八、九、十、十一、十二、十五及十六座之所有單位 空心木門配以膠板及裝飾玻璃，裝妥門擋、門鎖及手柄。 **洗手間門** 低座第八、九、十、十一、十二、十五及十六座之所有單位 氟碳噴塗層之鋁質框摺門配以磨沙玻璃，裝妥門鎖及手柄。 **露台門** 氟碳噴塗層之鋁質框強化清玻璃趟門，裝妥趟門路軌、門鎖及手柄。 **垃圾房門** 低座第九、十、十一、十二、十五及十六座之所有單位 木皮飾面實心木門，裝妥隱藏式門鉸、明氣鼓、防煙及隔音條、門鎖及手柄。 **平台門** 大廈第三座2樓A、B、J及K單位及大廈第五座3樓D、E、F及G單位 氟碳噴塗層鋁質框強化清玻璃門，裝妥門鎖及手柄。 **天台門** 大廈第三座天台D及G單位 金屬閘裝妥門鎖及手柄。

備註： 大廈第三座及五座住宅樓層不設4樓、13樓、14樓、24樓及34樓。
低座第八、九、十、十一、十二、十五及十六座住宅樓層不設4樓。

3. 室內裝置		
細項		描述
(b)	浴室	**浴室** 大廈第三及五座之主人浴室及浴室1 裝設鏡飾面木吊櫃，木製地櫃配鋁質合成石檯面及潔具，包括鋁質合成石洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。大廈第三及五座之B及J單位加設不銹鋼裝飾木櫃。 大廈第三及五座之所有單位 裝設鋼瓷板浴缸(1500毫米長x700毫米闊x390毫米高)、鍍鉻浴缸水龍頭及手提花灑。 低座第八、九、十、十一、十二、十五及十六座之主人浴室 裝設鏡飾面木吊櫃，木製地櫃配天然石檯面及潔具，包括鋼瓷板浴缸(1700毫米長x800毫米闊x410毫米高)、淋浴間、搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配花灑套裝、鍍鉻毛巾架及鍍鉻廁紙架。 低座第八、九、十、十一、十二、十五及十六座之浴室2 裝設鏡飾面木吊櫃，木製地櫃配天然石檯面及潔具，包括鋼瓷板浴缸(1500毫米長x700毫米闊x390毫米高)、搪瓷坐廁、鋁質合成石洗手盆、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配花灑套裝、鍍鉻毛巾架及鍍鉻廁紙架。 低座第八、九、十一、十二、十五及十六座之浴室1(除低座第十座) 裝設鏡飾面木吊櫃，木製地櫃配天然石檯面及潔具，包括淋浴間、搪瓷坐廁、鋁質合成石洗手盆、鍍鉻洗手盆水龍頭、鍍鉻淋浴套裝、鍍鉻毛巾架及鍍鉻廁紙架。 低座第十座之浴室1 裝設鏡飾面木吊櫃，木製地櫃配天然石檯面及潔具，包括鋼瓷板浴缸(1500毫米長x700毫米闊x390毫米高)、搪瓷坐廁、鋁質合成石洗手盆、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配花灑套裝、鍍鉻毛巾架及鍍鉻廁紙架。 **洗手間** 裝設鏡、搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭配手握式花灑套裝及鍍鉻廁紙架。 供水系統的類型及用料見下文「供水」一欄。
(c)	廚房	大廈第三及五座之所有單位 裝設木製吊櫃及地櫃配以防潮塑合板、人造木門板、人造石英石檯面、不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭。 低座第八、九、十、十一、十二、十五及十六座之所有單位 裝設木製吊櫃及地櫃配以玻璃面板、石英石檯面、不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭。 供水系統的類型及用料見下文「供水」一欄。
(d)	睡房	不適用。
(e)	電話	電話插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(f)	天線	電視插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(g)	電力裝置	大廈第三及五座之所有單位(除C單位及H單位) 附有單相電力並裝妥配電箱。 大廈第三及五座之C及H單位及低座第八、九、十、十一、十二、十五及十六座之所有單位 附有三相電力並裝妥配電箱。 導管部份隱藏、部份外露。所有外露導管均隱藏於假天花、裝飾橫樑或廚櫃內。每戶均裝有包括漏電保護器的總電掣箱。 有關電插座、接線電掣及空調機接駁點之數目及位置，請參考「住宅單位機電裝置數量說明表」。

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

賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第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。

3. 室內裝置		
細項		描述
(h)	氣體供應	大廈第三及五座之所有單位(除C單位及H單位)及低座第八、九、十、十一、十二、十五及十六座之所有單位 設有煤氣供應。廚房內安裝煤氣喉位並接駁煤氣煮食爐及循環式煤氣熱水爐。 大廈第三及五座之C單位及H單位 沒有煤氣供應。 煤氣喉位之位置，請參考「住宅單位機電裝置數量說明表」。
(i)	洗衣機接駁點	設洗衣機來水接駁點(其設計為直徑22毫米)及去水接駁點(其設計為直徑40毫米)。 接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(j)	供水	冷熱水喉管全部採用有膠層保護之銅喉。 水管部份隱藏、部份外露。所有外露喉管均隱藏於假天花、裝飾橫樑或廚櫃內或安裝在洗面盆之下。 設有熱水供應。 浴室、洗手間及廚房之熱水由煤氣熱水爐或電熱水爐供應。

4. 雜項		
細項		描述
(a)	升降機	五部「三菱」住客升降機 (型號 Nexway-S) 設於大廈第三座，當中四部來往地庫至地下及2樓至37樓，一部來往地庫至37樓。 五部「三菱」住客升降機 (型號 Nexway-S) 設於大廈第五座，當中四部來往地庫至地下及3樓至36樓，一部來往地庫至36樓。 一部「三菱」住客升降機 (型號 Elenessa) 設於大廈第五座之會所來往地庫至2樓。 低座第八、九、十、十一及十二座均設一部「三菱」住客升降機(型號Elenessa)來往地庫至天台。 低座第十五及十六座均設一部「三菱」住客升降機 (型號Elenessa) 來往地庫至1樓、3樓及天台。
(b)	信箱	各單位配有金屬信箱。
(c)	垃圾收集	大廈第三座及五座 每層住宅樓層均設有垃圾及物料回收室。家居垃圾將由清潔工人收集及運走。 低座第八、九、十、十一及十二座 每層住宅樓層均設有垃圾房。家居垃圾將由清潔工人收集及運走。 低座第十五及十六座 1樓及3樓均設有垃圾房。家居垃圾將由清潔工人收集及運走。
(d)	水錶、電錶及氣體錶	公用水錶房／電錶房內均裝有每戶專用之獨立水錶及電錶。 所有單位之廚房內均安裝獨立煤氣錶(除大廈第三及五座之C單位及H單位)。

5. 保安設施		
細項		描述
(a)	保安系統及設備	住宅入口大堂、所有平台住宅升降機大堂、所有升降機、停車場、會所、室外游泳池、園林地方及地下樓梯出口均裝有閉路電視。 八達通進出管制系統設於項目入口、所有大廈及低座之住宅入口大堂、健身室及室外游泳池。 項目設有車輛管制系統。

6. 設備
設備品牌名稱及產品型號，請參考「設備表」。

備註： 大廈第三座及五座住宅樓層不設4樓、13樓、14樓、24樓及34樓。
低座第八、九、十、十一、十二、十五及十六座住宅樓層不設4樓。

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

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule 設備表

Appliance 設備	Brand Name 品牌	Model No. 型號	Tower 3 大廈第三座 2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F and 35/F to 37/F 二樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十七樓									
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位
Kitchen and Bathroom Appliances Schedule 廚房及浴室設備												
2 in 1 Washer & Dryer 二合一洗衣乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1	1	1	1	1
Refrigerator 雪櫃	Siemens 西門子	KI87SAF30K	1	1	0	1	1	1	1	0	1	1
Refrigerator 雪櫃	Siemens 西門子	KU15LA65HK	0	0	1	0	0	0	0	1	0	0
Gas Hob 煤氣煮食爐	Miele 美諾	KM 3014	1	1	0	1	1	1	1	0	1	1
Induction Hob 電磁爐	Miele 美諾	CS 1212-1i	0	0	1	0	0	0	0	1	0	0
Cooker Hood 抽油煙機	Miele 美諾	DA 3466	1	1	1	1	1	1	1	1	1	1
Combi Oven 組合焗爐	Miele 美諾	H 6200 BM	0	0	0	1	0	0	1	0	0	0
Microwave Oven 微波爐	Miele 美諾	M 6032	1	1	1	0	1	1	0	1	1	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140A	2	2	1	2	2	2	2	1	2	2
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140B	0	0	0	1	0	0	1	0	0	0
Booster Fan 加壓風扇	Ostberg 奧斯博格	LPK200B	0	0	1	0	0	0	0	1	0	0
Water Heater Appliances Schedule 熱水爐設備												
Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFQL	1	1	0	0	1	1	0	0	1	1
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	0	0	0	1	0	0	1	0	0	0
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE18Li	0	0	1	0	0	0	0	1	0	0
Air-conditioning Appliances Schedule 空調設備												
1.0HP wall mounted VRV Air Conditioner 1匹掛牆式變頻空調室內機	Daikin 大金	FXAQ25PVE	2	1	1	3	3	3	3	1	1	2
1.25HP wall mounted VRV Air Conditioner 1.25匹掛牆式變頻空調室內機	Daikin 大金	FXAQ32PVE	1	1	0	3	0	0	3	0	1	1
2.0HP wall mounted VRV Air Conditioner 2匹掛牆式變頻空調室內機	Daikin 大金	FXAQ50PVE	1	0	0	0	1	1	0	0	0	1
2.5HP wall mounted VRV Air Conditioner 2.5匹掛牆式變頻空調室內機	Daikin 大金	FXAQ63PVE	0	1	1	0	0	0	0	1	1	0

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

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule 設備表

Appliance 設備	Brand Name 品牌	Model No. 型號	Tower 5 大廈第五座 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 36/F 三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓									
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位
Kitchen and Bathroom Appliances Schedule 廚房及浴室設備												
2 in 1 Washer & Dryer 二合一洗衣乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1	1	1	1	1
Refrigerator 雪櫃	Siemens 西門子	KI87SAF30K	1	1	0	1	1	1	1	0	1	1
Refrigerator 雪櫃	Siemens 西門子	KU15LA65HK	0	0	1	0	0	0	0	1	0	0
Gas Hob 煤氣煮食爐	Miele 美諾	KM 3014	1	1	0	1	1	1	1	0	1	1
Induction Hob 電磁爐	Miele 美諾	CS 1212-1i	0	0	1	0	0	0	0	1	0	0
Cooker Hood 抽油煙機	Miele 美諾	DA 3466	1	1	1	1	1	1	1	1	1	1
Combi Oven 組合焗爐	Miele 美諾	H 6200 BM	0	0	0	1	0	0	1	0	0	0
Microwave Oven 微波爐	Miele 美諾	M 6032	1	1	1	0	1	1	0	1	1	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140A	2	2	1	2	2	2	2	1	2	2
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE140B	0	0	0	1	0	0	1	0	0	0
Booster Fan 加壓風扇	Ostberg 奧斯博格	LPK200B	0	0	1	0	0	0	0	1	0	0
Water Heater Appliances Schedule 熱水爐設備												
Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFQL	1	1	0	0	1	1	0	0	1	1
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	0	0	0	1	0	0	1	0	0	0
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE18Li	0	0	1	0	0	0	0	1	0	0
Air-conditioning Appliances Schedule 空調設備												
1.0HP wall mounted VRV Air Conditioner 1匹掛牆式變頻空調室內機	Daikin 大金	FXAQ25PVE	3	1	1	3	3	3	3	1	1	2
1.25HP wall mounted VRV Air Conditioner 1.25匹掛牆式變頻空調室內機	Daikin 大金	FXAQ32PVE	0	1	0	3	0	0	3	0	1	1
2.0HP wall mounted VRV Air Conditioner 2匹掛牆式變頻空調室內機	Daikin 大金	FXAQ50PVE	1	0	0	0	1	1	0	0	0	1
2.5HP wall mounted VRV Air Conditioner 2.5匹掛牆式變頻空調室內機	Daikin 大金	FXAQ63PVE	0	1	1	0	0	0	0	1	1	0

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

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule 設備表

Appliance 設備	Brand Name 品牌	Model No. 型號	Block 8 低座第八座	Block 9 低座第九座	Block 10 低座第十座	Block 11 低座第十一座	Block 12 低座第十二座	Block 15 低座第十五座	Block 16 低座第十六座
			All Units 全部單位						
Kitchen and Bathroom Appliances Schedule 廚房及浴室設備									
Cooker Hood 抽油煙機	Miele 美諾	DA 2906	1	1	1	1	1	1	1
Gas Hob 煤氣煮食爐	Miele 美諾	KM 3014	1	1	1	1	1	1	1
Combi Oven 組合焗爐	Miele 美諾	H 6200 BM	1	1	1	1	1	1	1
Washer & Dryer 洗衣乾衣機	Miele 美諾	WT 2798 i WPM (S/S)	1	1	1	1	1	1	1
Refrigerator 雪櫃	Miele 美諾	KS 37472 iD	1	1	1	1	1	1	1
Freezer 電冰櫃	Miele 美諾	FNS 37402 i	1	1	1	1	1	1	1
Dishwasher 洗碗機	Miele 美諾	G 6260 SCVi	1	1	1	1	1	1	1
Wine Conditioning Unit 酒櫃	Miele 美諾	KWT 6321 UG	1	1	1	1	1	1	1
Steam Oven 蒸爐	Miele 美諾	DG 6030	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140A	4	3	4	3	3	4	4
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140B	0	1	0	1	1	1	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 200B	1	1	1	1	1	1	1
Water Heater Appliances Schedule 熱水爐設備									
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	2	2	2	2	2	2	2
Air-conditioning Appliances Schedule 空調設備									
1.0HP Indoor Unit VRV Air Conditioner 1匹隱蔽管道式變頻空調室內機	Daikin 大金	FXDQ25PBVE	1	1	1	1	1	0	0
1.5HP Indoor Unit VRV Air Conditioner 1.5匹隱蔽管道式變頻空調室內機	Daikin 大金	FXDQ40NBVE	2	2	2	1	1	2	2
2.0HP Indoor Unit VRV Air Conditioner 2匹隱蔽管道式變頻空調室內機	Daikin 大金	FXDQ50NBVE	0	0	1	4	4	1	1
2.5HP Indoor Unit VRV Air Conditioner 2.5匹隱蔽管道式變頻空調室內機	Daikin 大金	FXDQ63NBVE	3	3	2	0	0	4	4
1.0HP Well Mounted VRV Air Conditioner 1匹掛牆式變頻空調室內機	Daikin 大金	FXAQ25PVE	1	1	1	1	1	1	1

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Provisions 裝置	Tower 3 大廈第三座									
		2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F and 35/F to 37/F 二樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十七樓									
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位
Living Room and Dining Room 客廳及飯廳	Twin Socket Outlet 雙位電插座	4	4	3	4	4	4	4	3	4	4
	TV Outlet 電視天線插座	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch 單位單路燈掣	2	2	1	1	3	3	1	1	2	2
	1 Gang 2 Way Lighting Switch 單位雙路燈掣	-	-	-	2	-	-	2	-	-	-
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	2	2	1	2	2	2	2	1	2	2
	2 Gang 2 Way Lighting Switch 雙位雙路燈掣	2	2	2	2	2	2	2	2	2	2
	Double Pole Switch 雙極開關掣	4	4	3	5	5	5	5	3	4	4
	Lighting Point 照明燈位	3	3	1	4	4	4	4	1	3	3
Master Bedroom 主人睡房	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2
	TV Outlet 電視天線插座	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	1	1	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	-	-	1	1	-	-	1	1	-	-
	Double Pole Switch 雙極開關掣	1	1	2	2	1	1	2	2	1	1
	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1
Bedroom 1 睡房 1	Twin Socket Outlet 雙位電插座	2	2	-	2	2	2	2	-	2	2
	TV Outlet 電視天線插座	1	1	-	1	1	1	1	-	1	1
	Telephone Outlet 電話插座	1	1	-	1	1	1	1	-	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	-	1	1	1	1	-	1	1
	Double Pole Switch 雙極開關掣	1	1	-	1	1	1	1	-	1	1
	Lighting Point 照明燈位	1	1	-	1	1	1	1	-	1	1
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座	-	-	-	2	-	-	2	-	-	-
	TV Outlet 電視天線插座	-	-	-	1	-	-	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	1	-	-	1	-	-	-
	1 Gang 1 Way Lighting Switch 單位單路燈掣	-	-	-	1	-	-	1	-	-	-
	Double Pole Switch 雙極開關掣	-	-	-	1	-	-	1	-	-	-
	Lighting Point 照明燈位	-	-	-	1	-	-	1	-	-	-
Bathroom 1 浴室 1	Single Socket Outlet 單位電插座	1	1	-	1	1	1	1	-	1	1
	Fused Spur Unit 保險絲電源接線位	1	1	-	1	1	1	1	-	1	1
	Gas Water Heater / Electric Water Heater Controller 煤氣熱水爐 / 電熱水爐遙控器	1	1	-	1	1	1	1	-	1	1
	Lighting Point 照明燈位	4	5	-	4	5	5	4	-	5	4
Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	-	-	1	1	-	-	1	1	-	-
	Fused Spur Unit 保險絲電源接線位	-	-	1	1	-	-	1	1	-	-
	Gas Water Heater / Electric Water Heater Controller 煤氣熱水爐 / 電熱水爐遙控器	-	-	1	1	-	-	1	1	-	-
	Lighting Point 照明燈位	-	-	5	5	-	-	5	5	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Provisions 裝置	Tower 3 大廈第三座									
		2/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F and 35/F to 37/F 二樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十七樓									
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位
Kitchen / Open Kitchen 廚房/開放式廚房	Single Socket Outlet 單位電插座	3	3	3	3	3	3	3	3	3	3
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2
	Fused Spur Unit 保險絲電源接線位	4	4	2	4	4	4	4	2	4	4
	Connection Unit 電源接駁點	-	-	1	-	-	-	-	1	-	-
	Gas Water Heater Connection Point 煤氣熱水爐接駁點	1	1	-	1	1	1	1	-	1	1
	Gas Hob Connection Point 煤氣煮食爐接駁點	1	1	-	1	1	1	1	-	1	1
	Electric Water Heater Connection Point 電熱水爐接駁點	-	-	1	-	-	-	-	1	-	-
	Lighting Point 照明燈位	5	4	4	5	5	5	5	4	4	5
	Single-Phase Miniature Circuit Breaker Board 單相配電箱	-	1	-	-	1	1	-	-	1	-
	Three-Phase Miniature Circuit Breaker Board 三相配電箱	-	-	1	-	-	-	-	1	-	-
	Water Inlet Connection Point for Washing Machine 洗衣機來水接駁點	1	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水接駁點	1	1	1	1	1	1	1	1	1	1
Store 儲物房	Single Socket Outlet 單位電插座	1	-	-	1	-	-	1	-	-	1
	Double Pole Switch 雙極開關掣	1	-	-	1	-	-	1	-	-	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	-	-	1	-	-	1	-	-	1
	Lighting Point 照明燈位	1	-	-	1	-	-	1	-	-	1
	Single Phase Miniature Circuit Breaker Board 單相配電箱	1	-	-	1	-	-	1	-	-	1
Balcony 露台	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1

Location 位置	Provisions 裝置	Tower 3 大廈第三座									
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位
Roof 天台	Waterproof Single Socket Outlet 防水單位電插座	-	-	-	1	-	-	1	-	-	-
	Lighting Point 照明燈位	-	-	-	4	-	-	4	-	-	-
	Waterproof 1 Gang 1 Way Lighting Switch 防水單位單路燈掣	-	-	-	1	-	-	1	-	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Provisions 裝置	Tower 5 大廈第五座 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 36/F 三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓									
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位
Living Room and Dining Room 客廳及飯廳	Twin Socket Outlet 雙位電插座	4	4	3	4	4	4	4	3	4	4
	TV Outlet 電視天線插座	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch 單位單路燈掣	2	2	1	1	3	3	1	1	2	2
	1 Gang 2 Way Lighting Switch 單位雙路燈掣	-	-	-	2	-	-	2	-	-	-
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	2	2	1	2	2	2	2	1	2	2
	2 Gang 2 Way Lighting Switch 雙位雙路燈掣	2	2	2	2	2	2	2	2	2	2
	Double Pole Switch 雙極開關掣	4	4	3	5	5	5	5	3	4	4
	Lighting Point 照明燈位	3	3	1	4	4	4	4	1	3	3
Master Bedroom 主人睡房	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2
	TV Outlet 電視天線插座	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	1	1	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	-	-	1	1	-	-	1	1	-	-
	Double Pole Switch 雙極開關掣	1	1	2	2	1	1	2	2	1	1
	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1
Bedroom 1 睡房 1	Twin Socket Outlet 雙位電插座	2	2	-	2	2	2	2	-	2	2
	TV Outlet 電視天線插座	1	1	-	1	1	1	1	-	1	1
	Telephone Outlet 電話插座	1	1	-	1	1	1	1	-	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	-	1	1	1	1	-	1	1
	Double Pole Switch 雙極開關掣	1	1	-	1	1	1	1	-	1	1
	Lighting Point 照明燈位	1	1	-	1	1	1	1	-	1	1
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座	-	-	-	2	-	-	2	-	-	-
	TV Outlet 電視天線插座	-	-	-	1	-	-	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	1	-	-	1	-	-	-
	1 Gang 1 Way Lighting Switch 單位單路燈掣	-	-	-	1	-	-	1	-	-	-
	Double Pole Switch 雙極開關掣	-	-	-	1	-	-	1	-	-	-
	Lighting Point 照明燈位	-	-	-	1	-	-	1	-	-	-
Bathroom 1 浴室 1	Single Socket Outlet 單位電插座	1	1	-	1	1	1	1	-	1	1
	Fused Spur Unit 保險絲電源接線位	1	1	-	1	1	1	1	-	1	1
	Gas Water Heater / Electric Water Heater Controller 煤氣熱水爐 / 電熱水爐遙控器	1	1	-	1	1	1	1	-	1	1
	Lighting Point 照明燈位	4	5	-	4	5	5	4	-	5	4
Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	-	-	1	1	-	-	1	1	-	-
	Fused Spur Unit 保險絲電源接線位	-	-	1	1	-	-	1	1	-	-
	Gas Water Heater / Electric Water Heater Controller 煤氣熱水爐 / 電熱水爐遙控器	-	-	1	1	-	-	1	1	-	-
	Lighting Point 照明燈位	-	-	5	5	-	-	5	5	-	-

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Provisions 裝置	Tower 5 大廈第五座 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 36/F 三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至 三十六樓									
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit K K單位
Kitchen / Open Kitchen 廚房/開放式廚房	Single Socket Outlet 單位電插座	3	3	3	3	3	3	3	3	3	3
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2
	Fused Spur Unit 保險絲電源接線位	4	4	2	4	4	4	4	2	4	4
	Connection Unit 電源接駁點	-	-	1	-	-	-	-	1	-	-
	Gas Water Heater Connection Point 煤氣熱水爐接駁點	1	1	-	1	1	1	1	-	1	1
	Gas Hob Connection Point 煤氣煮食爐接駁點	1	1	-	1	1	1	1	-	1	1
	Electric Water Heater Connection Point 電熱水爐接駁點	-	-	1	-	-	-	-	1	-	-
	Lighting Point 照明燈位	5	4	4	5	5	5	5	4	4	5
	Single Phase Miniature Circuit Breaker Board 單相配電箱	-	1	-	-	1	1	-	-	1	-
	Three Phase Miniature Circuit Breaker Board 三相配電箱	-	-	1	-	-	-	-	1	-	-
	Water Inlet Connection Point for Washing Machine 洗衣機來水接駁點	1	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水接駁點	1	1	1	1	1	1	1	1	1	1
Store 儲物房	Single Socket Outlet 單位電插座	1	-	-	1	-	-	1	-	-	1
	Double Pole Switch 雙極開關掣	1	-	-	1	-	-	1	-	-	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	-	-	1	-	-	1	-	-	1
	Lighting Point 照明燈位	1	-	-	1	-	-	1	-	-	1
	Single Phase Miniature Circuit Breaker Board 單相配電箱	1	-	-	1	-	-	1	-	-	1
Balcony 露台	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Provisions 裝置	Block 8 低座第八座	Block 9 低座第九座	Block 10 低座第十座	Block 11 低座第十一座	Block 12 低座第十二座	Block 15 低座第十五座	Block 16 低座第十六座
		All Units 全部單位					All Duplex Units 全部複式單位	
Living Room and Dining Room 客廳及飯廳	Twin Socket Outlet 雙位電插座	4	4	4	4	4	6	6
	TV Outlet 電視天線插座	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	2	2	2	2	3	3
	1 Gang 2 Way Lighting Switch 單位雙路燈掣	2	2	2	2	2	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	2	2	2	2	2	1	1
	2 Gang 2 Way Lighting Switch 雙位雙路燈掣	2	-	-	2	2	-	-
	Double Pole Switch 雙極開關掣	6	6	6	6	6	7	7
	Lighting Point 照明燈位	4	5	5	4	4	5	5
	3 Gang 2 Way Lighting Switch 三位雙路燈掣	-	2	2	-	-	2	2
Corridor 走廊	1 Gang 2 Way Lighting Switch 單位雙路燈掣	-	-	-	-	-	3	3
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	-	-	-	-	-	1	1
	Lighting Point 照明燈位	-	-	-	-	-	3	3
	Double Pole Switch 雙極開關掣	-	-	-	-	-	1	1
Master Bedroom 主人睡房	Twin Socket Outlet 雙位電插座	3	3	3	3	3	3	3
	TV Outlet 電視天線插座	1	1	1	1	1	2	2
	Telephone Outlet 電話插座	1	1	1	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1	1	1	1	1	1	1
	Double Pole Switch 雙極開關掣	2	2	2	2	2	2	2
	Lighting Point 照明燈位	2	2	2	1	1	4	4
Bedroom 1 睡房 1	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2
	TV Outlet 電視天線插座	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	-	1	1	-	-	-	-
	Double Pole Switch 雙極開關掣	1	2	2	1	1	1	1
	Lighting Point 照明燈位	1	1	2	1	1	2	2
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2
	TV Outlet 電視天線插座	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	1	1	1	1
	Double Pole Switch 雙極開關掣	1	1	1	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1	1	2	2
Bedroom 3 睡房 3	Twin Socket Outlet 雙位電插座	3	2	2	2	2	2	2
	Telephone Outlet 電話插座	1	1	1	1	1	1	1
	TV Outlet 電視天線插座	1	1	1	1	1	2	2
	1 Gang 1 Way Lighting Switch 單位單路燈掣	1	1	1	1	1	1	1
	2 Gang 1 Way Lighting Switch 雙位單路燈掣	1	-	-	1	1	1	1
	Double Pole Switch 雙極開關掣	2	1	1	2	2	2	2
	Lighting Point 照明燈位	3	1	1	2	2	2	2

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Provisions 裝置	Block 8 低座第八座	Block 9 低座第九座	Block 10 低座第十座	Block 11 低座第十一座	Block 12 低座第十二座	Block 15 低座第十五座	Block 16 低座第十六座
		All Units 全部單位					All Duplex Units 全部複式單位	
Bathroom 1 浴房 1	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1
	Fused Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐遙控器	1	1	1	1	1	1	1
	Lighting Point 照明燈位	5	5	5	5	5	5	5
Bathroom 2 浴房 2	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1
	Fused Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐遙控器	1	1	1	1	1	1	1
	Lighting Point 照明燈位	5	5	5	5	5	5	5
Master Bathroom 主人浴房	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1
	Fused Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐遙控器	1	1	1	1	1	1	1
	Lighting Point 照明燈位	6	7	6	7	7	8	8
Kitchen 廚房	Single Socket Outlet 單位電插座	8	8	8	8	8	8	8
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2
	Fused Spur Unit 保險絲電源接線位	4	4	4	4	4	4	4
	Gas Water Heater Connection Point 煤氣熱水爐接駁點	2	2	2	2	2	2	2
	Gas Hob Connection Point 煤氣煮食爐接駁點	1	1	1	1	1	1	1
	Lighting Point 照明燈位	7	6	7	5	5	9	9
	Double Pole Switch 雙極開關掣	1	1	1	1	1	1	1
	Water Inlet Connection Point for Washing Machine 洗衣機來水接駁點	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水接駁點	1	1	1	1	1	1	1
	Water Inlet Connection Point for Dishwasher 洗碗機來水接駁點	1	1	1	1	1	1	1
	Water Outlet Connection Point for Dishwasher 洗碗機去水接駁點	1	1	1	1	1	1	1
Store Room 儲物房	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1
	Double Pole Switch 雙極開關掣	2	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch 單位單路燈掣	2	2	2	2	2	2	2
	Lighting Point 照明燈位	1	1	1	1	1	1	1
	Three Phase Miniature Circuit Breaker Board 三相配電箱	1	1	1	1	1	1	1
Store Room Lavatory 儲物房洗手間	Fused Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1	1	1	1
Powder Room 化妝室	Fused Spur Unit 保險絲電源接線位	-	-	-	-	-	1	1
	Lighting Point 照明燈位	-	-	-	-	-	2	2
Balcony 露台	Lighting Point 照明燈位	1	1	1	1	1	1	1
Lift Lobby 升降機大堂	Door Button 門鈴按鈕	-	1	1	1	1	1	1
	Lighting Point 照明燈位	-	2	2	2	2	2	2
	Exit Sign 出口指示牌 #	-	1	1	1	1	1	1
Refuse Room 垃圾房	Lighting Point 照明燈位	-	1	1	1	1	1	1
	1 Gang 1 Way Lighting Switch 單位單路燈掣	-	1	1	1	1	1	1

Note: # E&M provisions supplied by public electricity should be switched on for daily operation.
附註: # 由公用電力供電的機電裝置必須開啓供日常運作之用。

24 SERVICE AGREEMENTS
服務協議

Potable and flushing water are 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。

25 GOVERNMENT RENT
地稅

The vendor (Owner) is liable for the Government rent payable for the specified residential property up to and including the date of the assignment of that specified residential property.

賣方（擁有人）有法律責任繳付該指明住宅物業直至該指明住宅物業的業權轉讓日期(包括該日)為止的地稅。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

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

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

附註：
在交付時，買方須根據公契向發展項目的管理人（而非擁有人）支付清理廢料的費用。

27 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 specified residential property, remedy any defects to the 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指明住宅物業之買賣成交日期後的六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。

28 MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

29 MODIFICATION
修訂

Not Applicable

不適用

30 WEBSITE OF THE DEVELOPMENT
發展項目的互聯網網址

The address of the website designated by the Vendor for the Development for the purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance:
www.onekt.com.hk/TWO

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.onekt.com.hk/TWO

31 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. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.
於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		Area (sq.m.) 面積 (平方米)
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		
1.(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	6,838.557
2.	**Plant rooms and similar services 機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	344.23
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	2,385.813
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	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		
3.	Balcony 露台	696.260
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.	Utility platform 工作平台	Not Applicable 不適用
10.	Noise barrier 隔音屏障	Not Applicable 不適用

		Area (sq.m.) 面積 (平方米)
Amenity Features 適意設施		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 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、業主立案法團辦公室	65.894
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	1,845.866
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	567.682
14.	Horizontal screens/covered walkways, trellis 橫向屏障 / 有蓋人行道、花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機井道	739.844
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	22.227
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	1,861.337
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	Not Applicable 不適用

		Area (sq.m.) 面積 (平方米)
Other Exempted Items 其他項目		
23.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
24.(#)	Other projections 其他伸出物	Not Applicable 不適用
25.	Public transport terminus 公共交通總站	Not Applicable 不適用
26.(#)	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not Applicable 不適用
28.(#)	Public passage 公眾通道	175.119
29.	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	Not Applicable 不適用

Note 附註:
The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.
上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

The 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。

32 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRE-SALE 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

(i) The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase ("ASP") to the effect that other than entering into a mortgage or charge referred to in Condition No. (10) of the consent letter issued by the Director of Lands under Special Condition 14 of the Government Grant, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the ASP, sub-sell that Residential Unit or Parking Space or transfer the benefit of the ASP 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; and

(ii) If the Vendor, at the request of the purchaser under an ASP, agrees (at its own discretion) to cancel the ASP or the obligations of the purchaser under the ASP, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the ASP 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 ASP; and

(iii) The Vendor 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 Government Grant up to and including the date of the respective Assignments to the purchasers; and

(iv) The purchaser who has signed an ASP has the right of access to and will, upon his request, be provided with a hard copy of an updated record of 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; and

(v) Condition Nos (1), (2), (3), (4), (5), (6) and (7) of the Hong Kong Property for Hong Kong People Consent letter ("Consent") issued under Special Condition No. (16)(a) of the Government Grant:

Eligibility criteria

(1) The purchaser of each Residential Unit must be a person or persons under either of this Condition No. (1)(a) or (1)(b):
- (a) the person, or each of the persons, is a holder of a valid permanent identity card as defined by section 1A of, and issued under, the Registration of Persons Ordinance ("Hong Kong Permanent Identity Card"); or
- (b) (i) persons consisting of
  - (I) at least one, or more than one, person who is a holder of a valid Hong Kong Permanent Identity Card; and
  - (II) one, or more than one, person who is not a holder of a valid Hong Kong Permanent Identity Card; and
  - (ii) all those persons are closely related; and
  - (iii) in this Condition No. (1)(b) and Condition No. (4)(a)(i), two or more than two persons are closely related if:
    - (I) where there are two persons, one of them is the parent, spouse, child, brother or sister of the other; or
    - (II) where there are more than two persons, each of them is a parent, spouse, child, brother or sister of each of the others.

Beneficial owner

(2) The purchaser of a Residential Unit shall purchase that Residential Unit in his/their own name only and as the beneficial owner(s).

Proof of Eligibility

(3) Adequate proof must be produced to the satisfaction of the Vendor that the purchaser satisfies the eligibility requirements under Condition No. (1) before the signing of a Preliminary Agreement for Sale and Purchase ("PASP") of a Residential Unit.

Persons entitled to enter into ASP

(4) (a) Only the person who signed a PASP is permitted to sign the relevant ASP, but additional person(s) may join in the relevant ASP on condition that:
- (i) adequate proof is produced to the satisfaction of the Vendor that the person who signed the PASP and such additional person(s) are closely related and that such additional person(s) satisfy(ies) the eligibility requirements under Condition No. (1)(a) or (1)(b), and that all of the person who signed the PASP and such additional person(s) sign the relevant ASP as purchasers personally; and
- (ii) such additional person(s) make(s) the required statutory declaration(s) within the time period in accordance with Condition No. (6)(a).

Signing of ASP or Assignment

(b) No attorney, trustee or nominee of any kind of a purchaser can be accepted by the Vendor for the purpose of signing any ASP or Assignment in respect of any Residential Unit.

No transfer of ASP of Residential Unit

(5) (a) Other than entering into a mortgage or charge as set out in Condition No. (5)(b), the purchaser under an ASP of a Residential Unit must not nominate any person to take up the Assignment of that Residential Unit specified in the ASP, sub-sell that Residential Unit or transfer the benefit of the ASP of that Residential Unit (whether by way of direct or indirect reservation, right of first refusal, option, trust, power of attorney or any other method, arrangement or document of any description, conditional or unconditional) or enter into any agreement to do so before completion of the sale and purchase and execution of the Assignment. The Assignment of that Residential Unit must be made in favour of the purchaser who signed the ASP of that Residential Unit.

(b) The Vendor may give the purchaser under an ASP of a Residential Unit the liberty, at any time before completion of the sale and purchase, to mortgage or charge that Residential Unit specified in the ASP but only in favour of authorized institutions as defined in section 2 of the Banking Ordinance ("Authorized Institutions"), The Hong Kong Mortgage Corporation Limited, mortgage insurance companies partnering with the Authorized Institutions, or The Financial Secretary Incorporated incorporated under the Financial Secretary Incorporation Ordinance (collectively, the "Specified Institutions" and each a "Specified Institution") and, in the case of second mortgage or charge, in addition to the Specified Institutions, also the Vendor; and each mortgage or charge, including second mortgage or charge, of that Residential Unit must contain provision(s) to the effect that: -
- (i) the exercise by the mortgagee or chargee of the power to sell, lease or otherwise dispose of the Residential Unit shall be subject to compliance with Special Condition No. (16)(a) of the Government Grant; and
- (ii) the mortgagee or chargee shall not assign or transfer the mortgage or charge, or (as the case may be) the second mortgage or charge, of the Residential Unit or any benefit of such mortgage or charge or (as the case may be) second mortgage or charge, of the Residential Unit or enter into any agreement to do so unless the assignment or transfer is made or given in favour of a Specified Institution.

Statutory declaration by purchaser

(6) (a) The purchaser, and where the purchaser comprises two or more persons, each purchaser, of a Residential Unit shall make a statutory declaration to substantiate Condition Nos. (1) and (2) within 5 working days (within the meaning given by section 2 of the Residential Properties (First-hand Sales) Ordinance) after the date on which the relevant PASP is signed and in any event before the ASP is signed in the form as follows:-

(i) where the purchaser, or each of the purchasers, is a holder of a valid Hong Kong Permanent Identity Card, each and every such person shall make a statutory declaration in Hong Kong under the Oaths and Declarations Ordinance in the form marked Form A annexed to the Consent;

(ii) where the purchasers consist of any person who is not a holder of a valid Hong Kong Permanent Identity Card:

(I) each and every person who is a holder of a valid Hong Kong Permanent Identity Card shall make a statutory declaration in Hong Kong under the Oaths and Declarations Ordinance in the form marked Form B annexed to the Consent; and

(II) each and every person who is not a holder of a valid Hong Kong Permanent Identity Card shall make a statutory declaration in Hong Kong under the Oaths and Declarations Ordinance in the form marked Form C annexed to the Consent.

(b) The Vendor must provide to the Legal Advisory and Conveyancing Office of the Lands Department ("LACO") on a calendar monthly basis a certified true copy of each statutory declaration made under the above Condition Nos.(6)(a)(i), (6)(a)(ii)(I) or (6)(a)(ii)(II) by the sole purchaser/all purchasers of each Residential Unit in respect of which ASP has been entered into during the preceding month. Each monthly submission must be made to LACO on or before the 15th day of the month following the calendar month to which such monthly submission relates. The first monthly submission must be made to LACO on or before the 15th December 2016.

Certificates in ASP and Assignment

(7) Each of the ASP and the Assignment shall contain a certificate by a solicitor as defined in section 2 of the Legal Practitioners Ordinance in the following terms: -

"I, [*insert name of solicitor*] of [*insert name of solicitor's firm acting for the Purchaser*], hereby certify that to the best of my information, knowledge and belief: -

(a) [*insert name(s) of purchaser(s)*], being [*the Purchaser*]/[*insert the appropriate number] of the Purchasers*] in this [*Agreement/Assignment*] [*is a holder/ are holders*] of Hong Kong Permanent Identity Card[s]; and

(b) [*the Purchaser/each of the Purchasers*] in this [*Agreement/Assignment*] has made the required statutory declaration in accordance with the conditions of the consent letter issued by the Director of Lands under Special Condition No.(16)(a) of the Government Grant affecting the property named in this [*Agreement Assignment*] and such statutory declaration(s) [*has/have*] been placed with the other land documents of the property on or before completion.

Signature : ".

(vi) The following is a warning to the purchaser of any Residential Unit : -

(I) it is a requirement under the PASP that each purchaser of a Residential Unit must make a statutory declaration in accordance with Condition No. (6)(a) of the Consent ; and

(II) if the purchasers of a Residential Unit consist of any person who is not a holder of a valid Hong Kong Permanent Identity Card, all purchasers of that Residential Unit are required to exhibit supporting documents in their statutory declarations to prove that they are closely related; and

(III) the purchasers of a Residential Unit should ensure that they are able to make the required statutory declarations within 5 working days (within the meaning given by section 2 of the Residential Properties (First-hand Sales) Ordinance) after the date on which they enter into a PSAP and in any event before the ASP is signed, failing which the PASP is terminated and the Preliminary Deposit is forfeited; and

(vii) the Development and the other development intended to be known as One Kai Tak (I) 啟德1號(I)("the Other Development") now being constructed or to be constructed on New Kowloon Inland Lot No. 6516 ("the Other Land") are two different developments on two different lots under two different land grants and that the areas and facilities of the Development should only be serving and used by the residents and occupiers of the land while the areas and facilities of the Other Development should only be serving and used by the residents and occupiers of the Other Land; and

(viii) (I) Special Condition (7)(a)(iv) of the Government Grant provides that the total number of residential units erected or to be erected on the Lot shall not be less than 600.

(II) Clause (54) of The Fourth Schedule of the approved form Deed of Mutual Covenant and Management Agreement for the Development returned with the approval letter dated the 2nd November 2016 setting out the followings:

(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in the Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

(b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent referred to in (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.

(III) The total number of residential units provided in the Development is 624.

(IV) The above information (I), (II) and (III) has been set out in the footnote to each floor plan in this sales brochure.

(ix) Special Condition (38) of the land grant provides that:-

(a) The Grantee shall throughout the period during which the multi-storey building erected or to be erected, subject to compliance with the terms and requirements herein contained, on or partly on the Lot in accordance with the building plans approved or to be approved by the Building Authority under Buildings Department Reference No. BD 2/4025/14 (hereinafter referred to as "the Multi-Storey Building") permit all members of the public at all time for all lawful purposes freely and without payment of whatsoever nature to pass and re-pass on foot or by wheelchairs or prams only 24 hours a day along, to, from, by, through and over all those portions of the Lot delineated and shown coloured green cross-hatched black edged red and green cross-hatched black on -the plan annexed to and described in the Third Schedule to the Deed of Dedication dated the 19th October 2016 extending to a clear height of not less than 4.2 metres above ground level (which portions are hereinafter referred to as "the Dedicated Areas").

(b) The right of passage referred to in sub-clause (a) of this Special Condition is a right of pedestrian passage only and no vehicles (except wheelchairs or prams) shall have any right of access to or passage over the Dedicated Areas Provided however that the vehicles of the Fire Services Department shall have the right of access to or passage over that portion of the Dedicated Areas described in paragraph (2) of the Third Schedule to the said Deed of Dedication and shown and coloured green cross-hatched black edged red on the plan annexed thereto for the purpose of emergency vehicular access to and from the Lot.

(c) The Grantee shall at its own cost and expense pave, form, surface, channel and drain the Dedicated Areas to the satisfaction of the Director of Buildings and within such time as the Director of Buildings may in his absolute discretion consider desirable.

(d) After completion of all paving, formation, surfacing, channelling and drainage works, the Grantee shall at its own cost and expense maintain repair and when necessary renew the surfacing of the Dedicated Areas all to the satisfaction of the Government and at such time as the Government may in its absolute discretion consider desirable. The Grantee shall not carry out any works of whatsoever nature which may affect the surfacing of the Dedicated Areas except with the prior written consent of the Director of Buildings and subject to such terms and conditions as he may impose in his absolute discretion.

(e) In the event of any failure of the Grantee to pave, form, surface, channel and drain the Dedicated Areas in accordance with sub-clause (c) of this Special Condition and thereafter to maintain, repair and when necessary renew the surfacing of the Dedicated Areas in accordance with sub-clause (d) of this Special Condition, it shall be lawful for the Government acting by its servants, agents or contractors to enter the Dedicated Areas and carry out such paving, formation, surfacing, channelling, drainage works, maintenance, repair and renewal works and the cost of all such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.

(f) The Grantee shall throughout the period during which the Multi-Storey Building shall be situated on the Lot keep and maintain the Dedicated Areas free of any obstruction of whatsoever nature (other than obstruction caused by the Government its servants agents or contractors in connection with any works being carried out by or on behalf of the Government) at the Grantee's own cost and expense and shall if and when called upon to do so by the Director of Buildings remove any obstruction from the Dedicated Areas as the Director of Buildings may require. The decision of the Director of Buildings as to what constitutes an obstruction shall be conclusive and binding on the Grantee.

(g) In the event of the failure on the part of the Grantee to remove any obstruction in accordance with sub-clause (f) of this Special Condition it shall be lawful for the Government acting by its servants agents or contractors to enter the Dedicated Areas and carry out such works as the Director of Buildings may in his absolute discretion consider necessary to make good such failure and the cost of all such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.

(h) The Grantee shall display notices stating that the Dedicated Areas are designated for the purpose of public pedestrian passage and emergency vehicular access as referred to in sub-clause (b) of this Special Condition and the particulars of the party responsible for the management of the Dedicated Areas (hereinafter referred to as "the Notices") in prominent positions within the Dedicated Areas to the satisfaction of the Director of Buildings. The type, size, design, wording and locations of the Notices shall be subject to the prior written approval of the Director of Buildings. The Grantee shall throughout the period during which the Multi-Storey Building shall be situated on the Lot at its own cost and expense maintain the Notices in good condition to the satisfaction of the Director of Buildings. In the event of the failure on the part of the Grantee to maintain the Notices, the Director of Buildings may carry out the maintenance work of the Notices and the Grantee shall on demand repay to the Government the cost thereof (such cost shall include supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers). A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such work."

Please also refer to information on the Dedicated Area set out in "Information on Public Facilities and Public Open Space" in this Sales Brochure.

32 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRE-SALE 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

(i) 買方須於正式買賣合約(「買賣合約」)下與賣方約定，以達致除根據由地政總署署長依據批地文件特別條件第14條發出之同意書第10條條件訂立按揭或押記外，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；及

(ii) 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）；及

(iii) 賣方將會或已經（視屬何情況而定）支付所有就有關土地上正在興建中之發展項目於批地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；及

(iv) 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作出該要求之月份前一個月完結時已支出和繳付之總建築費用及總專業費用；及

(v) 根據批地文件特別條件第16(a)條發出之港人港地同意書（「同意書」）第(1), (2), (3), (4), (5), (6)及(7)條件:

合資格準則 (1) 每個住宅單位的買方必須是一名人士或多名人士符合第(1)(a)或(1)(b)條條件：
- (a) 該人士，或每名人士，為根據《人事登記規例》第1A條發出的有效之永久性居民身分證(「香港永久性居民身份證」) 的持有人；或
- (b) (i) 如買方由多名人士組成，並包括：
  - (I) 至少一名或一名以上的人士是有效之香港永久性居民身份證的持有人；及
  - (II) 一名或一名以上的人士不是有效之香港永久性居民身份證的持有人；及
  - (ii) 所有提及的人士皆有近親關係；及
  - (iii) 在第(1)(b)及第(4)(a)(i)條條件中，兩名或兩名以上的人士為近親關係，如：
    - (I) 如其中兩名人士，其中一人是另一人的父母、配偶、子女、兄弟或姐妹；或
    - (II) 如有兩名以上人士，他們每個人分別是其他人士的父母、配偶、子女、兄弟或姐妹。

實益擁有人 (2) 一個住宅單位的買方應以他/他們自己的名義購買該住宅單位並作為該單位之實益擁有人。

符合資格證明 (3) 在簽署住宅單位的臨時買賣合約(“臨時買賣合約”)前，買方必須提供充足的證據證明買方符合第(1)條條件有關資格的要求，直至賣方滿意。

可簽署正式買賣合約的人士 (4) (a) 只有簽署臨時買賣合約的人士被允許簽署相關的正式買賣合約，其他額外人士在以下情況可以加入簽署相關的正式買賣合約：
- (i) 必須提供直至賣方滿意的充分證據證明簽署臨時買賣合約的人士與額外加入簽署的人士有近親關係，以及該等額外加入的人士符合第(1)(a)條條件或第(1)(b)條條件，及所有簽署臨時買賣合約的人士及該等額外加入的人士皆親身簽署正式買賣合約；及
- (ii) 該等額外人士必須按照第(6)(a)條條件的時限內作出法定聲明。

簽署正式買賣合約或樓契 (b) 賣方不接受買方之受權人、信托人或任何形式的被提名人代表買方簽署有關任何住宅單位之任何正式買賣合約或轉讓契。

不得轉讓住宅單位的正式買賣合約 (5) (a) 除根據第(5)(b)條條件訂立按揭或押記外，已簽署正式買賣合約的買方在買賣完成及簽署轉讓契前不得提名任何人士接受買賣合約指明之住宅單位之轉讓契、轉售該住宅單位或以任何形式轉移該住宅單位之買賣合約之權益(不論是以直接或間接的預留、優先購買權、期權、信託、授權或其他任何方式安排或任何種類的文件，有條件或是無條件)或為此訂立任何協議。住宅單位之轉讓契必須由簽署該住宅單位之正式買賣合約的買方接受。

(b) 賣方可根據正式買賣合約賦予買方權利，在指明住宅單位買賣完成前，可根據正式買賣合約抵押或押記該住宅單位予《銀行業條例》第2條所指的認可機構、香港按揭證券有限公司、與認可機構合夥經營的按揭保險公司，或根據《財政司司長法團條例》成立的財政司司長法團(以上每一所機構下稱「指定機構」)及若涉及第二抵押或押記，除可抵押或押記予指定機構外，該住宅單位之賣方。每一個有關該物業之按揭或押記，包括第二抵押或押記，必需包括下列條款 :-
- (i) 抵押權人或者承押記人行使出售、出租或以其他方式處置住宅單位的權力必須符合批地文件特別條件第(16)(a)條；及
- (ii) 抵押權人或者承押記人不得轉讓或轉移住宅單位之抵押或押記，或（視情況而定）第二按揭或押記，或該住宅單位之抵押或押記或（視情況而定）第二按揭或押記之任何權益或為此訂立任何協議，除非是轉讓或轉移予一所指定機構。

買家作出法定聲明 (6) (a) 住宅單位的買方及每位買方(如買方由2名或以上人士組成)須在訂立臨時買賣合約後五個工作日(具有《一手住宅物業銷售條例》(第621章)第2(1)條給予該詞的涵義)及在任何情況下簽訂正式買賣合約前，以下述形式作出法定聲明證明第1及2條條件:
- (i) 如買方，或每名買方，持有有效香港永久性居民身份證，每名該人士須於香港根據《宣誓及聲明條例》以同意書的附件A格式作出法定聲明；
- (ii) 如買方中包括任何非持有有效香港永久性居民身份證之人士：
  - (I) 每名及所有持有有效香港永久性居民身份證的人士須於香港根據《宣誓及聲明條例》以同意書的附件B格式作出法定聲明；及
  - (II) 每名及所有非持有有效香港永久性居民身份證的人士須於香港根據《宣誓及聲明條例》以同意書的附件C格式作出法定聲明；

(b) 賣方須每月向地政總署的法律諮詢及田土轉易處提供在上月簽署買賣合約的每個住宅單位的個人買方／所有買方按上述條件第(6)(a)(i)條，(6)(a)(ii)(I)條或(6)(a)(ii)(II)條所作出每份法定聲定的核證副本。每月須於十五號或之前向法律諮詢及田土轉易處提交，並緊接其相關月份。第一次提交須於2016年12月15日或之前提交。

正式買賣合約及轉讓契的證明文件 (7) 每份正式買賣合約及轉讓契須包含由《法律執業者條例》第2條中所定義的事務律師證明以下條款：
本人[*律師姓名*]為[*代表買方行事的律師事務所*]就“本人所知所信及所相信謹此證明：
- (a) [*買方姓名*]為本[*合約／轉讓契*]的買方／〔*買方人數*〕名買方並持有香港永久性居民身份證；及
- (b) 本[*合約／轉讓契*]的[*買方／每位買方*]已經根據地政總署署長按本[*合約／轉讓契*]所指明的物業的批地文件特別條件第16(a)條所發出的同意書的條件作出法定聲明，及該聲明已於成交或之前保存於該物業的其他土地文件之中。

簽署”

(vi) 以下是對任何住宅單位買方的警告:-
- (I) 臨時買賣合約規定每個住宅單位之每位買方必須根據「同意書」的第6(a)條條件作出法定聲明；及
- (II) 若一個住宅單位之買方當中有非香港永久性居民身分證持有人，該單位之所有買家須在所作出之法定聲明中展示支持文件以證明他們皆有近親關係；及
- (III) 一個住宅單位之買方須確定能於簽署臨時買賣合約之日期起計的五個工作天內(《一手住宅物業銷售條例》第二條給予該詞的涵義及在簽署買賣合約前作出所需之法定聲明，否則臨時買賣合約即告終止及臨時訂金即被沒收；及

32 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRE-SALE 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

(vii) 發展項目及已經或將會在新九龍內地段6516建造之另一擬被稱為One Kai Tak (I) 啟德1號(I)之發展項目(「另一發展項目」)為兩個建於兩個不同地段上並由兩份不同批地文件規管之獨立項目，發展項目之地方及設施只供其住客及佔用者享用，另一發展項目之地方及設施則只供另一發展項目住客及佔用者享用；及

(viii) (I) 批地文件特別條件第(7)(a)(iv)條規定，該地段已建或擬建的住宅單位總數不可少於600個。

(II) 連同2016年11月2日批准信送回已批核發展項目之大廈公契及管理協議第四附表第54條列明:

(a) 任何業主不得進行或准許或容受與任何住宅單位有關之任何工程，包括但不限於拆遷或改動任何間隔牆或地台或樓板或任何分區結構，以致住宅單位內部與相鄰的住宅單位連接，除非得到地政總署署長或不時替代他的其他政府機關的預先書面同意，地政總署署長或其他政府機關對該等同意之給予或保留有絕對酌情權，該等同意亦可附帶條款及條件（包括支付費用）。

(b) 管理人須在管理處存放由地政總署署長或不時替代他的其他政府機關提供之上述(a)段所述同意之資料紀錄給所有業主免費查閱及自費(合理費用)取得其副本，由此收取之所有費用記入特別基金之住宅帳項。

(III)項目提供的住宅單位總數為624。

(IV)以上(I)、(II)及(III)之資料已在本售樓說明書內樓面平面圖之附註列出。

(ix) 批地文件特別條件第(38)條規定:-

(a) 受本文所載的條款及條件所限，承授人須在根據建築事務監督批核的圖則(屋宇署參考編號BD2/4025/14)興建或將興建的多層大廈(以下稱為「多層大廈」)座落於此地段上或其部份的整個期間允許公眾在任何時間及為任何合法目的自由地及無須繳付任何形式的費用下每天24小時徒步、以輪椅或嬰兒車通過及再通過日期為2016年10月19日的撥予公眾使用的契約附表3中描述及夾附之圖則上以綠色間黑十字線加紅邊及綠色間黑十字線劃定及顯示的地方及從地面起計延伸淨高不得少於4.2米 (該部份以下稱為「撥予公眾用地」)。

(b) 本特別批地條件(a)次條所提及的經越權利只限於行人通道的權利，而車輛(除輪椅或嬰兒車外)無權進出或通過「撥予公眾用地」，除香港消防處車輛有權到達或通過描述於上述「撥予公眾使用」的契約附表3中第(2)段及夾附之圖則上以綠色間黑十字線加紅邊顯示之部份「撥予公眾用地」，並為達至緊急車輛往來該地段的目的。

(c) 承授人須以屋宇署署長滿意的方式及其酌情認為恰當的時間內自費鋪設、平整、平鋪、去水及為「撥予公眾用地」排污。

(d) 在所有鋪設、平整、平鋪、去水及排污工程完成後，承授人須以政府滿意的方式及政府酌情認為恰當的時間自費保養、維修及必要時翻新「撥予公眾用地」的表面。除非事前得到屋宇署署長書面同意及遵守其酌情認為恰當而訂立的條款及條件，承授人不得進行任何影響「撥予公眾用地」表面的工程。

(e) 倘承授人未有根據本特別批地條款(c)次條鋪設、平整、平鋪及為「撥予公眾用地」去水及排污，並在其後按本特別批地條件(d)次條保養、維修及在必要時翻新「撥予公眾用地」，政府可透過其員工、代理人或承建商合法地進入「撥予公眾用地」及進行該等鋪設、平整、平鋪、去水、排污、保養、維修及翻新工程，所有該等工程的費用(包括政府或其授權人士釐定的監督及經常性開支)須在政府要求時由承授人向政府支付。由屋宇署署長就該等工程費用所簽署之證明書將作定論。

(f) 承授人需在該多層大廈位於地段上的期間內自費維持及保養「撥予公眾用地」以免除任何形式的障礙 (政府及其員工、代理人或承建商因為政府或為政府而進行的工程而引致的障礙除外)，如果及當屋宇署署長要求時，承授人需移除「撥予公眾用地」的任何障礙。屋宇署署長對於甚麼構成障礙而作的決定為最終決定，並對承授人具約束力。

(g) 倘承授人未有根據本特別批地條件(f)次條移除任何障礙，政府有權合法通過其員工、代理或承建商進入「撥予公眾用地」以進行屋宇署署長酌情認為必要的補償工程，而承授人須在政府要求時支付所有該等工程的費用(包括政府或其授權人士釐定的監督及經常性開支)。由屋宇署署長就該等工程費用所簽署的證明書將作定論。

(h) 承授人於「撥予公眾用地」內的顯著位置須張貼通告述明「撥予公眾用地」為公眾行人通道及本特別批地條件(b)次條所述之緊急車輛通道及負責管理「撥予公眾用地」之單位的細節(以下稱為「通告」)，並達致屋宇署署長滿意。「通告」之類型、尺寸、設計、用詞及位置須得到屋宇署署長預先書面批准。承授人須在多層大廈位於地段上的整個期間自費維持「通告」在良好之狀況並達致屋宇署署長滿意。倘承授人未能保養「通告」的情況下，屋宇署署長可進行保養「 通告」的工程，所有該等工程的費用(包括政府或其授權人士釐定的監督及經常性開支)須在政府要求時由承授人向政府支付。由屋宇署署長就該等工程的費用所簽署之證明書將作定論。

有關「撥予公眾用地」的資料，亦請參照本售樓說明書內「公共設施及公眾休憩用地的資料」一節。

33 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。

34 DATE OF PRINTING
印製日期

23rd December 2016

2016年12月23日

35 EXAMINATION RECORDS
檢視紀錄

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
21st March 2017 2017年3月21日	11	Updated the "Location Plan" of the Development. 更新發展項目的「所在位置圖」。
	13	Updated the "Outline Zoning Plan" of the Development. 更新發展項目的「分區計劃大綱圖」。
	116	Updated the "Examination Records". 更新「檢視紀錄」。
19th June 2017 2017年6月19日	11	Updated the "Location Plan" of the Development. 更新發展項目的「所在位置圖」。
	16	Updated the "Outline Zoning Plan" of the Development. 更新發展項目的「分區計劃大綱圖」。
	18	Revised the "Layout Plan" of the Development. 更改發展項目的「布局圖」。
	58	Revised the "Floor Plan of Parking Spaces" in the Development. 更改發展項目的「停車位的樓面平面圖」。
	73-79	Revised the "Cross-section Plans" and the key plan of "Cross-section Plans in the Development. 更改發展項目的「橫截面圖」及「橫截面圖」示意圖。
	80-88	Revised the "Elevation Plans" and the key plan of "Elevation Plans" in the Development. 更改發展項目的「立面圖」及「立面圖」示意圖。
	116	Updated the "Examination Records". 更新「檢視紀錄」。
25th July 2017 2017年7月25日	11	Updated the "Location Plan" of the Development. 更新發展項目的「所在位置圖」。
	12	Updated the "Aerial Photograph" of the Development. 更新發展項目的「鳥瞰照片」。
	13 & 15	Updated the "Outline Zoning Plans" of the Development. 更新發展項目的「分區計劃大綱圖」。
	18	Updated the "Layout Plan" of the Development. 更新發展項目的「布局圖」。
	116	Updated the "Examination Records". 更新「檢視紀錄」。