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SALES BROCHURE 售樓説明書

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure 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

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

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

will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

- Check the Government land grant on whether individual owners are liable to pay Government rent.

- Check the DMC on whether animals can be kept in the residential property.

7. Information on Availability of Residential Properties for Selection at Sales Office

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video

recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
August 2017

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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓説明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

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

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓説明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

9. **買賣合約**

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價 **5%** 的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. **表達購樓意向**

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

11. **委託地產代理**

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

12. **委聘律師**

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

適用於一手未落成住宅物業

13. **預售樓花同意書**

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

14. **示範單位**

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. **預計關鍵日期及收樓日期**

- 查閱售樓説明書中有關發展項目的預計關鍵日期[3]。
  - 售樓説明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - ➢ 工人罷工或封閉工地；
    - ➢ 暴動或內亂；
    - ➢ 不可抗力或天災；
    - ➢ 火警或其他賣方所不能控制的意外；
    - ➢ 戰爭；或
    - ➢ 惡劣天氣。

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

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

其他相關聯絡資料：

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

運輸及房屋局
一手住宅物業銷售監管局
2017 年 8 月

2 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
Commune Modern

發展項目的名稱
囍逸

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
28 Wo Fung Street*
*The above provisional street number is subject to confirmation when the Development is completed.

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
和豐街二十八號*
* 此臨時門牌號數有待發展項目建成時確認。

The Development consists of one multi-unit building

發展項目包含一幢多單位建築物

Total number of storeys of the multi-unit building
24 storeys (including 1 storey of basement but excluding transfer plate, roof, mechanical floor and upper roof)

該幢多單位建築物的樓層的總數
二十四層(包括1層地庫但不包括轉換層、天台、機電設施層及上層天台)

Floor numbering in the multi-unit building as provided in the approved building plans for the Development
B/F, G/F, 1/F, 2/F, Mezzanine Floor, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F and R/F

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地庫、地下、一樓、二樓、閣樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓及天台

The omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F and 24/F are omitted

有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數
不設四樓、十三樓、十四樓及二十四樓

Refuge floor of the multi-unit building
Not applicable

該幢多單位建築物內的庇護層
不適用

The estimated material date for the Development, as provided by the Authorized Person for the Development
15 November 2018
"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).

由發展項目的認可人士提供的該發展項目的預計關鍵日期
二零一八年十一月十五日
「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。

3 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
Bright Land Development Limited

賣方
暉龍發展有限公司

Holding company of the Vendor
Tsim Sha Tsui Properties Limited
Sino Land Company Limited
King Chance Development Limited
Dwight Global Limited

賣方的控權公司
尖沙咀置業集團有限公司
信和置業有限公司
會連發展有限公司
Dwight Global Limited

The Authorized Person for the Development
Henry, Lai Chi Leung

發展項目的認可人士
賴志良

The firm or corporation of which the Authorized Person is a proprietor, director or employee in his or her professional capacity
Archiplus International (HK) Limited

該認可人士以其專業身份擔任經營人，董事或僱員的商號或法團
亞設貝佳國際(香港)有限公司

Building contractor for the Development
Wecon Construction & Engineering Limited

發展項目的承建商
偉工建築有限公司

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Woo Kwan Lee & Lo
Mayer Brown JSM
Chu & Lau

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
胡關李羅律師行
孖士打律師行
劉漢銓律師行

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
The Hongkong and Shanghai Banking Corporation Limited

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
香港上海匯豐銀行有限公司

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

已為發展項目的建造提供貸款的任何其他人
信和財務有限公司

4 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; 賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展項目的承建商屬個人，並屬就該發展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；	Not Applicable 不適用
(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; 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 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，而該發展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；	Not Applicable 不適用
(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; 賣方、賣方的控權公司或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該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；	Not Applicable 不適用
(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; 賣方、賣方的控權公司或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展項目的承建商屬法團，而該發展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；	Not Applicable 不適用
(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. 賣方或該發展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。	Not Applicable 不適用

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

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分之非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of each block is 150mm.
每幢大廈的非結構的預製外牆之厚度範圍為150毫米。

There will be no curtain walls forming part of the enclosing walls of the Development.
發展項目沒有構成圍封牆一部份的幕牆。

Schedule of total area of the non-structural prefabricated external walls forming part of the enclosing walls (as per each residential property)
構成圍封牆的一部分的非結構的預製外牆總面積表 (以每個住宅物業計)

Tower 大廈	Floor 樓層	Unit 單位	The total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 1 第一座	5/F 五樓	A	1.350
		B	0.626
		C	0.641
		D	0.478
		E	0.504
		F	0.506
		G	0.480
		H	1.024
	6/F to 12/F and 15/F to 23/F 六樓至十二樓及十五樓至二十三樓	A	1.504
		B	1.001
		C	1.016
		D	0.478
		E	0.504
		F	0.506
		G	0.480
		H	1.181
	25/F 二十五樓	A	-
		B	-
		C	-

Note:
4/F, 13/F, 14/F & 24/F are omitted.

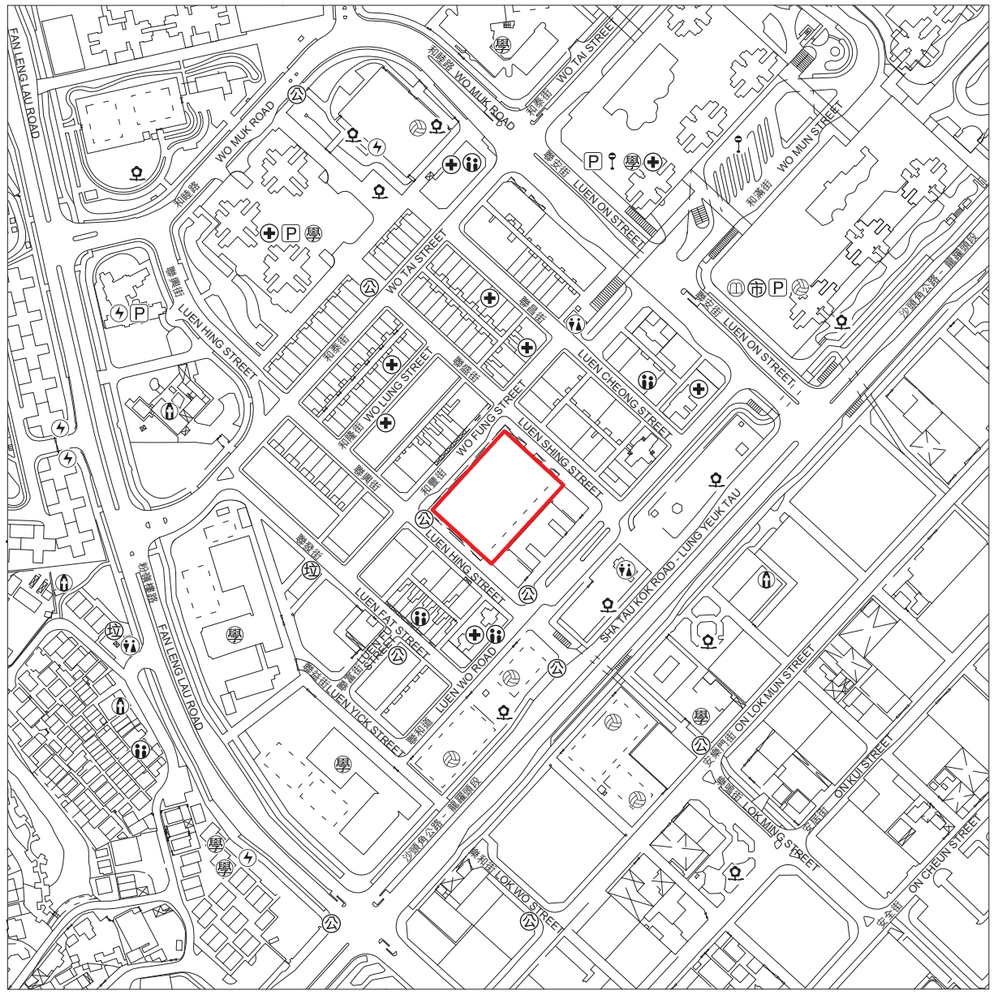
Tower 大廈	Floor 樓層	Unit 單位	The total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 2 第二座	5/F 五樓	A	1.170
		B	1.170
		C	0.504
		D	0.506
		E	0.506
		F	0.504
		G	0.641
		H	0.626
		J	0.645
	6/F to 12/F and 15/F to 23/F 六樓至十二樓及十五樓至二十三樓	A	1.170
		B	1.170
		C	0.504
		D	0.506
		E	0.506
		F	0.504
		G	1.016
		H	1.001
		J	1.020
	25/F 二十五樓	A	-
		B	-
		C	-
		D	-

備註：
不設四樓、十三樓 、 十四樓及二十四樓。

The person appointed as the Manager of the Development under the latest draft deed of mutual covenant
Sino Estates Management Limited

根據有關公契的最新擬稿，獲委任為該項目的管理人的人
信和物業管理有限公司

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



Location of the Development
發展項目的位置

Scale :
比例：
0M/米 250M/米

NOTATION 圖例

	A library	圖書館
	A power plant (including electricity sub-stations)	發電廠 (包括電力分站)
	A clinic	診療所
	A refuse collection point	垃圾收集站
	A market (including a wet market and a wholesale market)	市場(包括濕貨市場及批發市場)
	A public carpark (including a lorry park)	公眾停車場 (包括貨車停泊處)
	A public convenience	公廁
	A public transport terminal (including a rail station)	公共交通總站 (包括鐵路車站)
	A religious institution (including a church, a temple and a Tsz Tong)	宗教場所 (包括教堂、廟宇及祠堂)
	A school (including a kindergarten)	學校 (包括幼稚園)
	Social welfare facilities (including an elderly centre and a home for the mentally disabled)	社會福利設施 (包括老人中心及弱智人士護理院)
	Sports facilities (including a sports ground and a swimming pool)	體育設施 (包括運動場及游泳池)
	A public park	公園
	Public utility installation	公用事業設施裝置

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Notes:

1. The above Location Plan is made with reference to the Survey Sheet No. 3-SW-7D dated 25-6-2017, Survey Sheet No. 3-SW-8C dated 25-6-2017, Survey Sheet No. 3-SW-12B dated 13-4-2017, and Survey Sheet No. 3-SW-13A dated 25-5-2017, with adjustments where necessary.
2. The Government of the Hong Kong SAR has the copyright of the above plan. The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 103/2015.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

附註：

1. 上述所在位置圖參考於2017年6月25日修訂之測繪圖編號3-SW-7D，2017年6月25日修訂之測繪圖編號3-SW-8C，2017年4月13日修訂之測繪圖編號3-SW-12B，2017年5月25日修訂之測繪圖編號3-SW-13A，有需要處經修正處理。
2. 地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號103/2015。
3. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

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

S南

Location of the Development
發展項目的位置

Notes :

1. Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2500 feet, photo No. E005736, dated 27 October 2016.
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © copyright reserved - reproduction by permission only.
3. The Aerial Photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

附註：

1. 摘錄自地政總署測繪處於2016年10月27日在2500呎飛行高度拍攝之鳥瞰照片，照片編號E005736。
2. 香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。
3. 由於技術原因，此鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

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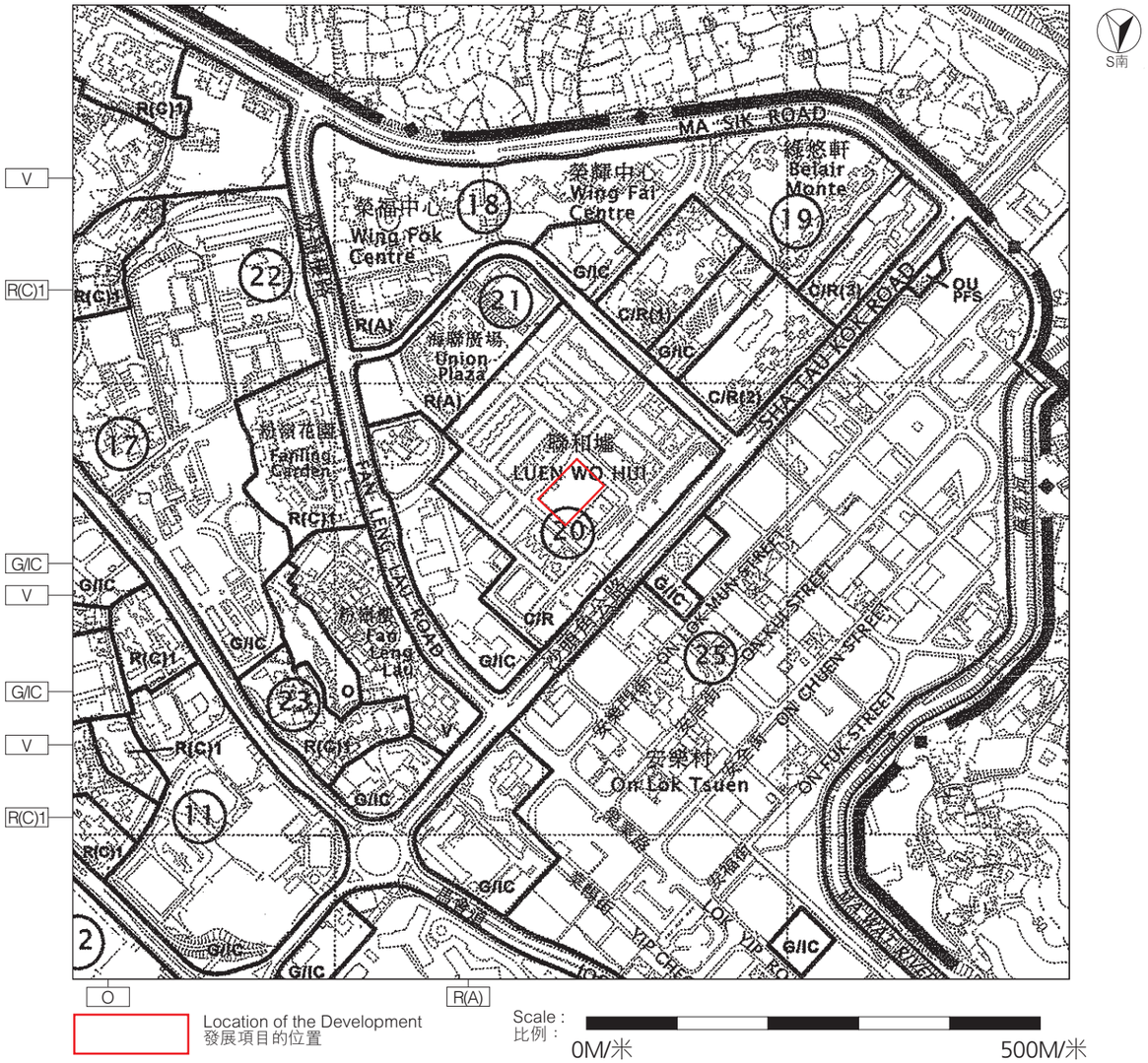
9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



NOTATION 圖例

Zones 地帶

Commercial 商業	C
Commercial / Residential 商業 / 住宅	C/R
Residential (Group A) 住宅（甲類）	R(A)
Residential (Group C) 住宅（丙類）	R(C)
Government, Institution or Community 政府、機構或社區	G/IC
Open Space 休憩用地	O
Other Specified Uses 其他指定用途	OU
Industrial 工業	I
Village Type Development 鄉村式發展	V

Communications 交通

Railway and Station (underground) 鐵路及車站（地下）	車站 STATION
Major Road and Junction 主要道路及路口	

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線	
Urban Renewal Authority Development Scheme Area 市區重建局發展計劃圖範圍	
Building Height Control Zone Boundary 建築物高度管制區界線	
Maximum Building Height (in metres above Principal Datum) 最高建築物高度（在主水平基準上若干米）	80
Maximum Building Height (in number of storeys) 最高建築物高度（樓層數目）	8
Petrol Filling Station 加油站	P F S
Planning Area Number 規劃區編號	18

Adopted from part of the approved Fanling / Sheung Shui Outline Zoning Plan with Plan No. S/FSS/22 gazetted on 3 January 2017, with adjustments where necessary.
摘錄自2017年1月3日刊憲的粉嶺/上水分區計劃大綱核准圖，圖則編號為S/FSS/22，有需要處經修正處理。

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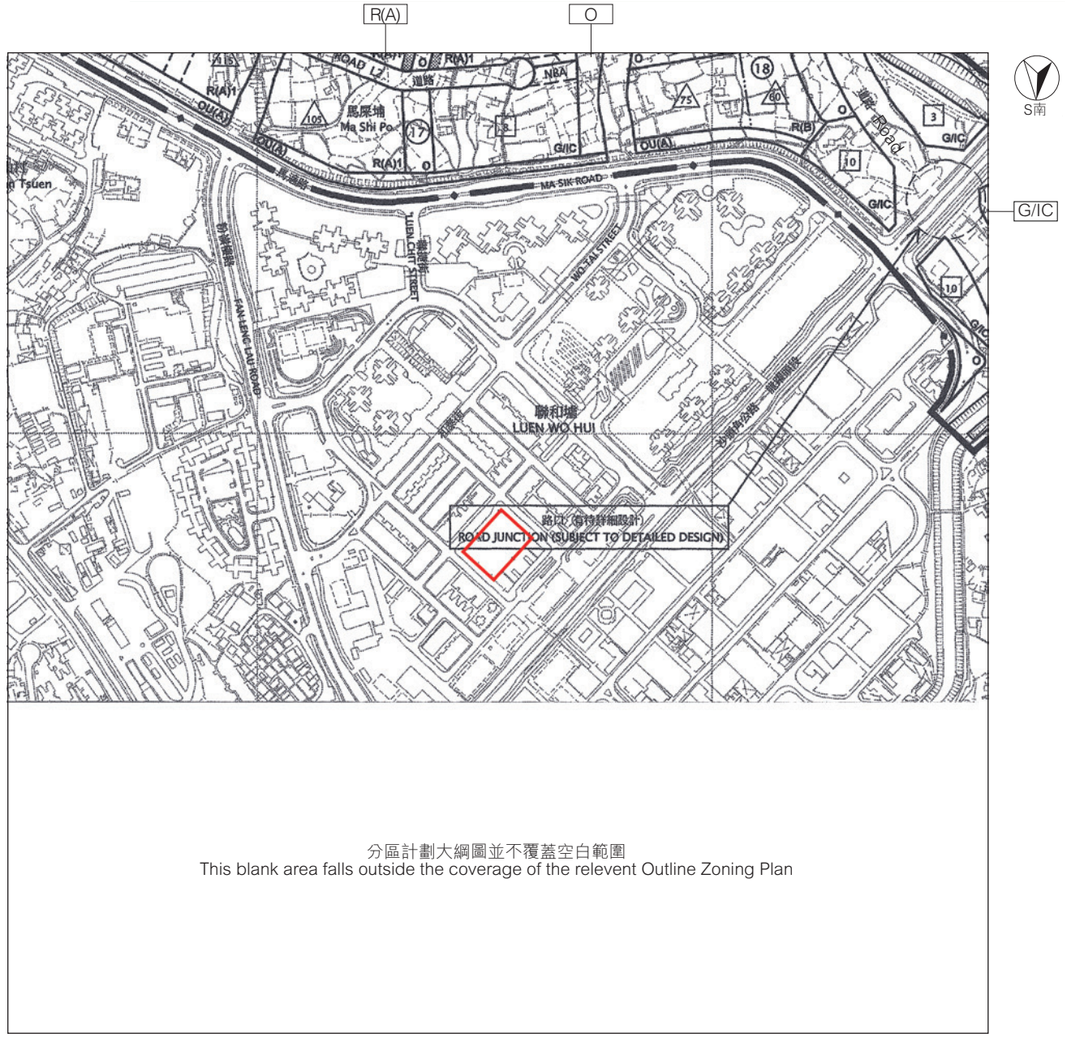
Notes:
The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

附註：
由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

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



Location of the Development
發展項目的位置

Scale :
比例：
0M/米 500M/米

NOTATION 圖例

Zones 地帶

Commercial 商業	C
Residential (Group A) 住宅（甲類）	R(A)
Government, Institution or Community 政府、機構或社區	G/IC
Open Space 休憩用地	O
Other Specified Uses 其他指定用途	OU
Non-Building Area 非建築用地	NBA
Residential (Group B) 住宅（乙類）	R(B)

Communications 交通

Railway and Station (underground) 鐵路及車站（地下）	車站 STATION
Major Road and Junction 主要道路及路口	

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線	
Urban Renewal Authority Development Scheme Area 市區重建局發展計劃圖範圍	
Building Height Control Zone Boundary 建築物高度管制區界線	
Maximum Building Height (in metres above Principal Datum) 最高建築物高度（在主水平基準上若干米）	80
Maximum Building Height (in number of storeys) 最高建築物高度（樓層數目）	8
Petrol Filling Station 加油站	P F S
Planning Area Number 規劃區編號	18

Adopted from part of the approved Fanling North Outline Zoning Plan with Plan No. S/FLN/2 gazetted on 16 June 2015, with adjustments where necessary.
摘錄自2015年6月16日刊憲的粉嶺北分區計劃大綱核准圖，圖則編號為S/FLN/2，有需要處經修正處理。

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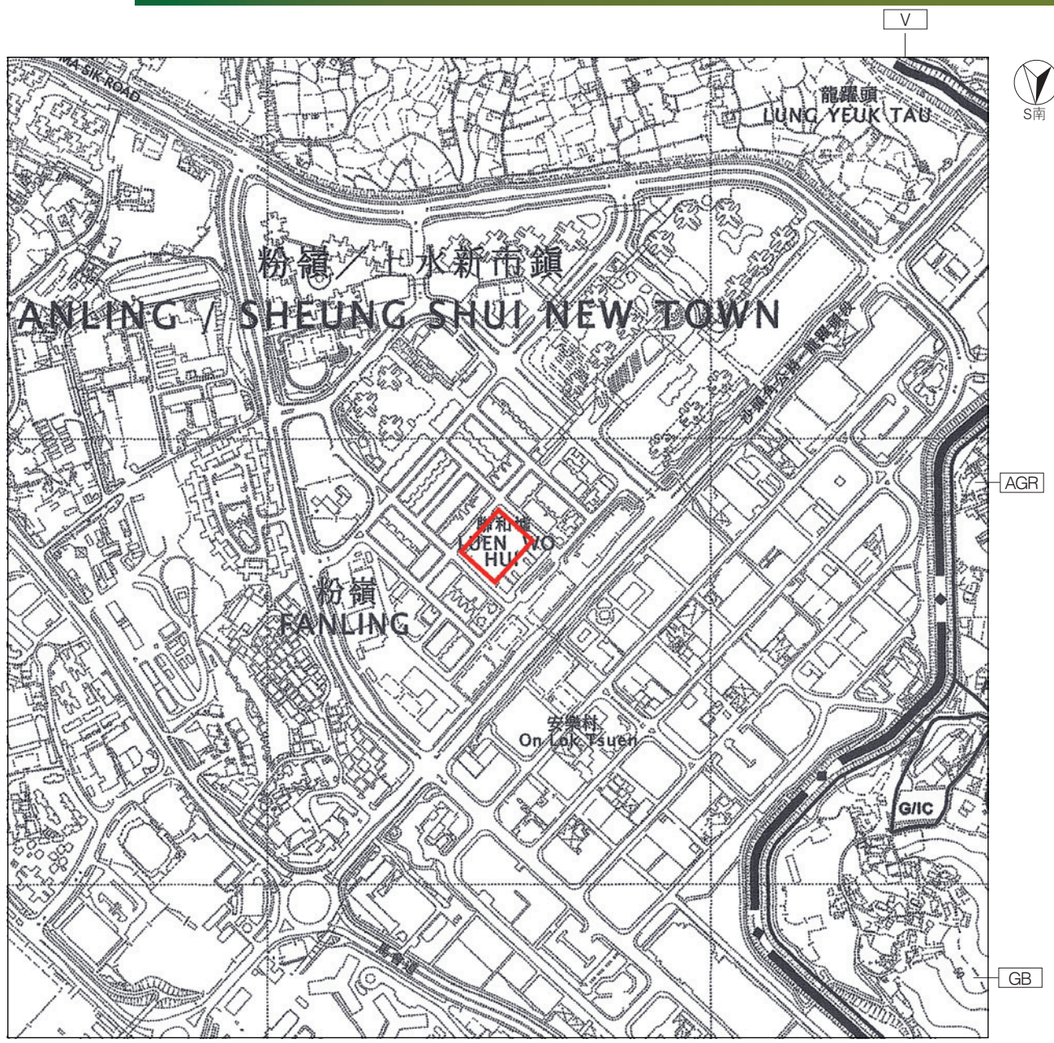
Notes:
The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

附註：
由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

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



Location of the Development
發展項目的位置

Scale :
比例：
0M/米 500M/米

NOTATION 圖例

Zones 地帶

Commercial 商業	C
Green Belt 綠化地帶	GB
Government, Institution or Community 政府、機構或社區	G/IC
Agriculture 農業	AGR
Village Type Development 鄉村式發展	V

Communications 交通

Railway and Station (underground) 鐵路及車站（地下）	車站 STATION
Major Road and Junction 主要道路及路口	

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線	

Adopted from part of the approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan with Plan No. S/NE-LYT/17 gazetted on 19 February 2016, with adjustments where necessary.
摘錄自2016年2月19日刊憲的龍躍頭及軍地南分區計劃大綱核准圖，圖則編號為S/NE-LYT/17，有需要處經修正處理。

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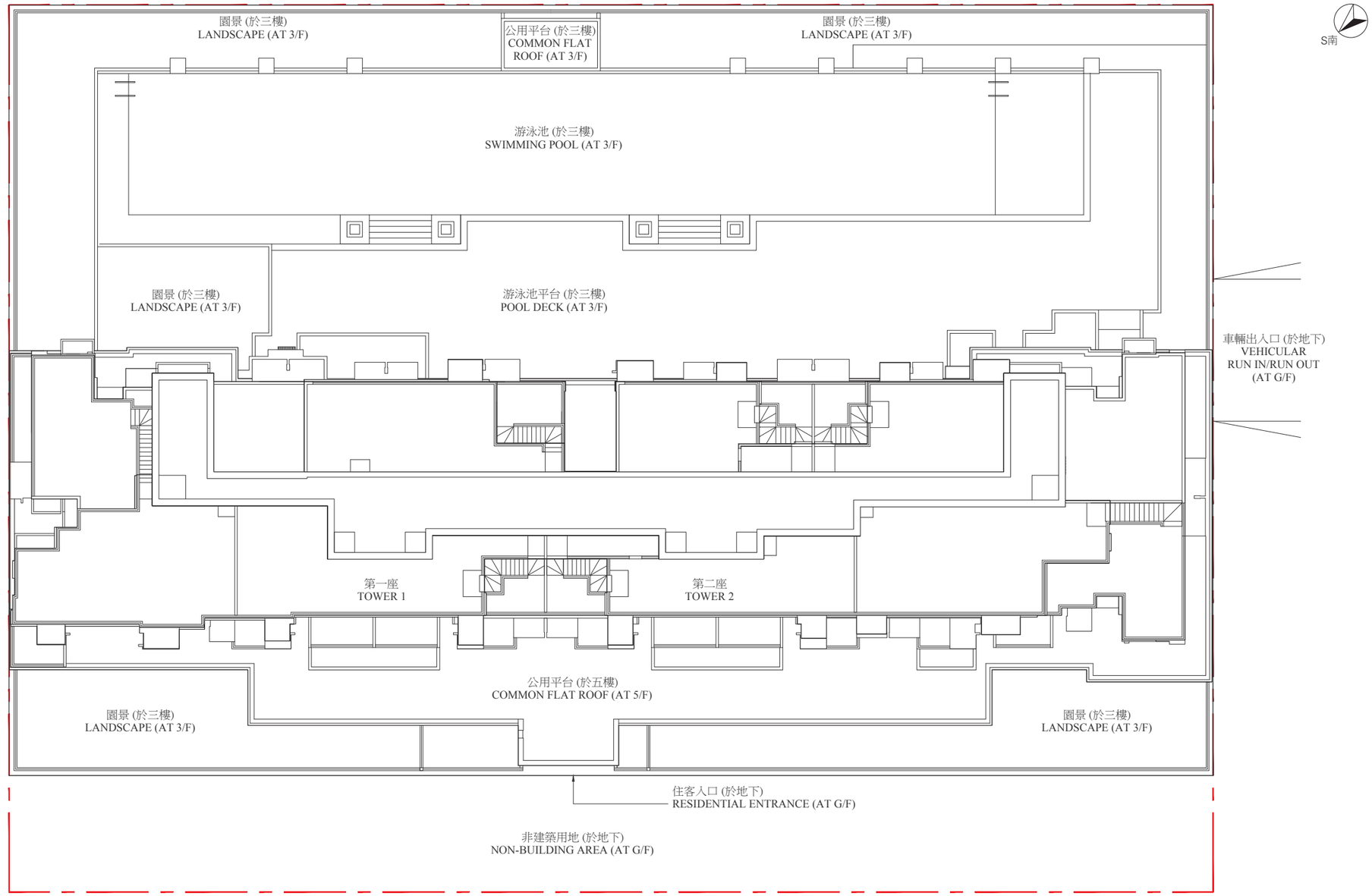
Notes:
The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

附註：
由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

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



Boundary line of Development
發展項目的邊界

Scale :
比例 :
0 10
(Metres / 米)

Estimated date of completion of the buildings or facilities within the Development as provided by the Authorised Person for the Development: 15 November 2018
由發展項目的認可人士提供的位於發展項目內的建築物或設施的預計落成日期：2018年11月15日

Legend for floor plan
平面圖圖例

A/C PLATFORM	= Air Conditioner Platform	= 空調機平台
AF	= Architectural Feature	= 建築裝飾
ALCL	= Aluminum Cladding	= 鋁質面板
BA	= Bathroom	= 浴室
BAL	= Balcony	= 露台
BR 1	= Bedroom 1	= 睡房1
BR 2	= Bedroom 2	= 睡房2
COMMON FLAT ROOF	= Common Flat Roof	= 公用平台
COMMON FLAT ROOF (A/C PLANT SPACE)	= Common Flat Roof (Air Conditioner Plant Space)	= 公用平台(空調機位)
DIN	= Dining Room	= 飯廳
DN	= Down	= 落
EAD	= Exhaust Air Duct	= 排氣管
ELV	= Extra Low Voltage Duct/Cabinet	= 特低電壓管道/箱
EMC	= Electrical Meter Cabinet	= 電錶箱
FLAT ROOF	= Flat Roof	= 平台
HATCH OPENING	= Hatch Opening	= 艙口
H/L	= High Level	= 高位
HR	= Hose Reel	= 消防喉轆
KIT	= Kitchen	= 廚房
LAV	= Lavatory	= 廁所
LIFT	= Lift	= 升降機
LIFT LOBBY	= Lift Lobby	= 升降機大堂
LIFT SHAFT	= Lift Shaft	= 升降機槽
LIV	= Living Room	= 客廳
L/L	= Low Level	= 低位
MBA	= Master Bathroom	= 主人浴室
MBR	= Master Bedroom	= 主人睡房
OPEN KIT	= Open Kitchen	= 開放式廚房
PD	= Pipe Duct	= 管槽
POTABLE AND FLUSHING WATER PUMP ROOM	= Potable And Flushing Water Pump Room	= 食水及沖廁水泵房
RC CHAMBER	= Reinforced Concrete Chamber	= 鋼筋混凝土罩室
RC COVER	= Reinforced Concrete Cover	= 鋼筋混凝土蓋
RC PLINTH	= Reinforced Concrete Plinth	= 鋼筋混凝土基座
RCF	= Reinforced Concrete Feature	= 鋼筋混凝土裝飾
RCF AT H/L	= Reinforced Concrete Feature At High Level	= 鋼筋混凝土裝飾於高位
RS & MRR	= Refuse Storage & Material Recovery Room	= 垃圾儲存及物料回收室
ROOF	= Roof	= 天台
ROOF (A/C PLANT SPACE)	= Roof (Air Conditioner Plant Space)	= 天台(空調機位)
STORE	= Store Room	= 儲物房
TOWER 1	= Tower 1	= 第一座
TOWER 2	= Tower 2	= 第二座
TOP OF RC STRUCTURE AT 6/F L/L	= Top Of Reinforced Concrete Structure At 6/F Low Level	= 六樓低位的鋼筋混凝土結構之上方
UP	= Up	= 上
U.P.	= Utility Platform	= 工作平台
WMC	= Water Meter Cabinet	= 水錶櫃
WMR	= Water Meter Room	= 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

Notes :

- There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
- Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or air-conditioner platform and/or external wall of some residential units. For details, please refer to the latest approved building plans and/or approved drainage plans.
- There are sunken slabs (for mechanical & electrical services of units above) and/or ceiling bulkheads for the air-conditioning fittings and/or mechanical & electrical services at some residential units.
- There are exposed pipes installed in some store rooms and lavatories.
- There are exposed pipes located at the upper part of some utility platforms and some balconies.
- Balconies and utility platforms are non-enclosed areas.
- Symbols of fittings and fitments shown in the floor plans such as bath tub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication of approximate location only.

備註：

- 部分樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新批准的建築圖則。
- 部分住宅單位的露台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或排水設施圖。
- 部分住宅單位天花有跌級樓板(用以安裝樓上單位之機電設備)及/或假天花內裝置空調裝備及/或其他機電設備。
- 部分儲物房及廁所內裝有外露喉管。
- 部分工作平台及部分露台上方裝有外露喉管。
- 露台及工作平台為不可封閉的地方。
- 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作示意大概位置之用途。

Tower 1 5/F Floor Plan
第一座 五樓平面圖

	Tower Number 大廈座數	Floor 樓層 / Unit 單位	A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	1	5/F 五樓	150							
Floor-to-floor height of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的層與層之間的高度(毫米)			3050, 2850, 2700							

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to page 18 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓説明書第 18 頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

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1. According to Special Condition No. (6)(f) of the Land Grant, the minimum number of residential units in the Development shall not be less than 250.
2. According to Special Condition No.(41) of the Land Grant, except with the prior written consent of the Director, the Purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Purchaser.
3. The Deed of Mutual Covenant and Management Agreement of the Development contains the following provisions:
   a. Clause 5.2.12: "No Owner of any Flats shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, 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. Clause 9.1.12: "The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 5.2.12 hereof for inspection by all Owners free of charge and any Owner shall be entitled to a copy thereof upon payment of a reasonable charge to cover the cost of copying the same Provided That all charges received shall be credited into the Capital Reserve Fund."
4. A total number of 296 residential units are provided in the Development.

1. 根據批地文件特別條件第(6)(f)條，發展項目住宅單位數目最少為250個。
2. 根據批地文件特別條件第(41)條，除非獲署長事先書面同意，否則買方不得進行、允許、或容許進行任何涉及任何已建成或將建成的住宅單位的工程，包括但不限於拆除或改動任何間隔牆、地板、天台樓板、或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該已建成或將建成的住宅單位。署長就單位之工程是否令到該單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該單位之決定為最終並對買方具約束力。
3. 發展項目公共契約及管理協議有以下條款：
   a. 第 5.2.12條：「任何單位之業主不得進行或容許或容受進行任何與任何單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位進出的工程(包括但不限於任何分隔牆，任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之其他政府機關事先書面同意，而地政總署署長或不時取代地政總署署長之其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用)。」
   b. 第 9.1.12條：「管理人須在管理處備存由地政總署署長或不時取代地政總署署長之其他政府機關提供，關於第 5.2.12條項下發出之同意書的資訊的記錄，供所有業主免費查詢，而所有業主均有權在繳交合理費用以支付複印產生之開支後印取該記錄之副本，而所收到之費用須撥入資本儲備基金。」
4. 發展項目共提供296個住宅單位。

Tower 1 第一座 5/F Floor Plan 五樓平面圖

Scale : 比例 : 0M/米 5M/米

Tower 1 6/F to 12/F and 15/F to 23/F Floor Plan
第一座 六樓至十二樓及十五樓至二十三樓平面圖

	Tower Number 大廈座數	Floor 樓層 / Unit 單位	A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	1	6/F to 12/F and 15/F to 22/F 六樓至十二樓及十五樓至二十二樓	150							
Floor-to-floor height of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的層與層之間的高度(毫米)			3050, 2850, 2700							
The thickness of the floor slabs (excluding plaster) of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		23/F 二十三樓	150, 175, 400*, 425*	150, 400*	150, 175, 400* 425*	150, 175, 425*	150, 400*	150, 175, 425*	150, 175	150, 175, 425*
Floor-to-floor height of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的層與層之間的高度(毫米)			3300, 3050, 2950	3300, 3100, 3050, 2950,	3300, 3050, 2950	3300, 3050	3300, 3050, 2950	3300, 3050, 2950	3050	3300, 3050

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to page 18 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
4. *Denotes that the slab thickness includes 250mm thick concrete fill.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓説明書第 18 頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. *標示該樓板的厚度包括250毫米厚度的混凝土填料。

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4. A total number of 296 residential units are provided in the Development.

1. 根據批地文件特別條件第(6)(f)條，發展項目住宅單位數目最少為250個。
2. 根據批地文件特別條件第(41)條，除非獲署長事先書面同意，否則買方不得進行、允許、或容許進行任何涉及任何已建成或將建成的住宅單位的工程，包括但不限於拆除或改動任何間隔牆、地板、天台樓板、或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該已建成或將建成的住宅單位。署長就單位之工程是否令到該單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該單位之決定為最終並對買方具約束力。
3. 發展項目公共契約及管理協議有以下條款：
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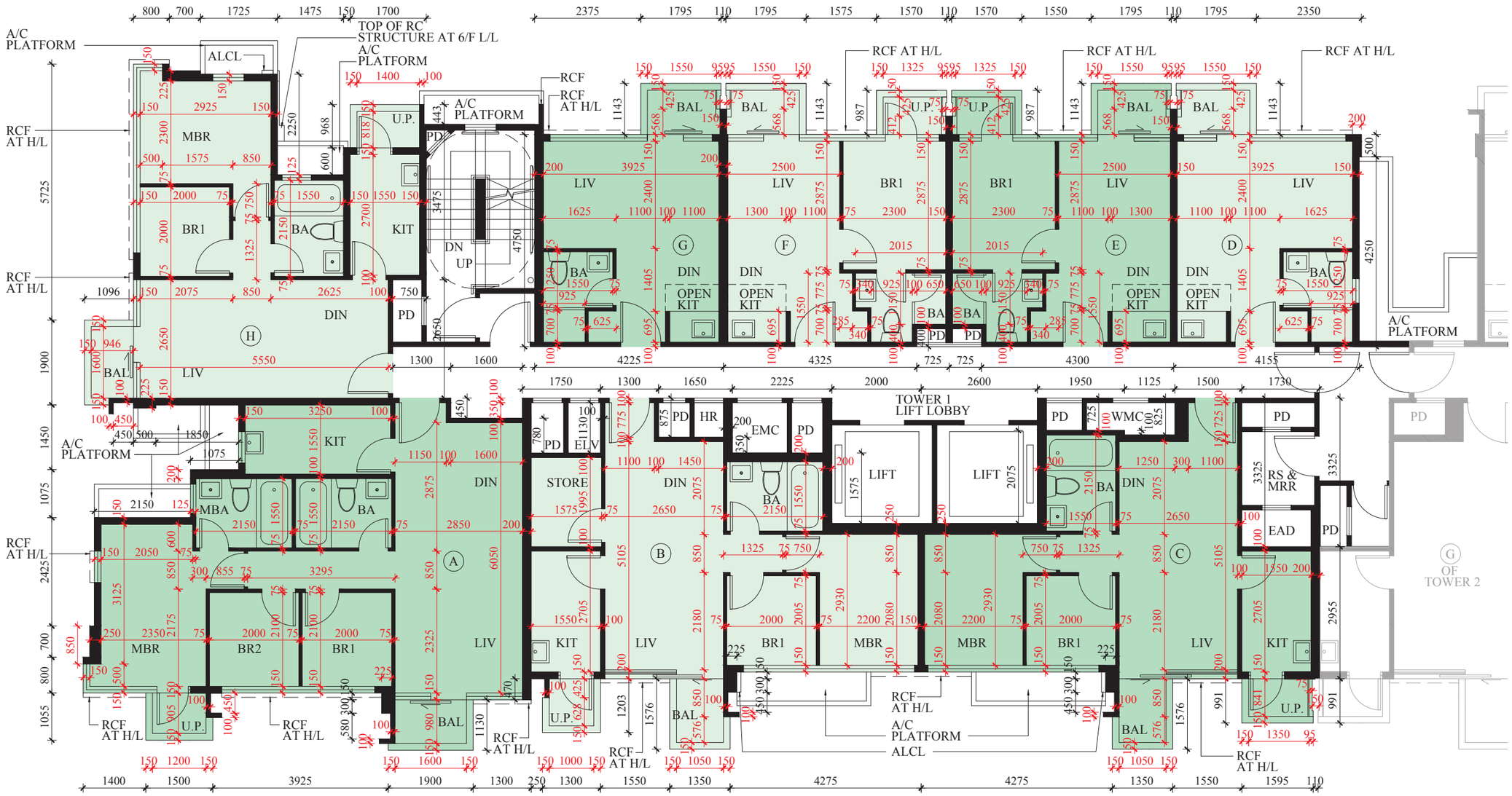
4. 發展項目共提供296個住宅單位。

Tower 1 第一座 — 6/F to 12/F and 15/F to 23/F Floor Plan 六樓至十二樓及十五樓至二十三樓平面圖



Scale : 比例 : 0M/米 5M/米

Tower 1 第一座 25/F Floor Plan 二十五樓平面圖

	Tower Number 大廈座數	Floor 樓層 / Unit 單位	A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	1	25/F 二十五樓	150, 175, 475#	150, 175, 475#	150, 175, 475#
Floor-to-floor height of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的層與層之間的高度(毫米)			3350, 3050	3350, 3050	3350, 3050

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to page 18 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
4. #Denotes that the slab thickness includes 300mm thick concrete fill.

備註：

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2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓説明書第 18 頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. #標示該樓板的厚度包括300毫米厚度的混凝土填料。

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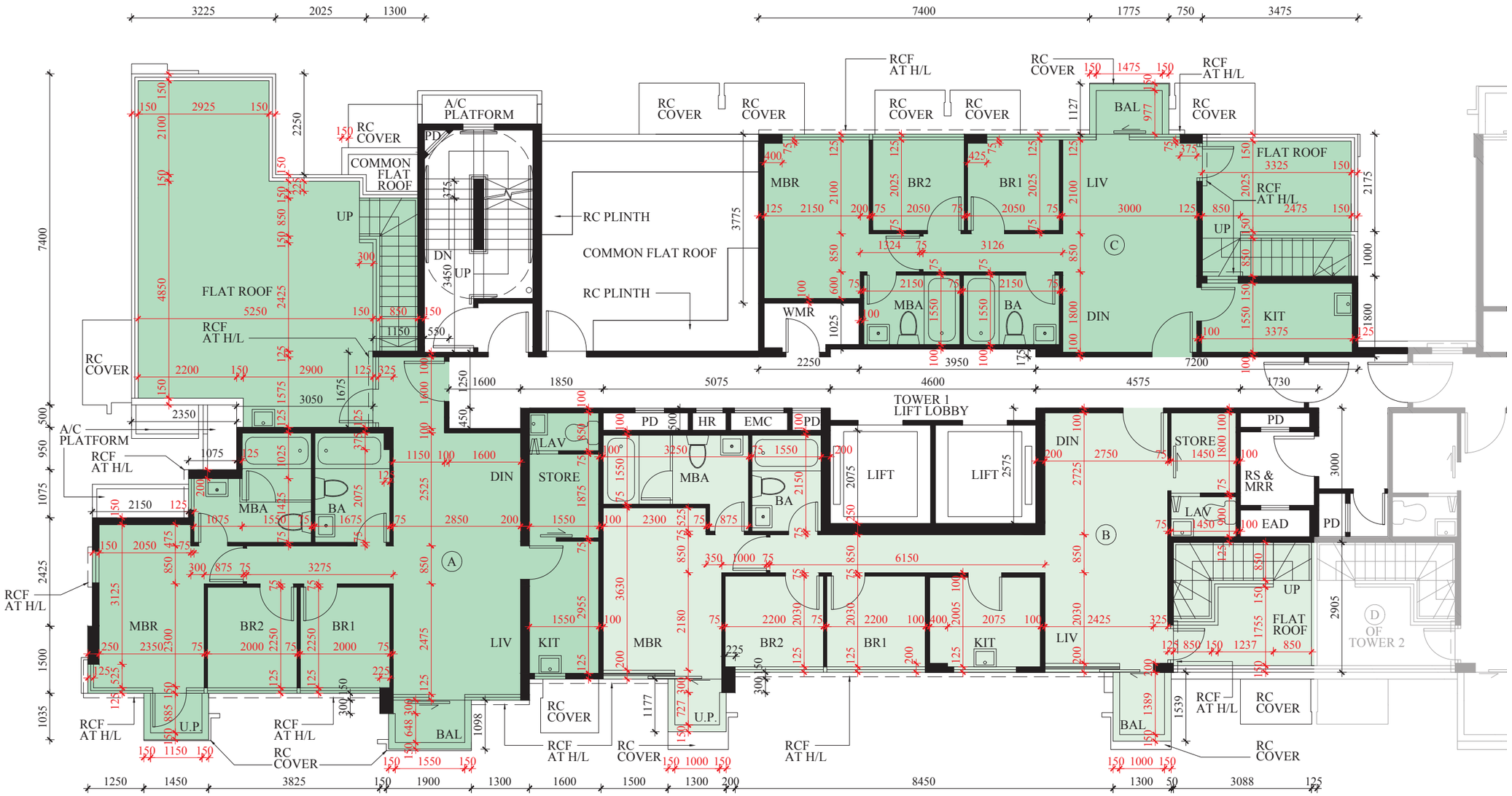
4. 發展項目共提供296個住宅單位。

Tower 1 第一座 — 25/F Floor Plan 二十五樓平面圖



Scale : 比例 : 0M/米 5M/米

Tower 1 R/F Floor Plan
第一座 天台平面圖

	Tower Number 大廈座數	Floor 樓層 / Unit 單位	A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	1	R/F 天台	Not Applicable 不適用		
Floor-to-floor height of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的層與層之間的高度(毫米)			Not Applicable 不適用		

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to page 18 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓説明書第 18 頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

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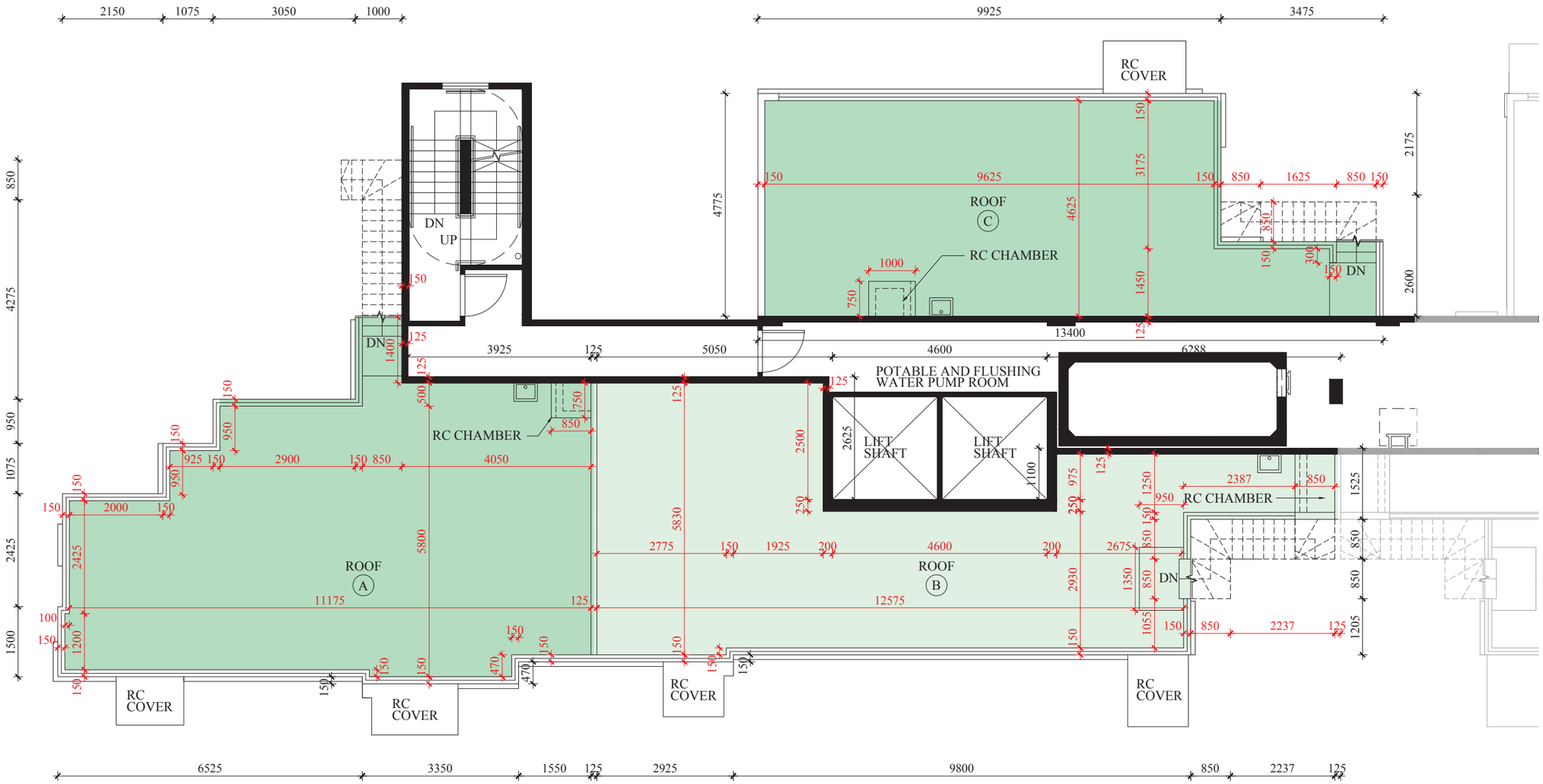
   b. Clause 9.1.12: "The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 5.2.12 hereof for inspection by all Owners free of charge and any Owner shall be entitled to a copy thereof upon payment of a reasonable charge to cover the cost of copying the same Provided That all charges received shall be credited into the Capital Reserve Fund."
4. A total number of 296 residential units are provided in the Development.

1. 根據批地文件特別條件第(6)(f)條，發展項目住宅單位數目最少為250個。
2. 根據批地文件特別條件第(41)條，除非獲署長事先書面同意，否則買方不得進行、允許、或容許進行任何涉及任何已建成或將建成的住宅單位的工程，包括但不限於拆除或改動任何間隔牆、地板、天台樓板、或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該已建成或將建成的住宅單位。署長就單位之工程是否令到該單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該單位之決定為最終並對買方具約束力。
3. 發展項目公共契約及管理協議有以下條款：
   a. 第 5.2.12條：「任何單位之業主不得進行或容許或容受進行任何與任何單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位進出的工程(包括但不限於任何分隔牆，任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之其他政府機關事先書面同意，而地政總署署長或不時取代地政總署署長之其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用)。」
   b. 第 9.1.12條：「管理人須在管理處備存由地政總署署長或不時取代地政總署署長之其他政府機關提供，關於第 5.2.12條項下發出之同意書的資訊的記錄，供所有業主免費查詢，而所有業主均有權在繳交合理費用以支付複印產生之開支後印取該記錄之副本，而所收到之費用須撥入資本儲備基金。」
4. 發展項目共提供296個住宅單位。

Tower 1 第一座 R/F Floor Plan 天台平面圖



Scale : 比例 : 0M/米 5M/米

Tower 2 第二座 5/F Floor Plan 五樓平面圖

	Tower Number 大廈座數	Floor 樓層 / Unit 單位	A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	2	5/F 五樓	150								
Floor-to-floor height of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的層與層之間的高度(毫米)			3050, 2850, 2700								

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to page 18 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓説明書第 18 頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

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1. According to Special Condition No. (6)(f) of the Land Grant, the minimum number of residential units in the Development shall not be less than 250.
2. According to Special Condition No.(41) of the Land Grant, except with the prior written consent of the Director, the Purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Purchaser.
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   b. Clause 9.1.12: "The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 5.2.12 hereof for inspection by all Owners free of charge and any Owner shall be entitled to a copy thereof upon payment of a reasonable charge to cover the cost of copying the same Provided That all charges received shall be credited into the Capital Reserve Fund."
4. A total number of 296 residential units are provided in the Development.

1. 根據批地文件特別條件第(6)(f)條，發展項目住宅單位數目最少為250個。
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4. 發展項目共提供296個住宅單位。

Tower 2 第二座 5/F Floor Plan 五樓平面圖

Scale : 比例 : 0M/米 5M/米

Tower 2 6/F to 12/F and 15/F to 23/F Floor Plan
第二座 六樓至十二樓及十五樓至二十三樓平面圖

	Tower Number 大廈座數	Floor 樓層 / Unit 單位	A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	2	6/F to 12/F and 15/F to 22/F 六樓至十二樓及十五樓至二十二樓	150								
Floor-to-floor height of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的層與層之間的高度(毫米)			3050, 2850, 2700								
The thickness of the floor slabs (excluding plaster) of each residential property (mm) as provided in the approved building plans for the Development. 按發展項目經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		23/F 二十三樓	150, 175, 425*	150, 175	150, 400*	150, 175, 400*, 425*	150, 175, 400*, 425*	150, 400*	150, 175, 400*, 425*	150, 400*	150, 175, 400*, 425*
Floor-to-floor height of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的層與層之間的高度(毫米)			3300, 3050	3050	3300, 3050, 2950	3300, 3050	3300, 3050	3300, 3050, 2950	3300, 3050, 2950	3300, 3050, 2950	3300, 3050, 2950

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to page 18 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
4. *Denotes that the slab thickness includes 250mm thick concrete fill.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓説明書第 18 頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
4. *標示該樓板的厚度包括250毫米厚度的混凝土填料。

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4. A total number of 296 residential units are provided in the Development.

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4. 發展項目共提供296個住宅單位。

Tower 2 第二座 — 6/F to 12/F and 15/F to 23/F Floor Plan 六樓至十二樓及十五樓至二十三樓平面圖

Scale : 比例 : 0M/米 5M/米

Tower 2 25/F Floor Plan
第二座 二十五樓平面圖

	Tower Number 大廈座數	Floor 樓層 / Unit 單位	A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	2	25/F 二十五樓	150, 175, 475#	150, 175, 475#	150, 175, 475#	150, 175, 475#
Floor-to-floor height of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的層與層之間的高度(毫米)			3350, 3050	3350, 3050	3350, 3050	3350, 3050

Notes:

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2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to page 18 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.
4. #Denotes that the slab thickness includes 300mm thick concrete fill.

備註：

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4. #標示該樓板的厚度包括300毫米厚度的混凝土填料。

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4. 發展項目共提供296個住宅單位。

Tower 2 25/F Floor Plan
第二座 二十五樓平面圖

Tower 2 R/F Floor Plan
第二座 天台平面圖

	Tower Number 大廈座數	Floor 樓層 / Unit 單位	A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	2	R/F 天台	Not Applicable 不適用			
Floor-to-floor height of each residential property (mm) as provided in the approved building plans for the Development 按發展項目經批准的建築圖則所規定，每個住宅物業的層與層之間的高度(毫米)			Not Applicable 不適用			

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to page 18 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the Development.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓説明書第 18 頁之圖例以協助閱讀此部分的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

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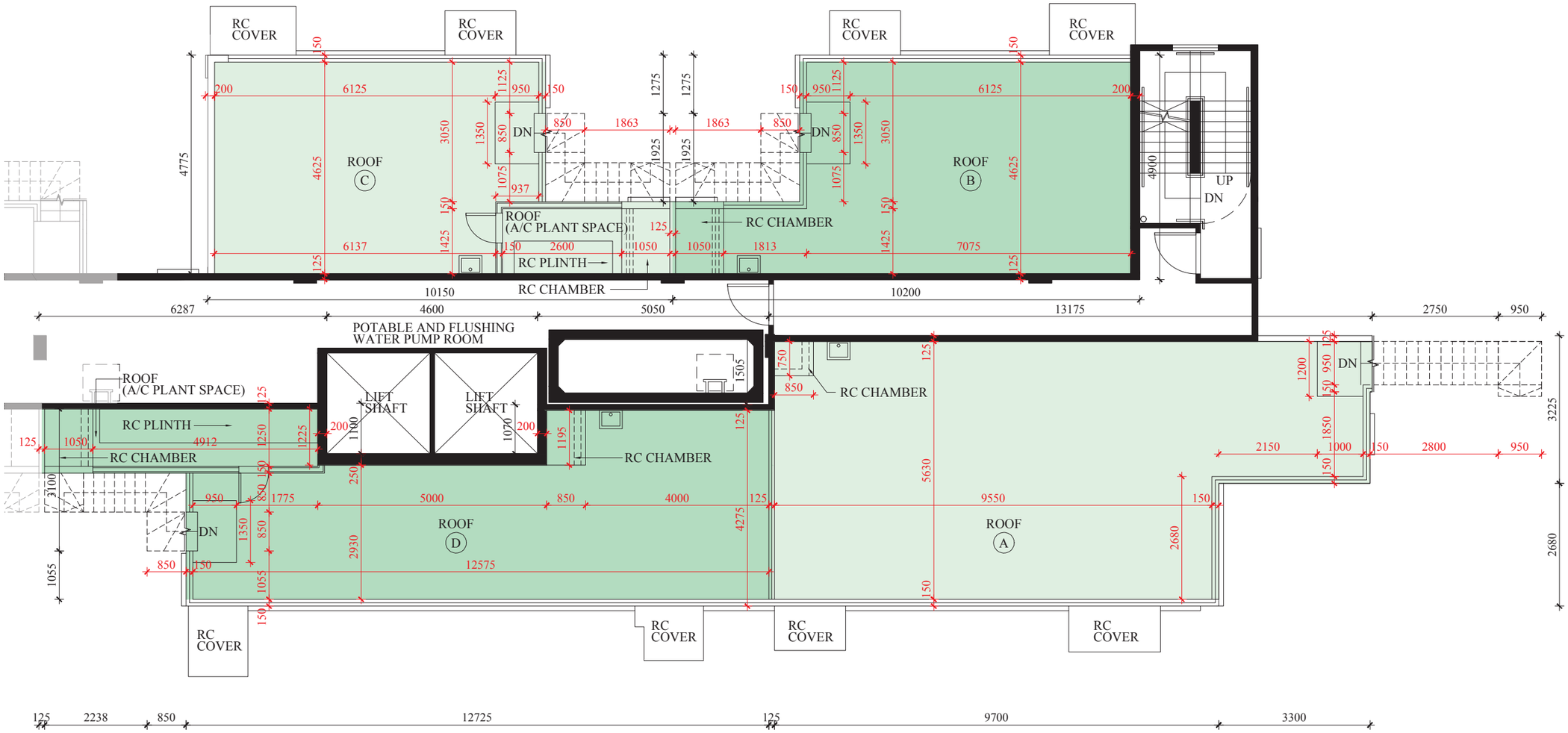
1. According to Special Condition No. (6)(f) of the Land Grant, the minimum number of residential units in the Development shall not be less than 250.
2. According to Special Condition No.(41) of the Land Grant, except with the prior written consent of the Director, the Purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Purchaser.
3. The Deed of Mutual Covenant and Management Agreement of the Development contains the following provisions:
   a. Clause 5.2.12: "No Owner of any Flats shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, 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. Clause 9.1.12: "The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 5.2.12 hereof for inspection by all Owners free of charge and any Owner shall be entitled to a copy thereof upon payment of a reasonable charge to cover the cost of copying the same Provided That all charges received shall be credited into the Capital Reserve Fund."
4. A total number of 296 residential units are provided in the Development.

1. 根據批地文件特別條件第(6)(f)條，發展項目住宅單位數目最少為250個。
2. 根據批地文件特別條件第(41)條，除非獲署長事先書面同意，否則買方不得進行、允許、或容許進行任何涉及任何已建成或將建成的住宅單位的工程，包括但不限於拆除或改動任何間隔牆、地板、天台樓板、或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該已建成或將建成的住宅單位。署長就單位之工程是否令到該單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該單位之決定為最終並對買方具約束力。
3. 發展項目公共契約及管理協議有以下條款：
   a. 第 5.2.12條：「任何單位之業主不得進行或容許或容受進行任何與任何單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位進出的工程(包括但不限於任何分隔牆，任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之其他政府機關事先書面同意，而地政總署署長或不時取代地政總署署長之其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用)。」
   b. 第 9.1.12條：「管理人須在管理處備存由地政總署署長或不時取代地政總署署長之其他政府機關提供，關於第 5.2.12條項下發出之同意書的資訊的記錄，供所有業主免費查詢，而所有業主均有權在繳交合理費用以支付複印產生之開支後印取該記錄之副本，而所收到之費用須撥入資本儲備基金。」
4. 發展項目共提供296個住宅單位。

Tower 2 R/F Floor Plan
第二座 天台平面圖



Scale : 比例 : 0M/米 5M/米

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. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower Number 大廈座數	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 1 第1座	5/F 五樓	Flat A A單位	59.965 (645) 露台 Balcony: 2.163(23) 工作平台 Utility Platform: 1.560 (17) 陽台 Verandah: --	-	-	-	3.309 (36)	-	-	-	-	-	-
		Flat B B單位	46.696 (503) 露台 Balcony: 2.150(23) 工作平台 Utility Platform: 1.543 (17) 陽台 Verandah: --	-	-	-	6.276 (68)	-	-	-	-	-	-
		Flat C C單位	43.410 (467) 露台 Balcony: 2.150(23) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	6.276 (68)	-	-	-	-	-	-
		Flat D D單位	21.814 (235) 露台 Balcony: 2.077(22) 工作平台 Utility Platform: -- 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat E E單位	27.222 (293) 露台 Balcony: 2.077(22) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat F F單位	27.340 (294) 露台 Balcony: 2.077(22) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat G G單位	22.146 (238) 露台 Balcony: 2.077(22) 工作平台 Utility Platform: -- 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat H H單位	44.031 (474) 露台 Balcony: 2.060(22) 工作平台 Utility Platform: 1.623 (17) 陽台 Verandah: --	-	-	-	4.313 (46)	-	-	-	-	-	-

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

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest square feet.
2. There is no verandah in the residential properties of the Development
3. 4/F, 13/F, 14/F, and 24/F are omitted in all towers.

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

備註：

1. 上述所列之面積則以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎。
2. 發展項目住宅物業不設陽台。
3. 所有座數不設四樓，十三樓，十四樓及二十四樓。

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. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower Number 大廈座數	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 1 第1座	6/F to 12/F and 15/F to 23/F 六樓至十二樓及十五樓至二十三樓	Flat A A單位	59.965 (645) 露台 Balcony: 2.163(23) 工作平台 Utility Platform: 1.560 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat B B單位	46.696 (503) 露台 Balcony: 2.150(23) 工作平台 Utility Platform: 1.543 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat C C單位	43.410 (467) 露台 Balcony: 2.150(23) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat D D單位	21.814 (235) 露台 Balcony: 2.077(22) 工作平台 Utility Platform: -- 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat E E單位	27.222 (293) 露台 Balcony: 2.077(22) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat F F單位	27.340 (294) 露台 Balcony: 2.077(22) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat G G單位	22.146 (238) 露台 Balcony: 2.077(22) 工作平台 Utility Platform:-- 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat H H單位	43.693 (470) 露台 Balcony: 2.060(22) 工作平台 Utility Platform: 1.623 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-

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

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest square feet.
2. There is no verandah in the residential properties of the Development
3. 4/F, 13/F, 14/F, and 24/F are omitted in all towers.

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

備註：

1. 上述所列之面積則以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎。
2. 發展項目住宅物業不設陽台。
3. 所有座數不設四樓，十三樓，十四樓及二十四樓。

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. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower Number 大廈座數	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 1 第1座	25/F 二十五樓	Flat A A單位	69.664 (750) 露台 Balcony: 2.091(23) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: --	-	-	-	35.851 (386)	-	-	59.589 (641)	-	-	-
		Flat B B單位	69.717 (750) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.590 (17) 陽台 Verandah: --	-	-	-	7.969 (86)	-	-	55.856 (601)	-	-	-
		Flat C C單位	54.241 (584) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-- 陽台 Verandah: --	-	-	-	9.471 (102)	-	-	47.868 (515)	-	-	-

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

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest square feet.
2. There is no verandah in the residential properties of the Development
3. 4/F, 13/F, 14/F, and 24/F are omitted in all towers.

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

備註：

1. 上述所列之面積則以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎。
2. 發展項目住宅物業不設陽台。
3. 所有座數不設四樓，十三樓，十四樓及二十四樓。

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. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower Number 大廈座數	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 2 第2座	5/F 五樓	Flat A A單位	43.687 (470) 露台 Balcony: 2.070(22) 工作平台 Utility Platform: 1.543 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat B B單位	43.913 (473) 露台 Balcony: 2.070(22) 工作平台 Utility Platform: 1.621 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat C C單位	27.875 (300) 露台 Balcony: 2.136(23) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat D D單位	27.340 (294) 露台 Balcony: 2.077(22) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat E E單位	27.340 (294) 露台 Balcony: 2.077(22) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat F F單位	27.586 (297) 露台 Balcony: 2.060(22) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat G G單位	43.470 (468) 露台 Balcony: 2.150(23) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	6.276 (68)	-	-	-	-	-	-
		Flat H H單位	46.655 (502) 露台 Balcony: 2.150(23) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	6.276 (68)	-	-	-	-	-	-
		Flat J J單位	46.700 (503) 露台 Balcony: 2.150(23) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	5.730 (62)	-	-	-	-	-	-

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

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest square feet.
2. There is no verandah in the residential properties of the Development
3. 4/F, 13/F, 14/F, and 24/F are omitted in all towers.

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

備註：

1. 上述所列之面積則以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎。
2. 發展項目住宅物業不設陽台。
3. 所有座數不設四樓，十三樓，十四樓及二十四樓。

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. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower Number 大廈座數	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 2 第2座	6/F to 12/F and 15/F to 23/F 六樓至十二樓及十五樓至二十三樓	Flat A A單位	43.349 (467) 露台 Balcony: 2.070(22) 工作平台 Utility Platform: 1.543 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat B B單位	43.575 (469) 露台 Balcony: 2.070(22) 工作平台 Utility Platform: 1.621 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat C C單位	27.875 (300) 露台 Balcony: 2.136(23) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat D D單位	27.340 (294) 露台 Balcony: 2.077(22) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat E E單位	27.340 (294) 露台 Balcony: 2.077(22) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat F F單位	27.586 (297) 露台 Balcony: 2.060(22) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat G G單位	43.470 (468) 露台 Balcony: 2.150(23) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat H H單位	46.655 (502) 露台 Balcony: 2.150(23) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-
		Flat J J單位	46.700 (503) 露台 Balcony: 2.150(23) 工作平台 Utility Platform: 1.566 (17) 陽台 Verandah: --	-	-	-	-	-	-	-	-	-	-

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

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest square feet.
2. There is no verandah in the residential properties of the Development
3. 4/F, 13/F, 14/F, and 24/F are omitted in all towers.

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

備註：

1. 上述所列之面積則以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎。
2. 發展項目住宅物業不設陽台。
3. 所有座數不設四樓，十三樓，十四樓及二十四樓。

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. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower Number 大廈座數	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 2 第2座	25/F 二十五樓	Flat A A單位	69.238 (745) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: --	-	-	-	29.417 (317)	-	-	61.875 (666)	-	-	-
		Flat B B單位	43.118 (464) 露台 Balcony: 2.136(23) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: --	-	-	-	7.745 (83)	-	-	35.505 (382)	-	-	-
		Flat C C單位	42.810 (461) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: --	-	-	-	7.745 (83)	-	-	35.505 (382)	-	-	-
		Flat D D單位	68.814 (741) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.636 (18) 陽台 Verandah: --	-	-	-	7.969 (86)	-	-	48.068 (517)	-	-	-

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

Remarks:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest square feet.
2. There is no verandah in the residential properties of the Development
3. 4/F, 13/F, 14/F, and 24/F are omitted in all towers.

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

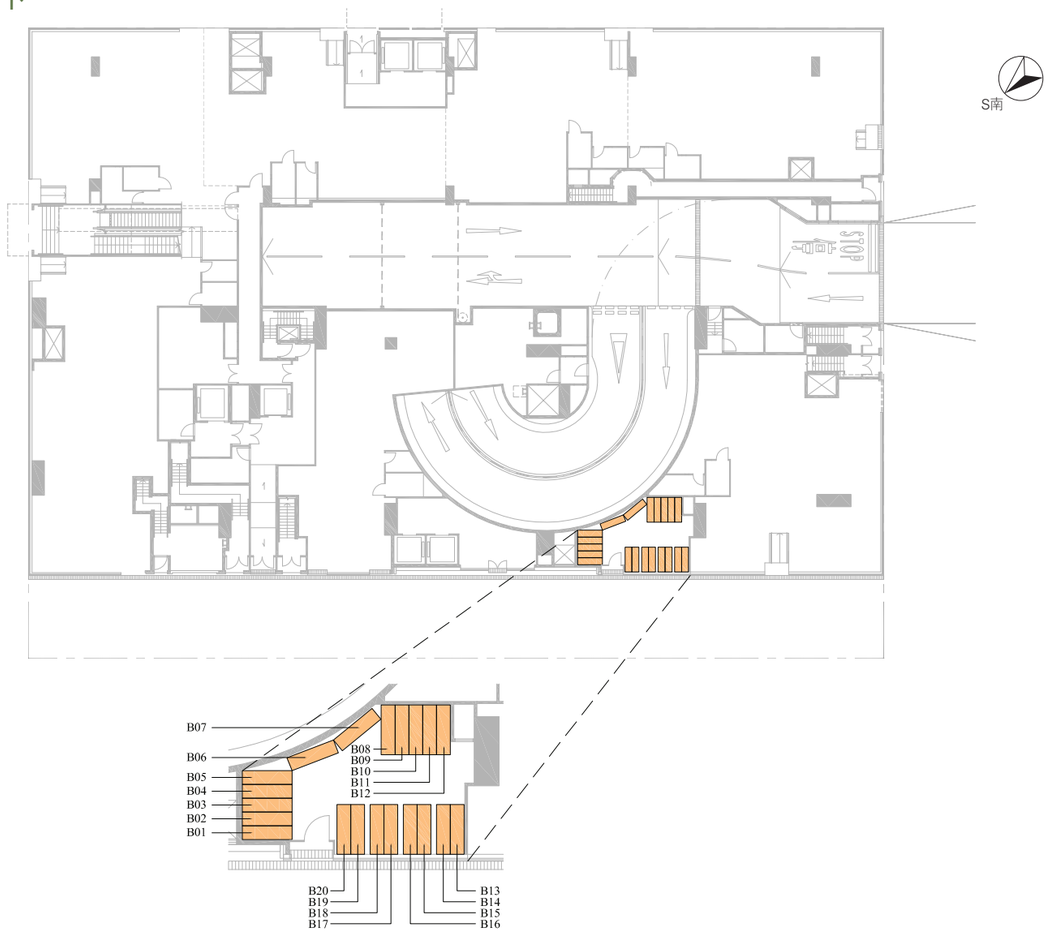
備註：

1. 上述所列之面積則以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎。
2. 發展項目住宅物業不設陽台。
3. 所有座數不設四樓，十三樓，十四樓及二十四樓。

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
地庫

G/F
地下

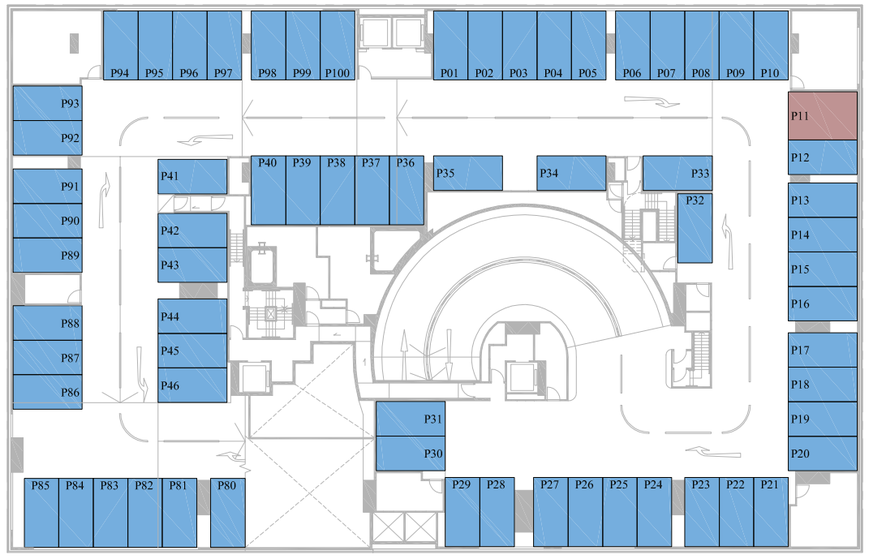


Scale : 比例 : 0M/米 20M/米

Floor 層數	Category of parking space 車位類別	Number 數目	Dimension (LxW) (m) 尺寸(長x闊)(米)	Area of each parking space (sq.m) 每個車位面積(平方米)
B/F 地庫	Residential Carparking Spaces 住客車位	27	5 x 2.5	12.5
	Residential Motorcycle Parking Spaces 住客電單車車位	3	2.4 x 1	2.4
	Residential Loading and Unloading Space 住客裝卸車位	1	11 x 3.5	38.5
	Visitors' Carparking Spaces 訪客車位	2	5 x 2.5	12.5
	Residential Disabled Carparking Space 傷健住客車位	1	5 x 3.5	17.5
	Commercial Carparking Spaces 商業用車位	17	5 x 2.5	12.5
	Commercial Motorcycle Parking Spaces 商業電單車車位	2	2.4 x 1	2.4
	Commercial Loading and Unloading Spaces 商業用裝卸車位	5	11 x 3.5	38.5
G/F 地下	Bicycle Parking Spaces 單車車位	20	1.8 x 0.5	0.9

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

2/F
二樓



Mezzanine Floor
閣樓

S南

Floor 層數	Category of parking space 車位類別	Number 數目	Dimension (LxW) (m) 尺寸(長x闊)(米)	Area of each parking space (sq.m) 每個車位面積(平方米)
2/F to Mezzanine Floor 二樓至閣樓	Public Carparking Spaces 公眾車位	98	5 x 2.5	12.5
	Disabled Public Carparking Spaces 傷健公眾車位	2	5 x 3.5	17.5

Scale :
比例 :
0M/米 20M/米

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

1. A preliminary deposit of 5% of the purchase price 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 the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement: -
   (i) 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售價之5%的臨時訂金；
2. 買方在簽署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份持有；
3. 如買方沒有於訂立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。

Common Parts of the Development

1. The draft Deed of Mutual Covenant Incorporating Management Agreement of the Development ("the DMC") provides for the following Common Areas and Common Facilities:-

"General Common Areas"
Includes the Estate Common Areas, the Residential Common Areas, the Commercial Common Areas and the Carpark Common Areas.

"General Common Facilities"
Includes the Estate Common Facilities, the Residential Common Facilities, the Commercial Common Facilities and the Carpark Common Facilities.

"Estate Common Areas"
Includes such of the transformer room, emergency generator rooms, F.S. control room, refuse storage and material recovery chamber, lift, areas for the installation or use of aerial broadcast distribution or telecommunication network facilities, driveways (other than those forming part of the Carpark Common Areas and the Public Car Park), passageways, emergency vehicular access, staircases and external walls of the whole Estate (other than the Commercial Accommodation External Wall and those of the Towers) and other areas and spaces containing the Estate Common Facilities and other areas and spaces in any part or parts of the Estate which are designated as being for the common use and benefit of the Owners of the Estate EXCLUDING those areas designated as being part of the Residential Common Areas, the Carpark Common Areas and the Commercial Common Areas .

"Estate Common Facilities"
Includes all equipment, facilities and systems designated as being for the general use, benefit or service of the Estate Common Areas but no Owner of the Estate has the exclusive right to use or enjoy and without limiting the generality of the foregoing, include :-

(a) Such of the sewers, drains, water courses, pipes, gutters, wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Estate through which water, sewage, gas, electricity and any other services are supplied to the Estate or any part or parts thereof;

(b) Fire fighting installation and equipment;

(c) Lamp posts, traffic lights and lighting within the Estate;

(d) Lightning conductors of the Estate;

(e) Other facilities and systems other than those facilities designated as being part of the Residential Common Facilities or the Carpark Common Facilities or the Commercial Common Facilities for the use and benefit of the Estate and not for the use and benefit of any particular Owner.

"Residential Common Areas"
Includes such of the Roofs (unless otherwise specifically included in a Flat assigned), Upper Roofs (unless otherwise specifically included in a Flat assigned) and flat roofs (unless otherwise specifically included in a Flat assigned), A/C platforms, pump rooms, lift machine room, refuse storage and material recovery room, lift lobbies, lift pits and lift shafts of the Towers, canopy, passageways, staircases, corridors, planters, architectural fins and external walls (except such portions of the external curtain wall forming the openable window of a Flat) of the Towers, such areas and spaces containing the Residential Common Facilities and other areas and spaces in any part or parts of the Estate which are for the common use and benefit of the Owners of the Towers and such of the Recreational Areas and Facilities, lift machine rooms, switch rooms, meter rooms, lift lobby, lift pits and lift shafts, passageways, staircases, corridors, filtration plant room, pump room, TBE room, landscape area, planters, canopy, flat roof (except such flat roof forming part of a Flat), Residential Disabled Carparking Space, Visitors' Carparking Spaces, Bicycle Parking Spaces, Residential Loading and Unloading Space, such areas and spaces containing the Residential Common Facilities and other areas and spaces in any part or parts of the Estate which are designated as being for the common use and benefit of the Owners of the Residential Accommodation EXCLUDING those areas designated as being part of the Estate Common Areas, the Carpark Common Areas and the Commercial Common Areas.

"Residential Common Facilities"
Includes all those facilities, equipment, machines, apparatus and installations within the Land and the Estate designated as being for the general benefit and service of the Residential Accommodation only but to which no Owner of Flat has the exclusive right to use or enjoy the same including (but not limited to) lifts, lighting, communal television antennae, water tanks, satellite dishes (if any), recreational facilities, security system, fire service installation system and such electrical, mechanical and sanitary installations which are designated as being for the common use and benefit of the Owners of the Residential Accommodation EXCLUDING those facilities designated as being part of the Estate Common Facilities, the Carpark Common Facilities and the Commercial Common Facilities.

"Carpark Common Areas"
Includes all spaces and areas in the General Car Park intended for use in common by Owners of the Parking Spaces, their tenants, bona fide guests, visitors, invitees, servants, agents and licensees including (but not limited to) accessory areas, circulation passages, void spaces, driveways, ramps, entrances, exits and other spaces or areas containing the Carpark Common Facilities EXCLUDING those areas designated as being part of the Estate Common Areas, the Residential Common Areas, and the Commercial Common Areas .

"Carpark Common Facilities"
Includes such facilities, equipment, machines, apparatus and installations in, under or above the Land and the Estate for the general benefit and service of the Parking Spaces only but no Owner of the Parking Spaces has the exclusive right to use or enjoy, and shall include (but not limited to) lighting, security system, fire service installation system, air-conditioning and mechanical ventilation system (if any) and other electrical, mechanical and sanitary installations within the Carpark Common Areas and are for the common use and benefit of the Owners of the Parking Spaces EXCLUDING those facilities designated as being part of the Estate Common Facilities, the Residential Common Facilities, and the Commercial Common Facilities.

"Commercial Common Areas"
(i) The Commercial Loading and Unloading Spaces and the lifts, lift lobbies and fireman's lift lobbies designated as part of the Commercial Common Areas; and (ii) such common parts in the Commercial Accommodation serving the Commercial Units not intended to be exclusively used by any one of the Owners of the Commercial Units to be designated where appropriate in a Sub-Deed of Mutual Covenant ("Sub-DMC") (if any) in respect of the Commercial Accommodation EXCLUDING those areas designated as being part of the Estate Common Areas, the Residential Common Areas and the Carpark Common Areas.

"Commercial Common Facilities"
All those facilities, equipment, machines, apparatus and installations in, under or above the Land and the Estate serving the Commercial Units not intended to be exclusively used by any one of the Owners of the Commercial Units to be designated where appropriate in a Sub-DMC (if any) in respect of the Commercial Accommodation EXCLUDING those facilities designated as being part of the Estate Common Facilities, the Residential Common Facilities and the Carpark Common Facilities.

2. (a) The Estate Common Areas and the Estate Common Facilities are common areas and facilities for the benefit of all Owners and may, subject to the provisions of the DMC and of any Sub-DMC, be used by each Owner and his tenants, bona fide visitors, servants, agents and licensees.

   (b) The Residential Common Areas and the Residential Common Facilities are common areas and facilities for the benefit of all Owners of the Flats and may, subject to the provisions of the DMC and of any Sub-DMC, be used by each Owner of a Flat and his tenants, bona fide visitors, servants, agents and licensees for all purposes connected with the proper use and enjoyment of the same.

   (c) The Carpark Common Areas and the Carpark Common Facilities shall be common areas and facilities for the benefit of all Parking Spaces (except Bicycle Parking Spaces) which areas and facilities may, subject to the provisions of the DMC and of any Sub-DMC, be used by each Parking Space (except a Bicycle Parking Space), its Owner thereof (if applicable) and his tenants, bona fide visitors, servants, agents and licensees for all purposes connected with the proper use and enjoyment of the same.

   (d) The Commercial Common Areas and the Commercial Common Facilities are common areas and facilities for the benefit of all Owners of the Commercial Units, which areas and facilities may, subject to the provisions of the DMC and of any Sub-DMC, be used by such Owners of the Commercial Units and their tenants, bona fide visitors, servants, agents and licensees for all purposes connected with the proper use and enjoyment of the same.

3. No Owner shall alter, repair, connect to or in any other way interfere with or affect the General Common Areas or the General Common Facilities without the previous written consent of the Manager.

4. No Owner shall have the right to convert the General Common Areas and/or the General Common Facilities or any part thereof to his own use or for his own benefit unless approved by the Owners' Committee.

5. No part of the General Common Areas shall be obstructed or incumbered nor shall any refuse or other matter or things be

placed or left thereon nor shall any part thereof be used for any business or private purpose and no Owner shall do or suffer or permit to be done anything therein as may be or become a nuisance or cause annoyance to any other Owners or Occupiers of the Estate.

NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT

Please see table below titled "Allocation of Undivided Shares of Residential Properties in the Development".

TERMS OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

The Manager shall be appointed from the date of the DMC for an initial term of two (2) years and to be continued thereafter until and unless termination by the Manager or the Owners' Committee by giving not less than three (3) months' notice in writing in accordance with the terms of the DMC.

BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

The Owners of the Estate shall pay the Management Expenses in the following manner:-

(a) Where any expenditure relates wholly to the Residential Common Areas or the Residential Common Facilities providing services to the Owners of the Flats, the expenditure shall form part of the Management Expenses of the Residential Accommodation and shall be borne by the Owners of the Flats according to the proportions borne by the number of the Management Shares of their respective Flats to the total number of Management Shares allocated to all the Flats.

(b) Where any expenditure relates wholly to the Commercial Accommodation or the Commercial Common Areas or the Commercial Common Facilities providing services to the Owner of the Commercial Accommodation, the expenditure shall form part of the Management Expenses of the Commercial Accommodation and shall be borne by the Owner of the Commercial Accommodation, and if a Sub-DMC in respect of the same has been executed, such expenses shall be borne by the Owners of the Commercial Units according to the proportions borne by the number of the Management Shares of their respective Commercial Units to the total number of Management Shares allocated to all the Commercial Units.

(c) Where any expenditure relates wholly to the Carpark Common Areas or the Carpark Common Facilities providing services to the Owners of the Parking Spaces, the expenditure shall form part of the Management Expenses of the General Car Park and shall be borne by the Owners of the Residential Carparking Spaces, Residential Motorcycle Parking Spaces, Commercial Carparking Spaces and Commercial Motorcycle Parking Spaces according to the proportions borne by the number of Management Shares of their respective Residential Carparking Spaces, Residential Motorcycle Parking Spaces, Commercial Carparking Spaces or Commercial Motorcycle Parking Spaces to the total number of Management Shares allocated to all the Residential Carparking Spaces, Residential Motorcycle Parking Spaces, Commercial Carparking Spaces and Commercial Motorcycle Parking Spaces Provided that the Owners of the Flats shall bear 42.5/604.5 parts or shares of such expenditure attributable to the Visitors' Carparking Spaces in the General Car Park and such share of the expenditure shall be deemed as part of the expenditure relating to the Residential Common Areas or the Residential Common Facilities.

(d) Where any expenditure relates wholly to the Public Car Park providing services to the Owner of the Public Car Park, the expenditure shall form part of the Management Expenses of the Public Car Park and shall be borne by the Owner of the Public Car Park.

(e) Where any expenditure relates wholly to (i) the Estate Common Areas and/or the Estate Common Facilities, or (ii) does not fall under any of the sub-paragraphs (a), (b), (c) and (d) above, the expenditure shall form part of the Management Expenses of the Estate as a whole and shall be borne by all Owners of the Development in accordance with the proportion that the respective Management Shares of the relevant part of the Estate bear to the total number of Management Shares of the Estate Provided that the expenditure incurred in the management, operation, maintenance, repair, renovation, improvement, replacement and the supply of electricity and other outgoings in respect of the turntable adjacent to and serving both the Residential Loading and Unloading Space and the Commercial Loading and Unloading Spaces ("the Turntable") shall be borne by the Owner of the Flats and the Owners of the Commercial Accommodation in the following parts or shares:

(1) 1/6 thereof shall be borne by the Owner of the Flats and shall be deemed as part of the expenditure relating to the Residential Common Areas or the Residential Common Facilities; and

(2) 5/6 thereof shall be borne by the Owner of the Commercial Accommodation and shall be deemed as part of the expenditure relating to the Commercial Accommodation or the Commercial Common Areas or the Commercial Common Facilities.

BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

The amount of Management Deposit shall be equivalent to 3 months' Management Fee.

THE AREA (IF ANY) IN THE DEVELOPMENT RETAINED BY THE OWNER FOR THE OWNER'S OWN USE

Not applicable.

Allocation of Undivided Shares of Residential Properties in the Development

	Floor	Flat	No. of undivided shares
Tower 1	5/F	A	60
		B	47
		C	44
		D	22
		E	27
		F	27
		G	22
		H	44
	6/F to 12/F and 15/F to 23/F	A	60
		B	47
		C	43
		D	22
		E	27
		F	27
		G	22
		H	44
	25/F	A	79
		B	76
		C	60
Tower 2	5/F	A	44
		B	44
		C	28
		D	27
		E	27
		F	28
		G	44
		H	47
		J	47
	6/F to 12/F and 15/F to 23/F	A	43
		B	44
		C	28
		D	27
		E	27
		F	28
		G	43
		H	47
		J	47
	25/F	A	78
		B	47
		C	47
		D	74

Remarks:

1. The total number of undivided shares of the Development is 19,262.
2. Please refer to the latest draft of the DMC for full details. A full script of the latest draft of the DMC is available for inspection free of charge in the sales office.
3. Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC.

發展項目的公用部分

1. 發展項目公共契約及管理協議擬稿(「公契」)訂明下列公用地方及公用設施:-

「綜合公用地方」
包括屋苑公用地方、住宅公用地方、商業公用地方及停車場公用地方。

「綜合公用設施」
包括屋苑公用設施、住宅公用設施、商業公用設施及停車場公用設施。

「屋苑公用地方」
包括該等變壓器室、緊急發電機室、消防控制室、垃圾及物料回收房、升降機、供安裝或使用無線廣播分導系統或電訊網絡設施之區域、行車通道(構成停車場公用地方及公眾停車場的部分除外)、通道、緊急車輛通道、樓梯、整個屋苑的外牆(不包括商業部分及大廈的外牆)、包含屋苑公用設施的其他地方及空間及屋苑中指定為屋苑業主共同使用和利益的其他地方及空間的任何部分，但不包括已劃為住宅公用地方、停車場公用地方及商業公用地方一部分之範圍。

「屋苑公用設施」
指劃供屋苑公用地方普遍使用、利益或提供服務而非專屬於個別屋苑業主使用或享用的所有設備、設施及系統。茲毋損前文之一般規定，包括：-

(a) 該等污水管、排水渠、水道、水管、溝渠、電線與電纜及現時或於任何時間位於屋苑內、下、上或跨越其上而為屋苑或其任何部分供應食水、污水排放、氣體、電力及任何其他服務的其他服務設施(不論鋪管或以其他形式)；

(b) 滅火裝置與設備；

(c) 屋苑內的燈柱、交通燈、照明燈飾；

(d) 屋苑的避雷裝置；

(e) 其他設施及系統，惟住宅公用設施、停車場公用設施或商業公用設施供屋苑使用與享用而非供個別業主專用與專享的一部分的設施除外。

「住宅公用地方」
包括該等天台(除非明確包括於轉讓的住宅內)、上層天台(除非明確包括於轉讓的住宅內)及平台(除非明確包括於轉讓的住宅內)、空調機平台、泵房、升降機機房、垃圾儲存及物料回收室、大廈的升降機大堂、升降機槽及升降機坑、簷篷、通道、樓梯、走廊、花槽、大廈的建築鰭和外牆(構成任何住宅可開啟窗戶一部分的外層幕牆除外)及包含住宅公用設施的其他地方及空間，以及屋苑內任何部分指定供大廈業主共用與共享的其他地方及空間，及康樂地方及設施、升降機機房、電掣房、電錶房、升降機大堂、升降機槽及升降機坑、通道、樓梯、走廊、濾水機房、泵房、電訊廣播設備房、園藝區、花槽、簷篷、平台(除非明確包括於轉讓的住宅內)、傷健住宅車位、訪客車位、單車車位、住宅裝卸車位，及包含住宅公用設施的其他地方及空間，以及屋苑內指定供住宅部分業主共用與共享的其他地方及空間的任何部分，但不包括已劃為屋苑公用地方、停車場公用地方及商業公用地方一部分之範圍。

「住宅公用設施」
包括位於土地和屋苑內指定為住宅部分普遍利益及提供服務，而非專屬於個別住宅業主使用或享用的設施、設備、機器、器具及裝置，包括但不限於升降機、照明裝置、公共電視天線、水箱、衛星接收碟(如有者)、康樂設施、保安系統、消防裝置系統、以及其他供住宅部份業主共同使用和利益的電機及衛生裝置，但不包括已劃為屋苑公用設施、停車場公用設施及商業公用設施一部分之設施。

「停車場公用地方」
包括為停車位業主及其租客、真正來賓、訪客、賓客、僱員、代理及受許可人的共同使用而設的綜合停車場的所有空間及地方，包括但不限於附屬地區、循環通道、中空地方、行車道、斜坡、入口、出口及包含停車場公用設施的其他空間或地方，但不包括已劃為屋苑公用地方、住宅公用地方及商業公用地方一部分之範圍。

「停車場公用設施」
包括位於土地和屋苑內、下或其上而僅供停車位普通利益及提供服務，而非專屬於個別停車位業主使用或享用的設施、設備、機器、器具及裝置，包括但不限於照明裝置、保安系統、消防裝置系統、空調及機械通風系統(如有者)及指定供停車位業主共用與共享於停車場公用地方內的其他電力、機械和衛生裝置，但不包括已劃為屋苑公用設施、住宅公用設施及商業公用設施一部分之設施。

「商業公用地方」
(i)視作屬於商業公用地方一部分的商業裝卸車位及升降機、升降機大堂及消防員升降機大堂；及(ii)商業部分內供商業單位受益，而非專屬個別商業單位業主使用的該等公用部分，該等公用部分將適當地在有關商業部分之分公契(「分公契」)(如有者)中指明，但不包括已劃為屋苑公用地方、住宅公用地方及停車場公用地方一部分之範圍。

「商業公用設施」
所有位於土地和屋苑內、下、或其上而僅供商業單位受益，而非專屬個別商業單位業主使用的設施、設備、機器、器具及裝置，該等設施、設備、機器、器具及裝置將適當地在有關商業部分之分公契(如有者)中指明，但不包括已劃為屋苑公用設施、住宅公用設施及停車場公用設施一部分之設施。

2. (a) 屋苑公用地方及屋苑公用設施乃為所有業主的利益而設之公用地方及設施，亦可根據公契及任何分公契之條文，供每位業主及其租客、真正來賓、僱員、代理及受許可人使用。

(b) 住宅公用地方及住宅公用設施乃為所有住宅業主的利益而設之公用地方及設施，亦可根據公契及任何分公契之條文，供每位住宅業主及其租客、真正來賓、僱員、代理及受許可人作所有關乎正當使用及享用該等地方及設施之用途。

(c) 停車場公用地方及停車場公用設施乃為所有停車位(單車車位除外)的利益而設之公用地方及設施，亦可根據公契及任何分公契之條文，供每個停車位(單車車位除外)、其業主(如適用)及其租客、真正來賓、僱員、代理及受許可人作所有關乎正當使用及享用該等地方及設施之用途。

(d) 商業公用地方及商業公用設施乃為所有商業單位業主的利益而設之公用地方及設施，亦可根據公契及任何分公契之條文，供每位商業單位業主及其租客、真正來賓、僱員、代理及受許可人作所有關乎正當使用及享用該等地方及設施之用途。

3. 除獲管理人事先書面同意，業主不得改變、維修、連接或以任何其他方式擾亂或影響綜合公用地方或綜合公用設施。

4. 除獲業主委員會批准，業主不得將綜合公用地方及/或綜合公用設施或其任何部分改作自用或為其自己的利益。

5. 業主不得阻塞或阻礙綜合公用地方的任何部分，或於該地方放置或棄置垃圾或其他物件，亦不得使用綜合公用地方的任何部分作商業或私人用途。業主亦不得作出或容許任何對屋苑其他業主或佔用人造成滋擾的行為。

分配予發展項目中的每個住宅物業的不分割份數的數目
請見下列「發展項目住宅物業不分割份數分配表」。

發展項目的管理人的委任年期
管理人的最初任期為由公契的日期起計兩年，並於期滿後獲繼續委任，直至管理人或業主委員會根據公契條款給予對方不少於三個月書面通知以終止委任。

管理開支在發展項目中住宅物業的擁有人之間分擔的基準
屋苑業主須按下列方式支付管理開支：

(a) 凡完全涉及為住宅業主提供服務之住宅公用地方或住宅公用設施的任何開支，該等開支須計入住宅部分之管理開支內，並由住宅業主按其持有的管理份數佔分配予所有住宅的管理份數之總數之比例攤分。

(b) 凡完全涉及為商業部分業主提供服務之商業部分、商業公用地方或商業公用設施的任何開支，該等開支須計入商業部分之管理開支內，並由商業部分業主承擔。如已訂立相關的分公契，該等開支則由商業單位業主按其商業單位的管理份數佔分配予所有商業單位的管理份數之總數之比例攤分。

(c) 凡完全涉及為停車位業主提供服務之停車場公用地方或停車場公用設施的任何開支，該等開支須計入綜合停車場部分之管理開支內，並由住客車位、住客電單車車位、商業用車位及商業電單車車位業主按其持有的管理份數佔分配予所有住客車位、住客電單車車位、商業用車位及商業電單車車位的管理份數之總數之比例攤分，惟住宅業主須承擔屬於綜合停車場內訪客停車位開支的42.5/604.5部分或份數，該等開支則會計入涉及住宅公用地方或住宅公用設施之開支的一部分。

(d) 凡完全涉及為公眾停車場的業主提供服務之公眾停車場的任何開支，該等開支須計入公眾停車場部分之管理開支內，並由公眾停車場的業主攤分。

(e) 凡任何開支完全涉及(i)屋苑公用地方及/或屋苑公用設施；或(ii)並不屬於以上分段(a)、(b)、(c)及(d)之開支，該等開支須計入屋苑整體之管理開支內，並由所有發展項目業主按屋苑有關部分的管理份數佔屋苑管理份數總數之比例攤分，惟就管理、操作、保養、維修、裝修、改善、更換及供應電力予毗鄰住宅裝卸車位及商業裝卸車位及為該等車位而設的轉車台(「轉車台」)所招致的支出及其他開支須由住宅業主及商業部分業主分別以以下的部份或份數承擔:-

(1) 1/6須由住宅業主承擔及會計入涉及住宅公用地方或住宅公用設施之開支；及

(2) 5/6須由商業部分業主承擔及會計入涉及商業部分、商業公用地方或商業公用設施之開支。

計算管理費按金的基準
管理費按金相當於三個月的管理費。

擁有人在發展項目中保留作自用的範圍（如有者）
不適用。

發展項目住宅物業不分割份數分配表

	樓層	單位	不分割份數
第一座	五樓	A	60
		B	47
		C	44
		D	22
		E	27
		F	27
		G	22
		H	44
	六樓至十二樓及十五樓至二十三樓	A	60
		B	47
		C	43
		D	22
		E	27
		F	27
		G	22
		H	44
	二十五樓	A	79
		B	76
		C	60
第二座	五樓	A	44
		B	44
		C	28
		D	27
		E	27
		F	28
		G	44
		H	47
		J	47
	六樓至十二樓及十五樓至二十三樓	A	43
		B	44
		C	28
		D	27
		E	27
		F	28
		G	43
		H	47
		J	47
	二十五樓	A	78
		B	47
		C	47
		D	74

備註：

1. 發展項目的不分割份數總數為19,262。
2. 詳情請參閱公契最新草稿。公契最新草稿全本可於售樓處免費參閱。
3. 除非本售樓説明書另設定義，否則上述名詞具有公契中該等名詞的相同意義。

1. The Development is constructed on Fanling Sheung Shui Town Lot No.255 (**"the Lot"**).

2. The lease term of the Lot granted under New Grant No.21916 (**"the Land Grant"**) is 50 years commencing from 3rd November 2014.

3. User restrictions applicable to that land:
   (i) The Lot shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes;
   (ii) 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; and
   (iii) No rock crushing plant shall be permitted on the Lot without the prior written approval of the Director of Lands (**"the Director"**).

4. General Condition No.(7)(a) stipulates that the Grantee shall throughout the tenancy:
   (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
   (ii) maintain all buildings erected or to be erected in good and substantial repair and condition.

5. Special Condition No.(2)(a) stipulates that the Grantee acknowledges that there may be erected and existing within that portion of the Lot shown coloured pink hatched black on the plan annexed to the Land Grant (**"the Pink Hatched Black Area"**) some underground structures and foundations (**"the Underground Structures and Foundations"**). The Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the Lot as existing on 3rd November 2014 subject to the presence of the Underground Structures and Foundations and no objection or claim of whatsoever nature shall be made or raised by the Grantee in respect or on account of the same. Special Condition No.(2)(b) stipulates that except with the prior written approval of the Director, the Grantee shall not demolish, alter or interfere with the Underground Structures and Foundations. The Grantee shall use care and skill, and take precaution at all times when carrying out works within the Lot to avoid causing any damage to the Underground Structures and Foundations, and shall not carry out works within the Lot which in the opinion of the Director (whose opinion shall be final and binding) may affect the Underground Structures and Foundations. Special Condition No.(2)(c) stipulates that the Grantee shall throughout the term agreed to be granted permit the Government, the Director, and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Pink Hatched Black Area at all reasonable times and at any time in case of emergency with or without tools, equipment, plant, machinery or motor vehicles for the purposes of inspecting, checking, maintaining, repairing and upgrading the Underground Structures and Foundations.

6. Special Condition No.(3)(b) stipulates that:
   (i) (I) the Grantee shall within 24 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve, on the Pink Hatched Black Area a public passage way together with such lightings and facilities as the Director in his absolute discretion may require (**"the Public Passage Area"**) so that public pedestrian traffic can be carried thereon; and
   (II) the Grantee shall manage and maintain the Public Passage Area throughout the term granted by the Land Grant at his own expense in good and substantial repair and in a clean and tidy condition in all respects to the satisfaction of the Director; and
   (III) the Grantee at all times after the fulfillment of its obligations under Special Condition 3(b)(i)(I) permit all members of the public for all lawful purposes free of charge without any interruption 24 hours a day to pass and re-pass on foot or by wheelchair over, along and through the Public Passage Area and for the purpose of effecting public access to, over and along the Public Passage Area as aforesaid, no object or material of whatsoever nature which may cause obstruction to access to, over or along the Public Passage Area shall be placed on or above the Public Passage Area.
   (vii) The Public Passage Area shall not be used for any purpose other than for the provision of the Public Passage Area and in particular shall not be used for the purpose of storage.
   (viii) The Grantee shall indemnify and keep indemnified the Government, its officers, agents, contractors, workmen and other duly authorized personnel from and against all liabilities and actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the provision, management and maintenance of the Public Passage Area.

7. Special Condition No.(4) stipulates that the Grantee shall develop the Lot by erection thereon of building(s) complying in all respects with the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building(s) to be completed and made fit for occupation on or before the 31st December 2019.

8. The following sub-clauses of Special Condition No.(8) stipulate that the Grantee:
   (a) may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (**"the Facilities"**) as may be approved in writing by the Director.
   (c) In the event that any part of the Facilities is exempted from the gross floor area calculation (**"the Exempted Facilities"**):
      (i) the Exempted Facilities shall be designated as and form part of the common areas for the common use and benefit of the owners of the Lot;
      (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and operate the same to the satisfaction of the Director; and
      (iii) the Exempted Facilities shall only be used by the residents of the residential block(s) erected or to be erected on the Lot and their bona fide visitors and by no other person(s).

9. Special Condition No.(9) 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 who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

10. The following sub-clauses of Special Condition No.(10) stipulate that the Grantee shall at his own expense:
    (a) 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 Special Condition No.(10)(b);
    (c) 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
    (d) thereafter maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

11. Special Condition No.(11)(a) stipulates that office accommodation for watchmen or caretakers or both may be provided within the Lot, and such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the Lot.

12. Special Condition No.(12)(a) stipulates that quarters for watchmen or caretakers or both may be provided within the Lot, and such quarters shall not be used for any purpose other than residential accommodation for watchmen or caretakers or both, who are wholly and necessarily employed with the Lot.

13. Special Condition No.(13)(a) stipulates that one office for the use of the Owners' Corporation or the Owners' Committee may be provided within the Lot, and such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed or to be formed in respect of the Lot and the buildings erected or to be erected thereon.

14. Special Condition No.(20)(a)(i) stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building(s) erected or to be erected on the Lot and their bona fide guests, visitors or invitees (**"the Residential Parking Spaces"**) according to a prescribed rate. Special Condition No.(20)(a)(iii) provides that additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building(s) erected or to be erected on the Lot shall be provided according to a prescribed rate. Special Condition No.(20)(a)(iv) provides that the spaces provided under Special Conditions Nos.(20)(a)(i) and (20)(a)(iii) shall not be used for any purpose other than for the purposes respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

15. Special Condition No.(20)(b)(i) stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles (unless the Director consents to another rate) based on:

    (I) the gross floor area of the building(s) erected or to be erected on the Lot to be used for office purpose; and

    (II) the gross floor area of the building(s) erected or to be erected on the Lot to be used for non-industrial (excluding private residential, office, godown, hotel, petrol filling station and the Public Car Park referred to in Special Condition No.(27)) purposes.

    Special Condition No.(20)(b)(iii) stipulates that spaces provided under Special Conditions Nos.(23)(b)(i)(I) and (23)(b)(i)(II) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building(s) erected or to be erected on the Lot for the respective purposes stipulated in the said clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

16. Special Condition No.(20)(c)(i) stipulates that out of the spaces provided under Special Conditions Nos.(20)(a)(i), (20)(a)(iii) and (20)(b)(i), the Grantee shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (**"the Parking Spaces for the Disabled Persons"**) according to prescribed rates. Special Condition No.(20)(c)(ii) stipulates that the Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of building(s) erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

17. Special Condition No.(20)(d)(i) stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation according to prescribed rates (unless the Director consents to another rate) based on :

    (I) the number of the residential units in the building(s) erected or to be erected on the Lot (**"the Residential Motor Cycle Parking Spaces"**);

    (II) the total number of spaces required to be provided under Special Condition No.(20)(b)(i)(I); and

    (III) the total number of spaces required to be provided under Special Condition No.(20)(b)(i)(II).

    Special Condition No.(20)(d)(ii) stipulates that the Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building(s) erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services. Special Condition No.(20)(d)(iii) stipulates that spaces provided under Special Conditions Nos.(20)(d)(i)(II) and (20)(d)(i)(III) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building(s) erected or to be erected on the Lot for the respective purposes stipulated in Special Conditions Nos.(20)(b)(i)(I) and (20)(b)(i)(II) and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

18. Special Condition No.(20)(e) stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the residential units in the building(s) erected or to be erected on the Lot and their bona fide guests, visitors or invitees according to a prescribed rate.

19. Special Condition No.(21)(a) stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for loading and unloading of goods vehicles according to prescribed rates.

20. Special Condition No.(21)(b) stipulates that the spaces provided under Special Condition (21)(a) shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building(s) or part(s) of the building(s) erected or to be erected on the Lot.

21. Special Condition No.(24)(a) stipulates that the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:

    (i) assigned except:

        (I) together with residential unit(s) in the building(s) erected or to be erected on the Lot; or

        (II) to a person who is already the owner of residential unit(s) in the building(s) erected or to be erected on the Lot; or

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

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

22. Special Condition No.(26) provides that a plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with Special Conditions Nos.(20) and (21), or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. The said parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (20) and (21). The Grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

23. The following sub-clauses of Special Condition No.(27) stipulate that:

(a) The Grantee shall at his own expense in all respects to the satisfaction of the Director and in accordance with the layout plan approved under Special Condition No.(27)(c) erect, construct and provide on the Lot a public car park providing a specified number of spaces for the parking of motor vehicles (**"the Public Car Park"**) on or before 31st December 2019.

(b) Out of the spaces in the Public Car Park, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation provided that a minimum of one space shall be so reserved and designated. The dimension of each of the parking spaces for the disabled persons provided shall be as the Building Authority may require and approve.

(c) The Grantee shall within 24 calendar months from the date of the Land Grant or such other extended period as may be approved by the Director submit or cause to be submitted to the Director for his written approval a layout plan for the Public Car Park indicating the parking spaces, turning circles, ceiling height of the parking floor(s) or level(s), means of access, circulation areas and any other areas and spaces as may be required by the Director. The parking spaces, turning circles, ceiling height of the parking floor(s) or level(s), means of access, circulation areas and any other areas and spaces of the Public Car Park shall be provided and laid out in accordance with the plan approved by the Director under Special Condition No.27(c) and in all respects to the satisfaction of the Director. The Grantee shall maintain the parking spaces, turning circles, ceiling height of the parking floor(s) or level(s), means of access, circulation areas and any other areas and spaces of the Public Car Park in accordance with the approved plan and shall not alter the layout except with the prior written consent of the Director.

(d) No parking floor(s) or level(s) shall be served or accessible by any means of vehicular access except by such vehicular ramps as may be approved in writing by the Director.

(e) Each and every parking space provided within the Public Car Park shall front directly onto a driveway or an adequate circulation area so that any motor vehicle can be moved into or away from each parking space from or to the driveway or circulation area without obstruction.

(f) The positions of the ingress and egress control points, drop gate, pay booth and access arrangement for the Public Car Park shall be subject to the prior written approval of the Director.

(g) The layout of the Public Car Park shall be designed in such a way that no motor vehicles shall have to queue or wait outside the Lot to enter into the Public Car Park.

(h) All the parking spaces within the Public Car Park shall be made available to members of the public at all times for short-term parking of motor vehicles, on hourly, daily or monthly basis or on such other basis as may be approved in writing by the Commissioner for Transport. The Grantee shall at all times permit all members of the public to have free access to, from and through such part(s) of the Lot or any building(s) erected or to be erected thereon for the purposes of gaining access to and from the Public Car Park.

(i) For the purpose of calculating the total gross floor area stipulated in Special Condition No.6(c), there shall be taken into account the Public Car Park (including all the parking spaces, turning circles, means of access and circulation areas provided within the Public Car Park and any other areas or spaces as the Director may in his sole discretion consider appropriate) and the total gross floor area of the Public Car Park shall be as determined by the Director whose determination shall be final and binding upon the Grantee.

(j) The Public Car Park shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Car Park shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(k) The Grantee shall not, throughout the term agreed to be granted, assign, mortgage, charge, demise, underlet or part with the possession of or otherwise dispose of the Public Car Park except as a whole provided that the Grantee may underlet the parking spaces in the Public Car Park subject to the condition stipulated in Special Conditions Nos.(27)(b), (h), and (j).

(l) The Grantee shall at all times during the term agreed to be granted uphold, maintain, repair, operate, conduct and manage at his own expense the Public Car Park and everything forming a portion of or pertaining to it and in all respects in accordance with all Ordinances, bye-laws and regulations relating to public vehicles parking which are or may at any time be in force in Hong Kong and to the satisfaction of the Commissioner for Transport.

(m) It is expressly agreed, declared and provided in Special Condition No.(27)(m) that by imposing the obligation on the part of the Grantee contained in Special Condition No.(27)(h) neither the Grantee intends to dedicate nor the Government consents to any dedication of the Public Car Park or any part(s) of the Lot to the public for the right of passage.

(n) It is expressly agreed, declared and provided in Special Condition No.(27)(n) that the obligation on the part of the Grantee contained in Special Condition No.(27)(h) will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor.

(o) The Grantee indemnifies and shall keep indemnified the Government from and against all liabilities and all costs, claims, expenses, losses, damages, charges, and demands of whatsoever nature arising directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee, his servants, agents, workmen or contractors arising out of or incidental to the fulfillment of the Grantee's obligations under Special Condition No.(27).

24. Special Condition No.(28) 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 give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the Lot at such premium as he may determine.

25. Special Condition No.(29)(a) 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, 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 be necessary to protect and support such land within the Lot and also any adjacent land or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term granted by the Land Grant 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. Special Condition No.(29)(c) provides that in the event that as a result of works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. Special Condition No.(29)(d) provides that the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

26. Special Condition No.(31) 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. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

27. Special Condition No.(32)(a) provides in the event of earth, spoil, debris, construction waste or building materials (**"the Waste"**) from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (**"the Government Properties"**), the Grantee shall at his own expense remove the Waste from and make good any damage done to the Government Properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping. Special Condition No.(32)(b) provides that notwithstanding Special Condition No.(32)(a), the Director may at the request of the Grantee remove the Waste from and make good any damage done to the Government Properties and the Grantee shall pay to the Government on demand the cost thereof.

28. Special Condition No.(33) provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (**"the Works"**), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof (**"the Services"**). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

29. Special Condition No.(34)(a) 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.

30. Special Condition No.(34)(b) provides that 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 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.

31. Special Condition No.(38) provides that:

    (a) The Grantee shall not carry out any works whatsoever which may demolish, remove, alter, damage, deface, obstruct or otherwise, interfere with any part or parts of the historic building marked "Luen Wo Market" and shown edged red on the plan annexed to the Land Grant (**"the Historic Building"**).

    (b) The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions to the satisfaction of the Director of Leisure and Cultural Services at all times, particularly during any site formation and building works being carried out on the Lot or any part thereof to avoid causing any damage to the Historic Building or any part thereof, and shall observe and comply with all the requirements as may be imposed from time to time during the term agreed to be granted by the Director of Leisure and Cultural Services in respect of the protection of the Historic Building.

    (c) Any damage to the Historic Building or any part thereof shall be made good forthwith by the Grantee at his own expense to the satisfaction of the Director of Leisure and Cultural Services provided that any making good or remedial works shall first be approved by the Director of Leisure and Cultural Services.

    (d) The Director, his officers and contractors, his or their workmen and any other persons authorized by him or them with or without tools, equipment, machinery, plant or motor vehicles shall have the right of free ingress, egress and regress to, from or through the Lot for the purposes of inspecting, monitoring, repairing and maintaining the Historic Building including the Underground Structures and Foundations and anything appertaining thereto and carrying out any works which the Director may require or authorize.

    (e) The Director, his officers and contractors, his or their workmen and any other persons authorized by him or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person whether arising out of or incidental to the exercise by him or them of the rights conferred under Special Condition No.(38)(d) and no claim shall be made against him or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

32. Special Condition No.(41) provides that except with the prior written consent of the Director, the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the Lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the Lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Grantee.

Notes:

1. The expression "Grantee" as mentioned in this section means the "Purchaser" under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. Please refer to the Land Grant for full details. A copy of the Land Grant is available for inspection free of charge during opening hours at the sales office upon request and copies will be provided on payment of photocopying charges.

1. 發展項目興建於粉嶺上水市地段第255號(「**該地段**」)。

2. 根據第21916號新批地規約(「**批地文件**」)，該地段批地年期為2014年11月3日起計50年。

3. 適用於該地段的用途限制：
   (i) 該地段不得作非工業(不包括貨倉、酒店及油站)以外之用途；
   (ii) 不可在該地段豎立或建造墳墓或骨灰甕安置所，亦不可在該地段安葬或以陶罐、骨灰甕或其他形式存放任何人類骸骨或動物骸骨；及
   (iii) 在未得到地政總署署長(「**署長**」)事先書面同意前，不得在該地段使用碎石機。

4. 一般條件第(7)(a)條規定，承授人須於批地年期的期間：
   (i) 依照經授准的設計及布局及任何獲批的建築圖則，維持所有樓宇並不得作改變；及
   (ii) 將所有已建成或將建成的樓宇維持於良好狀況。

5. 特別條件第(2)(a)條規定，承授人承認在批地文件附圖上以粉紅色並加黑色斜線標示的範圍(「**粉紅色並加黑色斜線範圍**」)可能豎立或存在一些地下結構及地基(「**地下結構及地基**」)。承授人必須被視作為滿意並接受該地段於2014年11月3日受限於地下結構及地基的存在的情況及狀況。承授人不得就該地段於2014年11月3日受限於地下結構及地基的存在的情況及狀況提出任何形式的反對或索賠。特別條件第(2)(b)條規定，除非獲得署長事先書面批准，承授人不得拆卸、改變或妨礙地下結構及地基。承授人須於在該地段內進行工程的所有時候，使用謹慎措施及技巧，並採取預防措施，以避免對地下結構及地基造成任何損害，亦不得於該地段內進行署長認為可能會影響地下結構及地基的工程(署長之意見為最終並具約束力)。特別條件第(2)(c)條規定，承授人於協定的批地年期內，批准政府、署長、其員工、承建商及代理人，及任何其他獲授權人士，不論他們有沒有工具、裝備、器械、工業裝置或汽車，於所有合理時間內及任何緊急情況，自由進出粉紅色並加黑色斜線範圍的權利，以檢查、視察、保養、維修及升級地下結構及地基。

6. 特別條件第(3)(b)條規定：
   (i) (I) 承授人須於批地文件日期的24個曆月內(或署長可批之其他延長時間)，自費以各方面令署長滿意，以署長批准的方式及物料，及按署長批准的標準、水平、位置和設計在粉紅色並加黑色斜線範圍鋪設、平整、提供、建築、鋪面公共行人通道，包括署長自行酌情要求的街燈及設施(「**公共行人通道**」)，以供行人自由出入；及
   (II) 承授人須於批地年期的期間自費以各方面令署長滿意的方式管理及維護公共行人通道，確保修葺良好堅固及乾淨整潔；及
   (III) 承授人須在履行特別條件3(b)(i)(I)的責任後，於批地文件下批出之年期內，維持公共行人通道24小時免費開放予公眾就所有合法用途不受干擾地徒步或乘輪椅穿越。為方便公眾進出及穿越公共行人通道，公共行人通道上不得擺放以任何形式可能對公眾進出及穿越公共行人通道造成阻礙的物件或物質。
   (vii) 公共行人通道不可用作提供公共行人通道以外之其他用途，尤其不可用作存放物品。
   (viii) 承授人特此就由承授人、其員工、工人及承建商作出就提供、管理及維修公共行人通道有關的行為或漏作行為而導致任何形式的所有責任、法律行動、訴訟、費用、索賠、支出、損失、損害、收費和要求，彌償政府、其員工、代理人、承建商、工人及其他獲授權人士，並使他們持續得到彌償。

7. 特別條件第(4)條規定，承授人須全面履行批地文件的條款及遵守所有一切不時適用於香港有關建築物、衛生及規劃的法律及法規，於該地段上興建樓宇以發展該地段，該等樓宇須於2019年12月31日或之前建成並可供入伙。

8. 下列特別條件第(8)條的分條規定，承授人：
   (a) 可於該地段內豎立、興建及提供經署長書面批准的休憩設施及其附屬設施(「**休憩設施**」)。
   (c) 若休憩設施任何部份被豁免計算在總樓面面積上(「**豁免的休憩設施**」)，則：
      (i) 該豁免的休憩設施必須指定為公用地方的一部份，供該地段業主的共同使用；
      (ii) 承授人須自費保持豁免的休憩設施修葺狀態良好堅固並運作豁免的休憩設施，達致署長滿意；及
      (iii) 豁免的休憩設施只供興建於該地段內已建成或將建成的住宅樓宇的住客及其真正的訪客使用，而不得供其他人使用。

9. 特別條件第(9)條規定在未得到署長事先書面同意前不得移除或干擾該地段或毗鄰範圍內的樹木。署長於簽發同意書時可施加其認為適當的移植、補償美化或重植條件。

10. 下列特別條件第(10)條的分條規定，承授人須自費：
    (a) 將園景設計圖呈交署長批准，園景設計圖需標明將在該地段提供的符合特別條件第(10)(b)條要求的園景工程的位置、規劃及布局；
    (c) 根據獲批之園景設計圖於該地段上進行園景工程，並在各方面達致署長滿意。未經署長事先書面同意，不得修改、變動、更改、變更或替換獲批之園景設計圖；及
    (d) 期後維持及保養園景工程，將之保持安全、清潔、整齊、井然及健康的狀態，全面達致署長滿意。

11. 特別條件第(11)(a)條規定該地段內可提供給予看更及/或管理員的辦事處，但該辦事處除供完全及必須受僱於該地段工作的看更及/或管理員作辦事處外，不得作任何其他用途。

12. 特別條件第(12)(a)條規定該地段內可提供給予看更及/或管理員的宿舍，但該等宿舍除供完全及必須受僱於該地段工作的看更及/或管理員作居所外，不得作任何其他用途。

13. 特別條件第(13)(a)條規定該地段內可提供一個供業主立案法團或業主委員會使用的辦公室，但該辦事處除供現已或將會興建於該地段各建築物而成立或將會成立的業主立案法團或業主委員會作舉行會議及辦理行政事務外，不得作任何其他用途。

14. 特別條件第(20)(a)(i)條規定，須於該地段內按指定比率提供車位，供已按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於該地段上已建成或將建成之樓宇的住宅單位的住客及其真正客人、訪客或賓客之車輛停泊(「住客車位」)，以達致署長滿意。特別條件第(20)(a)(iii)條規定，須於該地段按指定比率提供額外停車位，供該地段上已建成或將建成之樓宇的住客的真正客人、訪客或賓客所擁有，並按《道路交通條例》、其附屬規例及任何修訂法例獲發牌的車輛停泊。特別條件第(20)(a)(iv)條規定，根據特別條件第(20)(a)(i)條及第(20)(a)(iii)條所提供的停車位不可作所述以外之用途，尤其不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。

15. 特別條件第(20)(b)(i)條規定，除非署長同意按照其他比率，否則須按指定比率於該地段內提供停車位，用作停泊車輛，以達致署長滿意。指定比率乃根據下列得出：
    (I) 該地段上已建成或將建成作辦公室用途的建築物之建築面積；及
    (II) 該地段上已建成或將建成作非工業用途(不包括私人住宅、辦公室、貨倉、酒店及加油站及特別條件第(27)條提及的公眾停車場)的建築物之建築面積。

    特別條件第(20)(b)(iii)條規定，根據特別條件第(23)(b)(i)(I)條及第(23)(b)(i)(II)條所提供的停車位除用作停泊按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於該地段作各自規定用途的已建成或將建成的建築物的佔用人及其真正客人、訪客或賓客之車輛外，不可作任何其他用途，尤其不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。

16. 特別條件第(20)(c)(i)條規定承授人須在按特別條件第(20)(a)(i)、(20)(a)(iii)及(20)(b)(i)條提供的停車位中，按指定比率保留停車位作為供《道路交通條例》、其下的任何規例或任何修訂法例界定的傷殘人士停泊車輛(「**傷健車位**」)。特別條件第(20)(c)(ii)條規定，傷健車位除用作停泊供《道路交通條例》、其附屬規例及任何修訂法例界定的傷殘人士，及屬於該地段已建成或將建成的建築物的住客、佔用人及其真正客人、訪客或賓客之車輛外，

不可作任何其他用途，尤其該等停車位不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。

17. 特別條件第(20)(d)(i)條規定，除非署長同意按照其他比率，否則須按指定比率於該地段內提供停車位，供已按《道路交通條例》、其附屬規例及任何修訂法例獲發牌之電單車停泊，以達致署長滿意。指定比率乃根據下列得出：

(I) 該地段已建成或將建成的建築物的住宅單位的數目（「**住客電單車車位**」）；

(II) 特別條件第(20)(b)(i)(I)條規定須提供的停車位的總數；及

(III) 特別條件第(20)(b)(i)(II)條規定須提供的停車位的總數。

特別條件第(20)(d)(ii)條規定，住客電單車車位除用作停泊供《道路交通條例》、其附屬規例及任何修訂法例獲發牌，及屬於該地段已建成或將建成的建築物的住宅單位的住客及其真正客人、訪客或賓客之電單車外，不可作任何其他用途，尤其該等停車位不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。特別條件第(20)(d)(iii)條規定，根據特別條件第(20)(d)(i)(II)及(20)(d)(i)(III)條所提供的停車位除用作停泊供《道路交通條例》、其附屬規例及任何修訂法例獲發牌，及屬於該地段已建成或將建成作特別條件第(20)(b)(i)(I)及(20)(b)(i)(II)條各自規定之用途的建築物的佔用人及其真正客人、訪客或賓客之電單車外，不可作任何其他用途，尤其該等停車位不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。

18. 特別條件第(20)(e)條規定，須於該地段內按指定比率提供停車位供屬於該地段已建成或將建成的建築物的住宅單位的住客及其真正客人、訪客或賓客停泊單車，以達致署長滿意。

19. 特別條件第(21)(a)條規定，須於該地段內按指定比率提供裝卸區供貨車裝卸使用，以達致署長滿意。

20. 特別條件第(21)(b)條規定特別條件第(21)(a)條下的停車位除了供與該地段內之已建成或將建成的建築物或部分建築物有關的貨車裝卸外，不可作任何其他用途。

21. 特別條件第(24)(a)條規定，住客車位及住客電單車車位不得:-

(i) 轉讓，除非：

(I) 連同該地段上已建成或將建成的建築物的住宅單位一併轉讓；或

(II) 該承讓人已經擁有該地段上已建成或將建成的建築物的住宅單位；或

(ii) 出租，除非租予該地段上已建成或將建成的建築物的住宅單位的住客。

惟無論如何，轉讓予任何一個該地段上的建築物的住宅單位的業主或出租予任何一個該地段的建築物的住宅單位的住客之住客車位及住客電單車車位總數不得超過三個。

22. 特別條件第(26)條規定，承授人必須於署長處存放一份署長核准並展示於該地段內按照特別條件第(20)及(21)條提供的所有停車位及裝卸區的布局的圖則，或一份經認可人士(按《建築物條例》、其附屬規例及任何修訂法例所界定)核正的該圖則之副本。上述核准圖則中展示的該等停車位及裝卸區不得用作除特別條件第(20)及(21)條分別訂明之用途以外的任何其他用途。承授人必須根據上述核准圖則維持上述停車位、裝卸區及其他地方，包括但不限於升降機、樓梯平台、調動區及通道地方，並且除非獲署長事先書面同意，否則不得更改其布局。除了經批准圖則指定的停車位外，該地段或其上的任何建築物或構築物不得用作泊車用途。

23. 下列特別條件第(27)條的分條規定：

(a) 承授人須自費根據特別條件第(27)(c)條批准的平面圖，於2019年12月31日或之前，於該地段內自費建造、興建和提供一個有若干數目停車位的停車場(「**公眾停車場**」)，並在各方面達致署長滿意。

(b) 承授人須於公眾停車場的停車位內，預留及指明若干停車位予《道路交通條例》、其附屬規例及任何修訂法例界定的傷殘人士停泊車輛。公眾停車場提供的每個傷健車位的尺寸須符合建築事務監督的要求和得到其批准。

(c) 承授人須於批地文件日期的24個曆月內(或署長可批准之其他延長時間)，向署長提交或達致提交公眾停車場的平面圖，以得到其書面批准，該平面圖須列明當中的停車位、迴旋處、停車樓層或水平之天花高度、進出口、通道地方、及署長可規定的任何其他範圍及空間。當中的停車位、迴旋處、停車樓層或水平之天花高度、進出口、通道地方、及公眾停車場的任何其他範圍及空間須按根據特別條件第(27)(c)條經署長核准的圖則提供，並在全面達致署長滿意。承授人須按核准的圖則維持停車位、迴旋處、停車樓層或水平之天花高度、進出口、通道地方、及公眾停車場內的任何其他範圍及空間，除了得到署長的事前書面批准，不得改動其規劃。

(d) 除署長書面批准之行車斜路外，不得設任何行車通道進出停車樓層或水平或供其使用。

(e) 公眾停車場內每一及所有已提供之停車位須直接面向車道或足夠之通道地方，以使任何車輛均能自行或向車道或通道地方駛進或駛離每一停車位而不受阻礙。

(f) 公眾停車場之出入管制站、吊閘、收費亭及進出安排之位置須經署長事先書面批准。

(g) 公眾停車場布局之設計須令車輛進入公眾停車場時無需於該地段外排隊或等候。

(h) 公眾停車場內的所有停車位需在所有時候開放予公眾以每小時、每日、每月、或任何得到運輸署署長書面批准的其他基準，短期停泊車輛。承授人於所有時候容許公眾自由進出及穿越該地段的有關部分、建於或將建於該地段的任何建築物，以進出公眾停車場。

(i) 就計算特別條件第(6)(c)條所列的總建築面積而言，須將公眾停車場的面積(包括於公眾停車場提供的所有停車位、迴旋處、進出口、通道地方及任何署長憑其酌情權認為合適的其他空間或範圍)計算在內。署長就公眾停車場總建築面積所作之決定為最終並對承授人具約束力。

(j) 公眾停車場除用作停泊按《道路交通條例》、其附屬規例及任何修訂法例獲發牌之車輛外，不可作任何其他用途，尤其不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。

(k) 承授人於協定的批地年期內，除了整體地，不得轉讓、按揭、押記、批租、分租、放棄管有、或以任何形式處置公眾停車場。但承授人可根據特別條件第(27)(b)、(h)及(j)分條分租公眾停車場內的停車位。

(l) 承授人須於協定的批地年期內的所有時間，根據所有不時適用於香港有關公共泊車的條例、附例和規例，自費維持、保養、維修、操作及管理公眾停車場及所有形成其一部分的地方，達致運輸署署長滿意。

(m) 特別條件第(27)(m)條明文協議、聲明和規定，透過使承授人承擔在特別條件第(27)(h)條的責任，承授人並沒有意圖而政府亦並不同意將公眾停車場或該地段的任何部分撥出給公眾作通道使用。

(n) 特別條件第(27)(n)條明文協議、聲明和規定，承授人在特別條件第(27)(h)條的責任並不會引起任何不論是根據《建築物(規劃)規例》第22(1)條或其任何修訂條例或替代條文或其他方式獲賦予額外上蓋面積或地積比率優惠或權利的期望或申索。為免生疑，承授人明文放棄根據《建築物(規劃)規例》第22(1)條或其修訂條例或替代條文申索任何額外上蓋面積或地積比率的優惠或權利。

(o) 承授人將就由承授人、其員工、代理人、其工人及承建商就履行承授人根據特別條件第(27)條衍生或附帶而導致的任何性質的所有責任及所有費用、索賠、支出、損失、損害、收費和要求，彌償並維持彌償政府。

24. 特別條件第(28)條規定，除非獲得署長事先書面批准，承授人不可分割、移除或移後任何鄰近或毗連該地段的政府土地，或對任何政府土地進行任何形式的建築、填土或任何斜坡處理工程。署長可全權酌情在給予有關同意時訂立其認為適合之條款及條件，包括以其決定之地價批出額外政府土地作以擴展該地段。

25. 特別條件第(29)(a)條規定，如果任何土地需要或已經被分割、移除或移後或堆積或堆填或進行任何類型的斜坡處理工程，承授人須自費進行與修建該等斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的土地，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承授人須在批地文件下批出之年期自費保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於修葺良好堅固，達致署長滿意。特別條件第(29)(c)條規定，倘若因為任何承授人進行的工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，承授人須自費進行修復或彌補，達致署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、其代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償彌償他們。特別條件第(29)(d)條規定，署長有權發出書面通知要求承授人進

行、修建及保養該土地、斜坡處理工程、護土牆或其他支承物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承授人不理會或未能在通知指定的時期內執行該通知要求，達致署長滿意，署長可立即執行與進行任何必要工程。承授人須在要求時付還政府因此產生的費用連同任何行政費或專業費用及開支。

26. 特別條件第(31)條規定，如果已安裝預應力地樁，在開發或重建該地段或其中任何部分時，承授人須在預應力地樁整個使用期間自費對其進行定期維修和定期檢查，達致署長滿意並在署長不時自行酌情要求時向署長提交上述檢查工程的報告及資料。如果承授人不理會或未能進行要求的檢查工程，署長可立即進行上述檢查工程，承授人須在要求時付還上述開支給政府。

27. 特別條件第(32)(a)條規定，倘若從該地段或任何由該地段的發展所影響的其他區域的泥土、廢石方、瓦礫、建築廢料或建築材料(「**廢物**」)腐蝕、沖刷或傾倒到公共巷徑或道路或路渠、前灘或海床、污水渠、雨水渠或明渠或其他政府物業(「**政府物業**」)，承授人須自費清理政府物業的廢物並彌補對政府物業造成的任何損壞。承授人須對上述腐蝕、沖刷或傾倒對私人物業的任何損壞或滋擾所產生的一切訴訟、索償及要求彌償政府。特別條件第(32)(b)條規定，即使特別條件第(32)(a)條另有規定，署長可以在承授人要求時清理政府物業的廢物並彌補對政府物業造成的任何損壞，承授人須在要求時向政府支付因此產生的費用。

28. 特別條件第(33)條規定，承授人須在任何時候，特別是在任何建築、保養、翻新或維修工程(「**工程**」)期間，採取或促使他人採取一切合理及足够的保護、技巧及預防措施，避免對該地段或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(「**服務**」)造成任何損壞、干擾或阻塞。承授人在進行上述任何工程之前必須進行或促使他人進行適當的勘測及必要的查詢，確定任何服務的現況及層面，並提交處理任何可能受工程影響的服務一切方面的書面建議給署長，供他審批和必須在取得署長對上述建議作出的書面批准後才能進行該等工程。承授人必須履行署長於批准上述建議時對服務施加的任何要求和承擔符合該等要求支出的費用，包括改道、重鋪或修復的費用。承授人必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該地段或該服務造成的任何損壞、干擾或阻塞(除了明渠、污水渠、雨水渠、或總水喉須由署長負責修復，除非署長另作選擇，承授人須在要求時向政府支付該等工程的費用)，達致署長滿意。如果承授人未能對該地段或其中任何部分或該服務進行上述必要的改道、重鋪、維修、彌補及修復工程，達致署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、彌補或修復工程，承授人須在要求時向政府支付該等工程的費用。

29. 特別條件第(34)(a)條規定，承授人須自費興建及保養該地段邊界內或政府土地內署長認為必要的排水渠及渠道，並達致署長滿意，以便截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。

30. 特別條件第(34)(b)條規定，連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已鋪設及運作)的工程可由署長進行，及承授人須在要求時向政府支付上述連接工程的費用。或者該等連接工程亦可由承授人自費進行，達致署長滿意，及在該種情況下，上述連接工程的任何一段若在政府土地內修建，須由承授人自費保養，直至要求時由承授人交還給政府，由政府出資負責其後的保養。承授人須在要求時向政府支付有關上述連接工程的技術檢查之費用。

31. 特別條件第(38)條規定:

(a) 承授人不得進行任何可能會拆卸、移除、改變、破壞、損壞、妨礙或以其他形式干擾在批地文件附圖上以紅色邊線顯示並標示為「聯和墟」的歷史建築之任何部份(「**歷史建築**」)的任何工程。

(b) 承授人在所有時候，尤其是在該地段或其任何部份進行地盤組成及建築工程期間，作出或使其他人作出所有適當及足夠的保護、技巧、及預防措施，並達致康樂及文化事務署署長滿意，以避免對歷史建築或其任何部分造成損害，並需要遵守及遵從康樂及文化事務署署長在批地文件下批出之年期內不時就保護該歷史建築而訂立的規定。

(c) 承授人須立即自費修復對歷史建築或其任何部分造成的損害，並達致康樂及文化事務署署長滿意，但任何修復或補救工程需先得到康樂及文化事務署署長批准。

(d) 署長、其員工及承建商、該等人士的工人及任何其他獲該等人士授權的人士，不論他們有沒有工具、裝備、器械、工業裝置或汽車，均有自由進出該地段的權利，以檢查、監視、維修及保養歷史建築，包括地下結構及地基及其任何附屬的部分，及進行任何署長要求或授權的工程。

(e) 署長、其員工及承建商、該等人士的工人及任何其他獲該等人士授權的人士不會為行使特別條件(38)(d)分條所賦予、引起或附帶引起的權利而引致承授人或任何人士蒙受的任何損失、損害、滋擾或干擾負上任何責任，承授人亦不可就任何該等損失、損害、滋擾或干擾向該等人士提出索償。

32. 特別條件第(41)條規定，除非獲署長事先書面同意，否則承授人不得進行、允許、或容許進行任何涉及任何已建成或將建成的住宅單位的工程，包括但不限於拆除或改動任何間隔牆、地板、天台樓板、或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該已建成或將建成的住宅單位。署長就該單位之工程是否令到該單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往之決定為最終決定並對承授人具約束力。

註：

1. 本節所載的「承授人」指「批地文件」訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。

2. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

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

The Public Passage Area as referred to in Special Condition No.(3)(b) of the Land Grant

1. Provisions of the Land Grant

Special Condition No.(3)(b) stipulates that:-

"The Purchaser shall:

(i) (I) Within 24 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve, on the Pink Hatched Black Area a public passage way together with such lightings and facilities as the Director in his absolute discretion may require (hereinafter referred to as **"the Public Passage Area"**) so that public pedestrian traffic can be carried thereon; and

(II) Manage and maintain the Public Passage Area throughout the term hereby granted at his own expense in good and substantial repair and in a clean and tidy condition in all respects to the satisfaction of the Director; and

(III) At all times after the fulfillment of his obligations under sub-clause (b)(i)(I) of this Special Condition permit all members of the public for all lawful purposes free of charge without any interruption 24 hours a day to pass and re-pass on foot or by wheelchair over, along and through the Public Passage Area and for the purpose of effecting public access to, over and along the Public Passage Area as aforesaid, no object or material of whatsoever nature which may cause obstruction to access to, over or along the Public Passage Area shall be placed on or above the Public Passage Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), there is any object or material within the Public Passage Area which may cause obstruction to access to, over or above the Public Passage Area, the Director shall be entitled by notice in writing to call upon the Purchaser, at his own expense and in all respects to the satisfaction of the Director, to remove or demolish such object or material and to reinstate the Public Passage Area.

(ii) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (b)(i) of this Special Condition (including any neglect or failure by the Purchaser to comply with the notice served upon him under sub-clause (b)(i)(III) of this Special Condition within the period specified therein), the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Purchaser.

(iii) The Purchaser shall at all times permit the Director, his officer, contractors and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot for the purpose of carrying out any works under sub-clause (b)(ii) of this Special Condition and the inspecting, checking and supervising of any works to be carried out in compliance with this Special Condition.

(iv) The Director, his officers, contractors and any persons authorized by the Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the fulfillment of the Purchaser's obligations under this Special Condition or to the exercise by the Director, his officers, contractors and any persons authorized by the Director of the rights conferred under sub-clauses (b)(ii) and (b)(iii) of this Special Condition, and no claim whatsoever shall be made by the Purchaser against the Government or the Director or his officers, contractors and any persons authorized by the Director in respect of any such loss, damage, nuisance or disturbance.

(v) It is hereby expressly agreed, declared and provided that the obligation on the part of the Purchaser contained in sub-clause (b)(i)(III) of this Special Condition arises only as a matter of contract between the Purchaser and the Government and that neither the Purchaser nor the Government intends to dedicate nor consents to any dedication of the Pink Hatched Black Area to the public for the right of passage.

(vi) It is hereby expressly agreed and declared that the contractual obligation on the part of the Purchaser contained in sub-clause (b)(i)(III) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(vii) The Public Passage Area shall not be used for any purpose other than as stipulated in sub-clause (b)(i)(III) of this Special Condition and in particular the Public Passage Area shall not be used for the purpose of storage.

(viii) The Purchaser hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen and other duly authorized personnel from and against all liabilities and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Purchaser, his servants, workmen and contractors in connection with the provision, management and maintenance of the Public Passage Area."

2. Provisions of the Deed of Mutual Covenant

"Public Passage Area" means "the public passage way constructed in accordance with Special Condition No.(3)(b) of the Conditions and shown for identification purposes only on the plans hereto annexed and thereon coloured Orange Hatched Black, the accuracy of such plans has been certified by or on behalf of the Authorized Person.".

"Commercial Accommodation" means and includes "the Public Passage Area…"

Clause 4.1.1 of Section IV stipulates that "the following are the easements, rights and privileges subject to which each Undivided Share and the exclusive right to hold, use, occupy and enjoy the Commercial Accommodation or each Commercial Unit is held :-

…

(e) Unless otherwise waived by the Director of Lands, the right of all members of the public to pass and re-pass on foot or by wheelchair over, along and through the Public Passage Area for all lawful purposes free of charge without any interruption 24 hours a day in accordance with the terms of the Conditions."

Clause 5.4.1 of Section V stipulates that:-

"Unless otherwise waived by the Director of Lands, the Owner(s) of the Commercial Accommodation shall (a) at their own expenses manage and maintain the Public Passage Area throughout the term granted by the Conditions in good and substantial repair and in a clean and tidy condition in all respects to the satisfaction of the Director of Lands in accordance with the terms of the Conditions; and (b) shall permit all members of the public for all lawful purposes free of charge without any interruption 24 hours a day to pass and re-pass on foot or by wheelchair over, along and through the Public Passage Area and for the purpose of effecting public access to, over and along the Public Passage Area in accordance with the terms of the Conditions."

3. The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

The Public Car Park as referred to in Special Condition No.(27) of the Land Grant

1. Provisions of the Land Grant

Special Condition No.(27) stipulates that:-

"(a) The Purchaser shall on or before the date specified in Special Condition No.(4) hereof at his own expense in all respects to the satisfaction of the Director and in accordance with the layout plan approved under sub-clause (c) of this Special Condition erect, construct and

provide on the Lot a public car park providing 100 spaces for the parking of motor vehicles (hereinafter referred to as **"the Public Car Park"**). Except the parking spaces for the disabled persons provided under sub-clause(b) of this Special Condition, each of the spaces so provided in the Public Car Park shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(b) Out of the spaces provided under sub-clause (a) of this Special Condition, the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a) of this Special Condition. The dimension of each of the parking spaces for the disabled persons provided under this sub-clause (b) shall be as the Building Authority may require and approve.

(c) The Purchaser shall within 24 calendar months from the date of this Agreement or such other extended period as may be approved by the Director submit or cause to be submitted to the Director for his written approval a layout plan for the Public Car Park indicating the parking spaces, turning circles, ceiling height of the parking floor or floors or level or levels, means of access, circulation areas and any other areas and spaces as may be required by the Director. The parking spaces, turning circles, ceiling height of the parking floor or floors or level or levels, means of access, circulation areas and any other areas and spaces of the Public Car Park shall be provided and laid out in accordance with the plan approved by the Director under this sub-clause (c) and in all respects to the satisfaction of the Director. The Purchaser shall maintain the parking spaces, turning circles, ceiling height of the parking floor or floors or level or levels, means of access, circulation areas and any other areas and spaces of the Public Car Park in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director.

(d) No parking floor or floors or level or levels shall be served or accessible by any means of vehicular access except by such vehicular ramps as may be approved in writing by the Director.

(e) Each and every parking space provided within the Public Car Park shall front directly onto a driveway or an adequate circulation area so that any motor vehicle can be moved into or away from each parking space from or to the driveway or circulation area without obstruction.

(f) The positions of the ingress and egress control points, drop gate, pay booth and access arrangement for the Public Car Park shall be subject to the prior written approval of the Director.

(g) The layout of the Public Car Park shall be designed in such a way that no motor vehicles shall have to queue or wait outside the Lot to enter into the Public Car Park.

(h) All the parking spaces within the Public Car Park shall be made available to members of the public at all times for short-term parking of motor vehicles, on hourly, daily or monthly basis or on such other basis as may be approved in writing by the Commissioner for Transport. The Purchaser shall at all times permit all members of the public to have free access to, from and through such part or parts of the Lot or any building or buildings erected or to be erected thereon for the purposes of gaining access to and from the Public Car Park.

(i) For the purpose of calculating the total gross floor area stipulated in Special Condition No.6(c) hereof, there shall be taken into account the Public Car Park (including all the parking spaces, turning circles, means of access and circulation areas provided within the Public Car Park and any other areas or spaces as the Director may in his sole discretion consider appropriate) and the total gross floor area of the Public Car Park shall be as determined by the Director whose determination shall be final and binding upon the Purchaser.

(j) The Public Car Park shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Car Park shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(k) The Purchaser shall not, throughout the term hereby agreed to be granted, assign, mortgage, charge, demise, underlet or part with the possession of or otherwise dispose of the Public Car Park except as a whole provided that the Purchaser may underlet the parking spaces in the Public Car Park subject to the condition stipulated in sub-clauses (b), (h), and (j) of this Special Condition.

(l) The Purchaser shall at all times during the term hereby agreed to be granted uphold, maintain, repair, operate, conduct and manage at his own expense the Public Car Park and everything forming a portion of or pertaining to it and in all respects in accordance with all Ordinances, bye-laws and regulations relating to public vehicles parking which are or may at any time be in force in Hong Kong and to the satisfaction of the Commissioner for Transport.

(m) It is expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clause (h) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Public Car Park or any part or parts of the Lot to the public for the right of passage.

(n) It is expressly agreed, declared and provided that the obligation on the part of the Purchaser contained in sub-clause (h) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(o) The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities and all costs, claims, expenses, losses, damages, charges, and demands of whatsoever nature arising directly or indirectly out of or in connection with anything done or omitted to be done by the Purchaser, his servants, agents, workmen or contractors arising out of or incidental to the fulfillment of the Purchaser's obligations under this Special Condition."

2. Provisions of the Deed of Mutual Covenant

"Public Car Park" means "the public car park constructed in accordance with Special Condition No.(27) of the Conditions including but not limited to walls and partitions (whether load bearing or structural or not) (other than the external walls thereof which shall form part of the Estate Common Areas), columns, floor slabs (and in the event the floor slab is separating the Public Car Park and other part or parts of the Estate, the upper half of such floor slab), ceiling slabs (and in the event the ceiling slab is separating the Public Car Park and other part or parts of the Estate, the lower half of such ceiling slab), beams and other structural supports thereof designated for non-domestic use in accordance with the Approved Plans and shown for identification purposes only on the plans hereto annexed and thereon coloured indigo, the accuracy of such plans has been certified by or on behalf of the Authorized Person."

"Estate" means and includes "the Public Car Park…"

Clause 3.4.1 of Section III stipulates that:-

"The Owner of the Public Car Park shall have the benefit of the following easements, rights and privileges subject to the provisions in this Deed including the provisions of rights of the Manager and the First Owner as herein provided :-

(a) full right and liberty for the Owner of the Public Car Park, his tenants, servants, agents and licensees to go pass and repass over and along, the Estate Common Areas and the Estate Common Facilities for all purposes connected with the proper use and enjoyment of the Public Car Park;

(b) the right to subjacent and lateral support from other parts of the Estate and the right to subjacent and lateral support from the foundations and all other parts of the Estate;

(c) the free and uninterrupted passage and running of water, sewage, gas, electricity, telephone and all other services from and to the Public Car Park owned by the Owner through the sewers, drains, watercourses, cables, pipes and wires which now are or may at any time hereafter be in, under or passing through the Land and the Estate for the proper use and enjoyment of the Public Car Park owned by the Owner; and

(d) full right and liberty for the Owner of the Public Car Park, his

tenants, bona fide visitors, servants, agents and licensees (in common with all persons having the like right) to go pass and repass over and along and use the relevant parts of the Residential Common Areas, the Residential Common Facilities, the Carpark Common Areas, the Carpark Common Facilities, the Commercial Common Areas and the Commercial Common Facilities for the purpose of escape in the event of fire or emergency."

Clause 4.4.1 of Section IV stipulates that:-

"The following are the easements, rights and privileges subject to which each Undivided Share and the exclusive right to hold, use, occupy and enjoy the Public Car Park is held :-

(a) The Manager shall have full right and privilege at all reasonable times on reasonable notice (except in the case of emergency) with or without agents, surveyors, workmen and others to enter into and upon the Public Car Park or any part or parts thereof for the purposes of carrying out necessary repairs to any of the General Common Areas within the Public Car Park or the Estate or any part or parts thereof or any of the common facilities therein or any other apparatus and equipment used or installed for the benefit of the Estate or any part or parts thereof as part of the amenities thereof which are not for the sole use and enjoyment of any individual Owner or to abate any hazard or nuisance which does or may affect the General Common Areas and the General Common Facilities or any other Owners provided that the Manager shall ensure that the least disturbance as is reasonably practicable is caused and shall be liable for and shall at his own costs and expense repair and make good any damage so caused and for his liability for the negligent, wilful or criminal acts of the Manager or the Manager's staff, employees, agents or contractors to the Public Car Park and reinstate the same causing the least disturbance as is reasonably practicable.

(b) Easements, rights and privileges over, along and through the Public Car Park equivalent to those set forth in paragraphs (b) and (c) of Clause 3.4.1.

(c) The full rights and privileges of the Director of Lands and his officers, contractors and any other persons authorised by him, of ingress, egress and regress to, from and through the Land for the purpose of inspecting, checking and supervising any works to be carried out under the Conditions."

Clause 5.1.34 of Section V stipulates that:-

"The Recreational Areas and Facilities shall only be used and enjoyed for recreational purposes by the residents of the Estate as well as their bona fide visitors and by no other person or persons and subject to the Residential Rules and the Club Rules. For the purpose of this Clause, the Owner of the Public Car Park or the Owner of the Commercial Accommodation or a Commercial Unit or the Owner of Parking Space who does not own any Flats shall not be included as residents of the Estate or and shall not be entitled to use or enjoy the Recreational Areas and Facilities."

Clause 6.4.2 of Section VI stipulates that:-

"(d) Where any expenditure relates wholly to the Public Car Park providing services to the Owner of the Public Car Park, the expenditure shall form part of the Management Expenses of the Public Car Park and shall be borne by the Owner of the Public Car Park."

Proviso (4) to Clause 6.5.1(a) of Section VI stipulates that "all Owners of Commercial Accommodation or Commercial Units or Public Car Park and their tenants and occupiers shall make their own arrangements to remove decoration debris and subject to payment of fees / charges as may be reasonably determined by the Manager, may use any facility for removal of debris provided in the Estate."

Clause 8.1.2(a)(i) of Section VIII stipulates that:- "… The Owners' Committee shall comprise the following members :-

…

(4) at least 1 Owner of the Public Car Park…"

3. The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

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

1. Please refer to paragraph A above.
2. The facilities or open spaces (if any) mentioned above are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of the managing, operating or maintaining those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

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

Not applicable.

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

Not applicable.

Notes:

1. The expression "Director" as mentioned in this section means "the Director of Lands".

A. 批地文件規定須興建並提供予政府或供公眾使用的設施

批地文件特別條件第(3)(b)條所指之「公共行人通道」

1. 批地文件的條款

特別條件第(3)(b)條規定：-

「買方須：

(i) (I) 於本協議日期的24個曆月內(或署長可批准之其他延長時間)，自費以各方面令署長滿意，以署長批准的方式及物料，及按署長批准的標準、水平、位置和設計在粉紅色並加黑色斜線範圍鋪設、平整、提供、建築、鋪面公共行人通道，包括署長自行酌情要求的街燈及設施(**「公共行人通道」**)，以供行人自由出入；及

(II) 於批地年期的期間自費以各方面令署長滿意的方式管理及維護公共行人通道，確保修葺良好堅固及乾淨整潔；及

(III) 在履行本特別條件(b)(i)(I)分條的責任後，於所有時間，維持公共行人通道每日24小時免費開放予公眾就所有合法用途不受干擾地徒步或乘輪椅穿越，不得於公共行人通道上或上方放置會對出入公共行人通道造成阻礙的任何性質的物件。若署長認為公共行人通道內有對出入公共行人通道可能造成阻礙的物件(此決定為最終決定並對買方具約束力)，署長有權書面通知買方自費遷移或拆除該物件及修復公共行人通道，並在所有方面達致署長滿意。

(ii) 若買方未能於指定時間內履行本特別條件(b)(i)分條之責任(包括因買方的疏忽或沒有於指定時間內遵從根據本特別條件(b)(iii)分條向其送達的通知)，政府可進行所需之工程，惟費用由買方支付，就此買方須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對買方具約束力。

(iii) 買方須於所有時間允許署長、其員工、承辦商及任何獲署長授權人士有權進出穿越該地段或其任何部分，以便進行根據本特別條件(b)(ii)分條進行的工程，及視察、檢查及監督為了符合本特別條件進行的任何工程。

(iv) 署長、其員工、承建商及任何獲署長授權人士不會為履行買方在本特別條件下的責任、或因為行使署長、其員工及承建商及任何獲署長授權人士根據本特別條件(b)(ii)和(b)(iii)分條所賦予的權利為買方而引致蒙受的任何損失、損害、滋擾或干擾負上任何責任，買方亦不可就任何該等損失、損害、滋擾或干擾向政府或署長或其員工、承辦商及任何獲署長授權人士提出索償。

(v) 在此明文協議、聲明和規定，買方在本特別條件(b)(i)(III) 分條的責任乃買方和政府之間的合約責任，買方並沒有意圖而政府亦並不同意將該粉紅色並加黑色斜線範圍撥出給公眾作通道使用。

(vi) 在此明文協議和聲明，買方在本特別條件(b)(i)(III) 分條的合約責任並不會引起任何不論是根據《建築物(規劃)規例》第22(1)條、其修訂條例、替代條文或其他方式獲賦予額外上蓋面積或地積比率優惠或權利的期望或申索。為免生疑，買方在此明文放棄根據《建築物(規劃)規例》第22(1)條或其修訂條例或替代條文申索任何額外上蓋面積或地積比率的優惠或權利。

(vii) 公共行人通道不可用作提供本特別條件(b)(i)(III)分條列明以外之其他用途，尤其不可用作存放物品。

(viii) 買方特此就由買方、其僱員、工人及承建商作出就提供、管理及維修公共行人通道有關的行為或漏作行為而導致任何形式的所有責任、法律行動、訴訟、費用、索賠、支出、損失、損害、收費和要求，彌償政府、其員工、代理人、承建商、工人及其他獲授權人士，並使他們持續得到彌償。」

2. 公契的條款

「公共行人通道」指「根據批地文件特別條件第(3)(b)條提供，現已於本文所夾附經認可人士或其代表核證準確的圖則以橙色加黑斜線顯示，已建成的公共行人通道」。

「商業部份」指並包括「公共行人通道…」

第IV章第4.4.1條規定：

「每份不分割份數及持有、使用、佔用與享用商業部份或每個商業單位之專有權，將遵從以下的地役權、權利及特權：-

……

(e) 除非地政總署署長另行放棄，須根據批地文件特別條件的規定，將公共行人通道每日24小時開放給所有公眾人士為所有合法目的、免繳任何費用及不受干擾下徒步或乘輪椅無阻礙地穿越。」

第V章第5.4.1條規定：「除非地政總署署長另行放棄，商業部份的擁有人須(a)於批地文件的年期內，根據批地文件的條款，自費管理及保養公共行人通道，並保持其修繕妥當及狀態整潔，並在各方面達致地政總署署長滿意；及(b)根據批地文件的條款，維持公共行人通道每日24小時免費開放予公眾就所有合法用途無阻礙地徒步或乘輪椅穿越，及供公眾進入公共行人通道之用。」

3. 公眾有權按照批地文件使用上述之設施及休憩用地(如有)。

批地文件特別條件第(27)條所指之「公眾停車場」

1. 批地文件的條款

特別條件第(27)條規定：-

「 (a) 買方須自費根據本特別條件(c)分條批准的平面圖，於特別條件第(4)條指定的日期或之前，於該地段內自費建造、興建和提供一個有100個停車位的公眾停車場(**「公眾停車場」**)，並在各方面達致署長滿意。除了根據本特別條件(b)分條需要提供的傷殘人士停車位，公眾停車場的每個停車位尺寸須為 2.5 米寬及5.0 米長，並至少 2.4 米高。

(b) 買方須於按本特別條件(a)分條提供的停車位內，預留及指明若干停車位予《道路交通條例》、其附屬規例及任何屋宇署規定及批准的修訂法例界定的傷殘人士停泊車輛，但至少要於本特別條件(a)分條提供的停車位內預留及指明一個停車位作該用途。根據本(b)分條每個供傷殘人士使用的停車位的尺寸須符合屋宇署的要求和得到其批准。

(c) 買方須於本協議日期的24個曆月內或署長可批准之其他延長時間，向署長提交或達致提交公眾停車場的平面圖，以得到其書面批准，該平面圖須列明當中的停車位、迴旋處、停車樓層或水平之天花高度、進出口、通道地方、及其他署長可規定的範圍及空間。當中的停車位、迴旋處、停車樓層或水平之天花高度、進出口、通道地方、及公眾停車場內的任何其他範圍及空間須根據本(c)分條經署長核准的圖則提供，並在所有方面達致署長滿意。買方須按核准的圖則維持停車位、迴旋處、停車樓層或水平之天花高度、進出口、通道地方、及公眾停車場內的任何其他範圍及空間，除了得到署長的事前書面批准，不得改動其規劃。

(d) 除署長書面批准之行車斜路外，不得設任何行車通道進出停車樓層或水平或供其使用。

(e) 公眾停車場內每一及所有已提供之停車位須直接面向車道或足夠之通道地方，以使任何車輛均能向或從通道地方駛進或駛離每一停車位而不受阻礙。

(f) 公眾停車場之出入管制站、吊閘、收費亭及進出安排之位置須經署長事先書面批准。

(g) 公眾停車場布局之設計須令車輛進入公眾停車場時無需於該地段外排隊或等候。

(h) 公眾停車場內的所有停車位需在所有時候開放予公眾以每小時、每日、每月、或任何得到運輸署署長書面批准的其他基準，短期停泊車輛。買方須於所有時候容許公眾自由進出及穿越該地段的有關部分、建於或將建於該地段的任何建築物，以進出公眾停車場。

(i) 就計算本文特別條件第(6)(c)分條所列的總建築面積而言，須將公眾停車場的面積(包括於公眾停車場提供的所有停車位、迴旋處、進出口、通道地方及任何署長憑其酌情權認為合適的其他空間或範圍)計算在內。署長就公眾停車場總建築面積所作之決定為最終並對買方具約束力。

(j) 公眾停車場除用作停泊按《道路交通條例》、其附屬規例及任何修訂法例獲發牌之車輛外，不可作任何其他用途，尤其不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。

(k) 買方現於協定的批地年期內，除了整體地，不得轉讓、按揭、押記、批租 、分租 、放棄管有、或以任何形式處置公眾停車場。但買方可根據本特別條件(b)、(h)及(j)分條分租公眾停車場內的停車位。

(l) 買方須於現協定的批地年期內的所有時間，根據所有不時適用於香港有關公共泊車的條例、附例和規例，自費維持、保養、維修、操作及管理公眾停車場及所有形成其一

部分的地方，達致運輸署署長滿意。

(m) 在此明文協議、聲明和規定，透過使買方承擔在本特別條件(h)分條的責任，買方並沒有意圖而政府亦並不同意將公眾停車場或該地段的任何部分撥出給公眾作通道使用。

(n) 在此明文協議、聲明和規定，買方在本特別條件(h)分條的責任並不會引起任何不論是根據《建築物(規劃)規例》第22(1)條或其任何修訂條例或替代條文或其他方式獲賦予額外上蓋面積或地積比率優惠或權利的期望或申索。為免生疑，買方在此明文放棄根據《建築物(規劃)規例》第22(1)條、其任何修訂條例或替代條文申索任何額外上蓋面積或地積比率的優惠或權利。

(o) 買方現將就由買方、其員工、代理人、工人及承建商就履行買方根據本特別條件的責任所作出的行為或漏作行為而直接或間接導致的任何性質的所有責任及所有費用、索賠、支出、損失、損害、收費和要求，彌償並維持彌償政府。」

2. 公契的條款

「公眾停車場」指「根據批地文件特別條件第(27)條所建成的公眾停車場，包括但不限於公眾停車場中或內的牆壁及間隔牆(不論是否承重或結構牆)(除了構成屋苑公用地方的外牆外)、柱、樓板(如屬分隔公眾停車場與屋苑任何其他部份的樓板則指其上半部)、天花板(如屬分隔公眾停車場與屋苑任何其他部份的天花板則指其下半部)、樑及該處根據核准的圖則指定作非住宅用途的其他結構性支承件，並已於本文所夾附經認可人士或其代表核證準確的圖則以靛色顯示。」

「屋苑」指並包括「公眾停車場 …」

第III章第3.4.1條規定：-

「公眾停車場的業主須享有以下地役權、權利及特權，惟受此契約的條款所限，包括此契約內有關管理人及第一業主的權利的條款：-

(a) 公眾停車場的業主、其租客、員工、代理人及受許可人通行、再通行及行經屋苑公用地方及屋苑公用設施以作任何與適當使用及享用公眾停車場相關之目的的全部權利及自由；

(b) 從屋苑其他部分獲得上下四方之支撐的權利，及從屋苑的地基和所有其他部分獲得上下四方之支撐的權利；

(c) 業主透過現時或此後任何時間可能位於該土地及屋苑內或在其下或越過之污水管、排水渠、水道、電纜、水管及電線享用接駁至其擁有的公眾停車場之暢通及不間斷食水、污水排放、煤氣、電力、電話及各類其他服務，以作適當使用及享用其擁有之公眾停車場的權利；及

(d) 公眾停車場的業主、其租客、真正訪客、員工、代理人及受許可人(與所有其他享有同等權利之人相同)通行、再通行、往返、行經和使用住宅公用地方、住宅公用設施、停車場公用地方、停車場公用設施、商業公用地方及商業公用設施的相關部分，以作火警或緊急情況時之逃生用途的全部權利及自由。」

第IV章第4.4.1條規定：-

「以下為受每份不分割份數及持有、使用、佔用與享用公眾停車場的專有權所限之地役權、權利及特權：-

(a) 管理人擁有全權及特權在發出合理通知(緊急情況除外)後，於所有合理時間單獨或聯同代理人、測量師、工人及其他人等進入公眾停車場或其任何部分，以就在公眾停車場或屋苑內任何綜合公用地方或其任何部分或在其中的任何公用設施或任何安裝於該處為該處適意設施並供屋苑或其任何部分使用而非供個別業主專用與專享的其他器具及設備進行必要的維修，又或消減任何現正或可能影響綜合公用地方及綜合公用設施或任何其他業主的危害或滋擾。然而，管理人施工時必須在合理可行的情況下避免構成滋擾，如因管理人或其職員、員工、代理人或承辦商作出的疏忽、蓄意或刑事行為而導致公眾停車場蒙受損害，管理人必須承擔法律責任並自費維修及修妥以恢復其原貌，施工期間並須在合理可行的情況下避免構成滋擾。

(b) 擁有等同第3.4.1條(b)及(c)段所載的地役權、權利及特權，可行經、通行和經過公眾停車場。

(c) 地政總署署長及其員工、承辦商和其授權之任何其他人等擁有全權及特權進出及再進出該地段，以作檢查、檢驗和監督任何根據批地文件規定執行的工程。」

第V章第5.1.34 條規定：-

「康樂地方與設施只供屋苑的住客及其真正訪客作康樂用途使用與享用，而其他人士均不可以使用，使用時並須遵從住宅規則及會所規則。就本條而言，沒有擁有任何單位的公眾停車場業主或商業部分、個別商業單位或停車位的業主不得列為屋苑的住客，並無權使用或享用康樂地方與設施。」

第VI章第6.4.2條規定：-

「(d) 凡完全涉及為公眾停車場的業主提供服務之公眾停車場的任何開支，該等開支須計入公眾停車場部分之管理開支內，並由公眾停車場的業主承擔。」

第VI章第6.5.1(a)條條件(4)規定：「商業部分或商業單位或公眾停車場的所有業主及其租客和佔有人須自行作出安排移除佈置的瓦礫，並可於支付管理人合理地釐定的費用/收費後，使用屋苑提供的任何移除瓦礫的設施。」

第VIII章第8.1.2(a)(i)條規定：「…業主委員會須由以下成員組成：-

……

(4) 至少一名公眾停車場的業主」

3. 公眾有權按照批地文件使用上述之設施及休憩用地(如有)。

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

1. 請參照以上第A段。
2. 上述設施或休憩用地(如有)按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地(如有)的部分開支。

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

不適用。

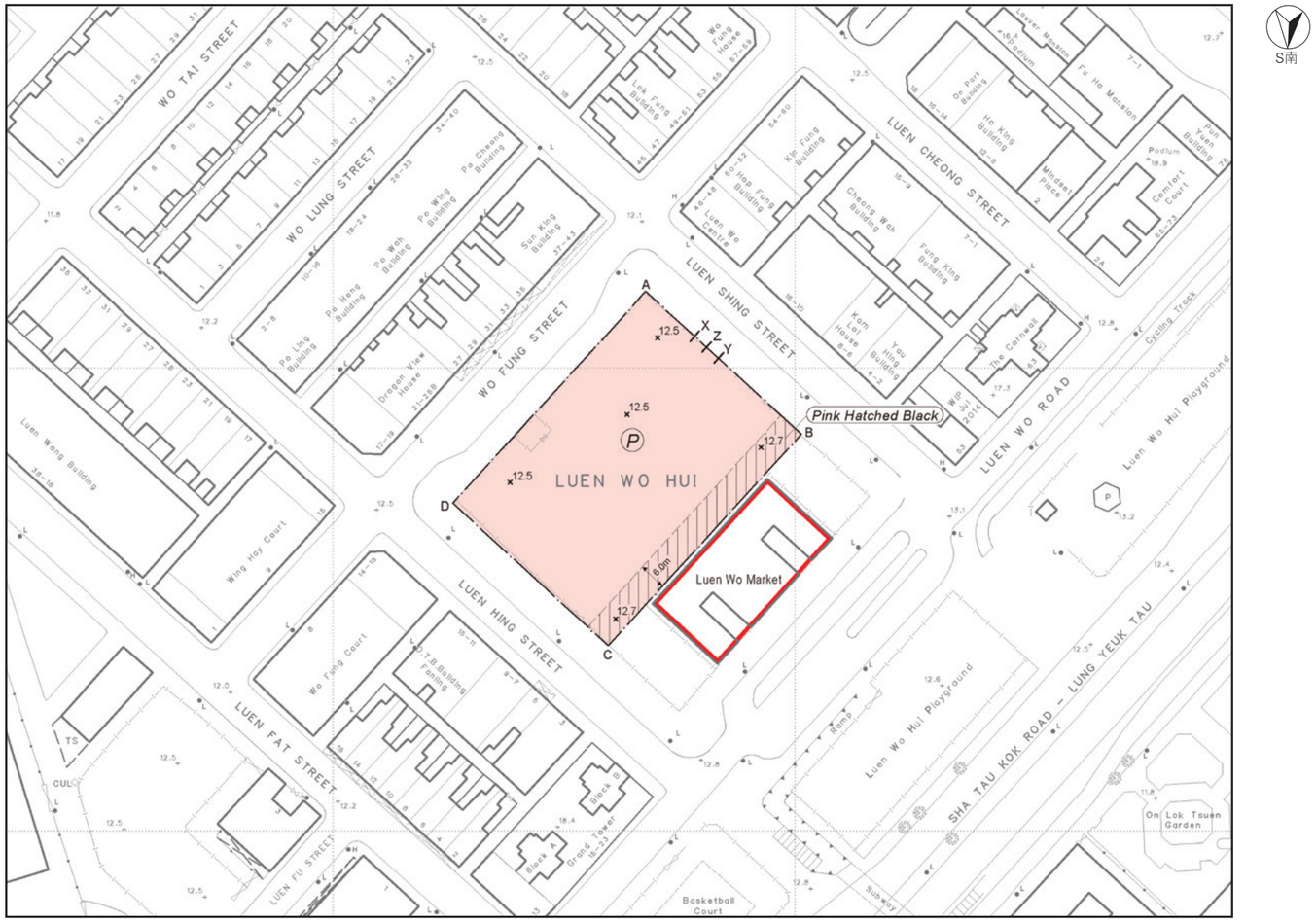
D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部份

不適用。

註：

1. 本節所載的「署長」指「地政總署署長」。

Location of the Public Passage Area
公共行人通道位置



NOTATION 圖例

	Pink Hatched Black Area 粉紅色並加黑色斜線範圍

Notes:

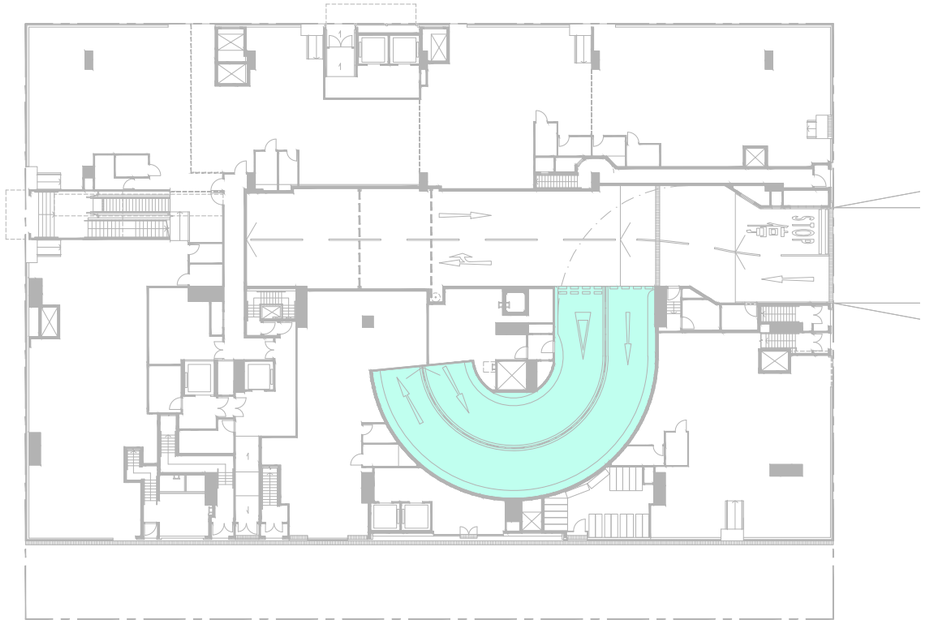
1. This plan is an extract from the plan annexed to the Land Grant.
2. The plan is for showing the location of Pink Hatched Black Area (as at the date of Land Grant) only. Other matters shown on the plan may not reflect their latest conditions.

註：

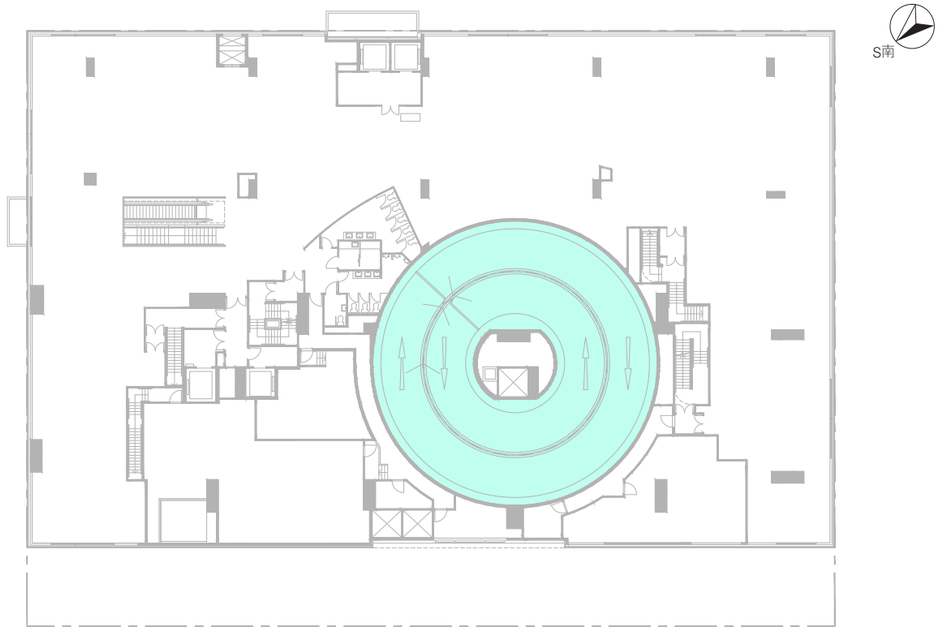
1. 此圖摘錄自批地文件附圖。
2. 本圖謹作顯示(於批地文件所示的日期)粉紅色並加黑色斜線範圍之位置。圖中所示之其他事項未必能反映其最新狀況。

Location of the Public Car Park
公眾停車場位置

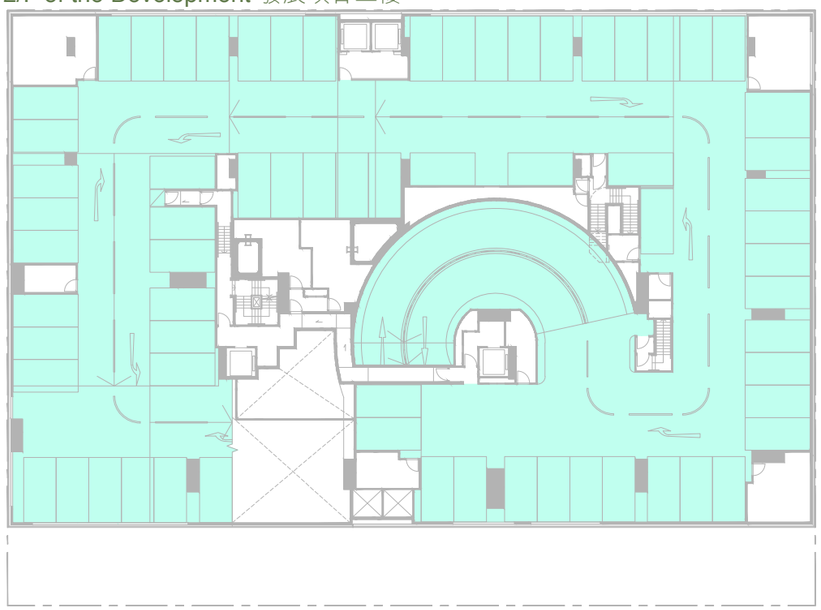
G/F of the Development 發展項目地下



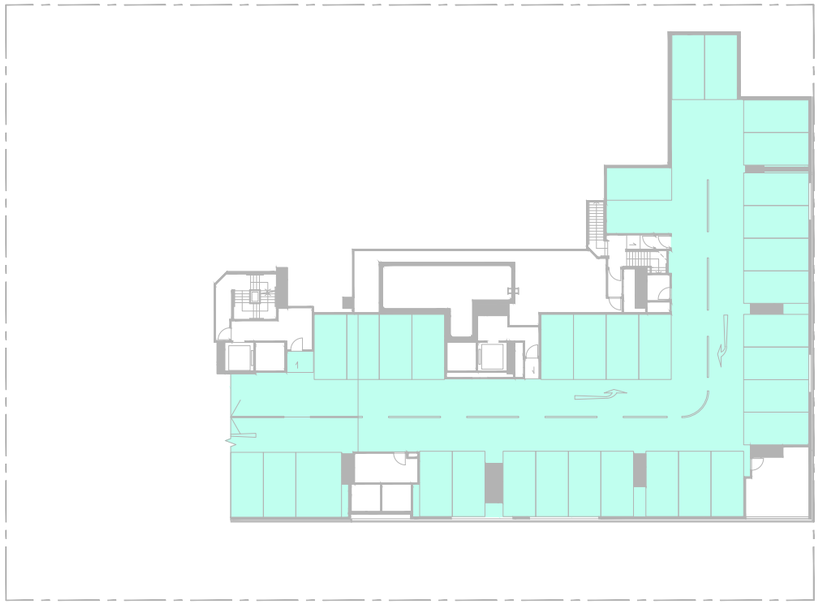
1/F of the Development 發展項目一樓



2/F of the Development 發展項目二樓



Mezzanine Floor of the Development 發展項目閣樓



Public Car Park
公眾停車場

Scale :
比例 :
0M/米 20M/米

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

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

c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:

(i) that firm may not be able to protect the purchaser's interests; and

(ii) the purchaser may have to instruct a separate firm of solicitors.

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

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

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

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

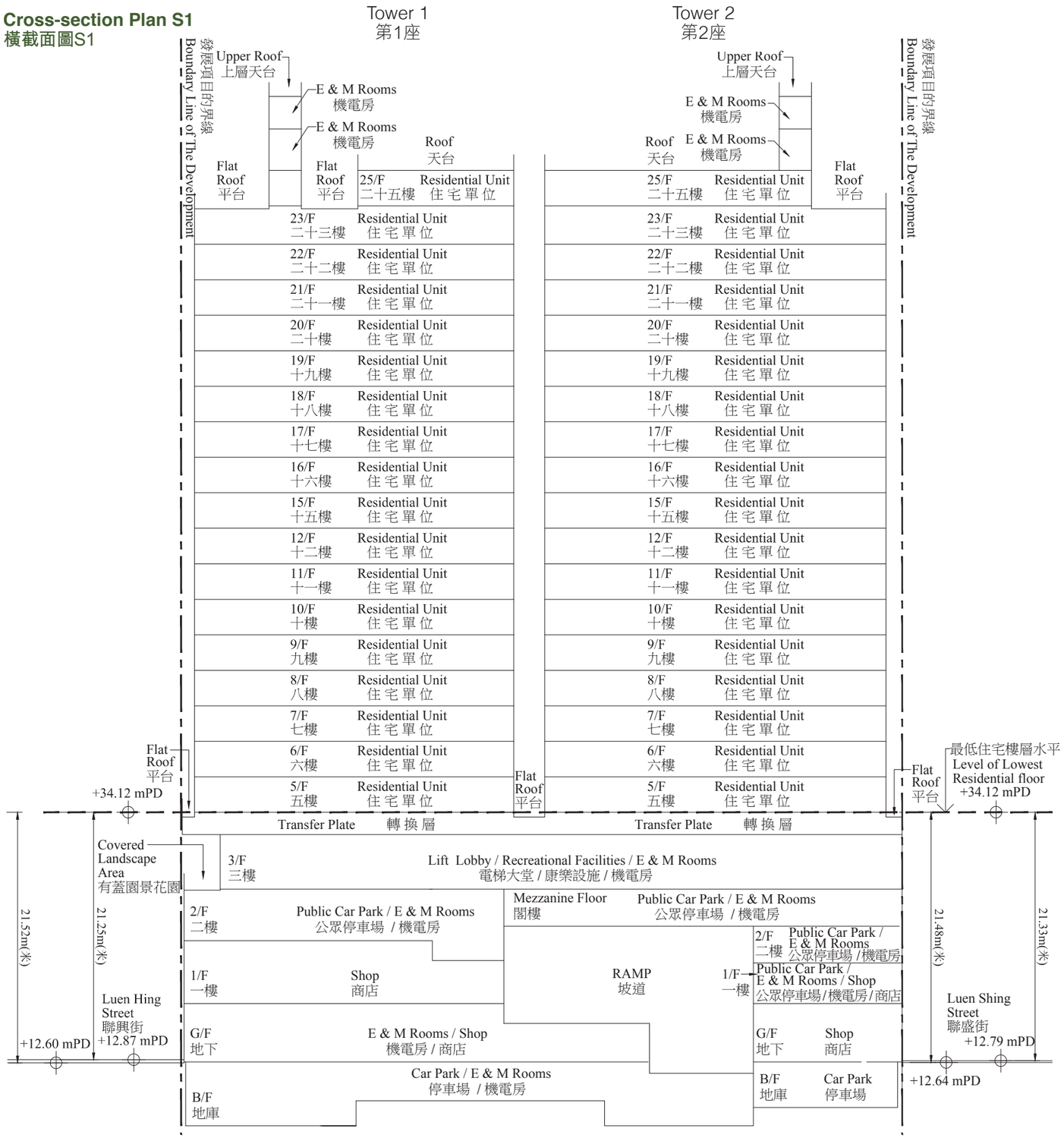
(i) 該律師事務所可能不能夠保障買方的利益；及

(ii) 買方可能要聘用一間獨立的律師事務所。

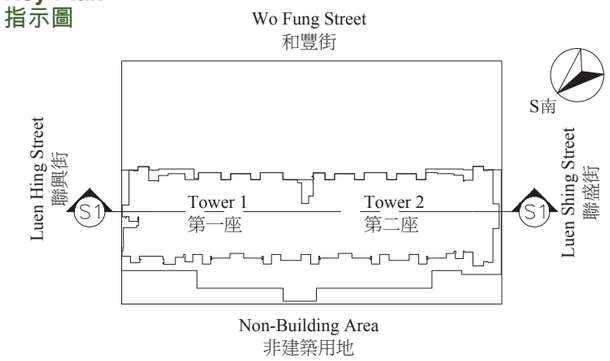
d) 如屬上述(c)(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

Cross-section Plan S1
橫截面圖S1



Key Plan
指示圖



- - Dotted line denotes the lowest residential floor.
虛線代表最低住宅樓層水平。

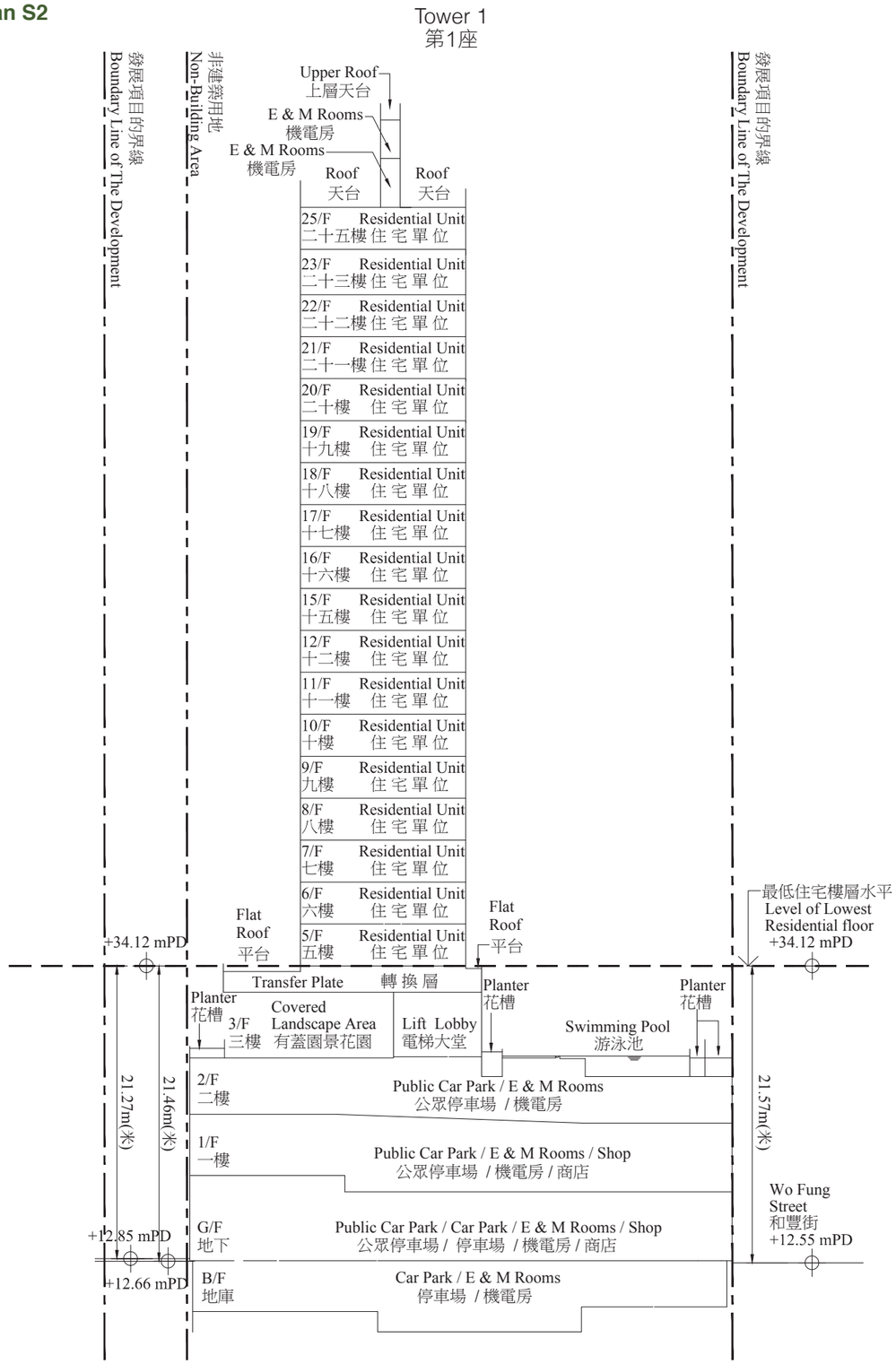
⌖ Height in metres above Hong Kong Principal Datum(mPD)
香港主水平基準以上高度(米)

The part of Luen Shing Street adjacent to the building is 12.64 metres to 12.79 metres above the Hong Kong Principal Datum.
毗連建築物的一段聯盛街為香港主水平基準以上12.64至12.79米。

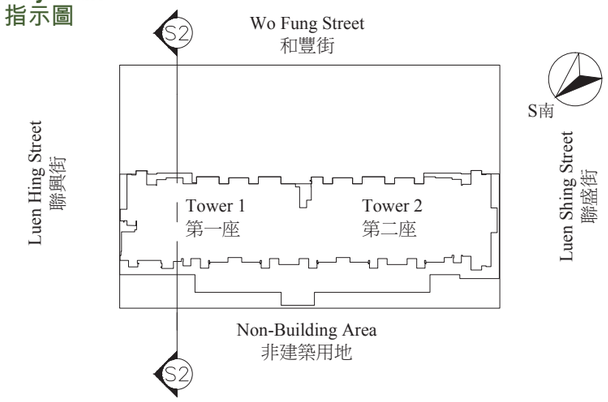
The part of Luen Hing Street adjacent to the building is 12.60 metres to 12.87 metres above the Hong Kong Principal Datum.
毗連建築物的一段聯興街為香港主水平基準以上12.60至12.87米。

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

Cross-section Plan S2
橫截面圖S2



Key Plan
指示圖



- - Dotted line denotes the lowest residential floor.
虛線代表最低住宅樓層水平。

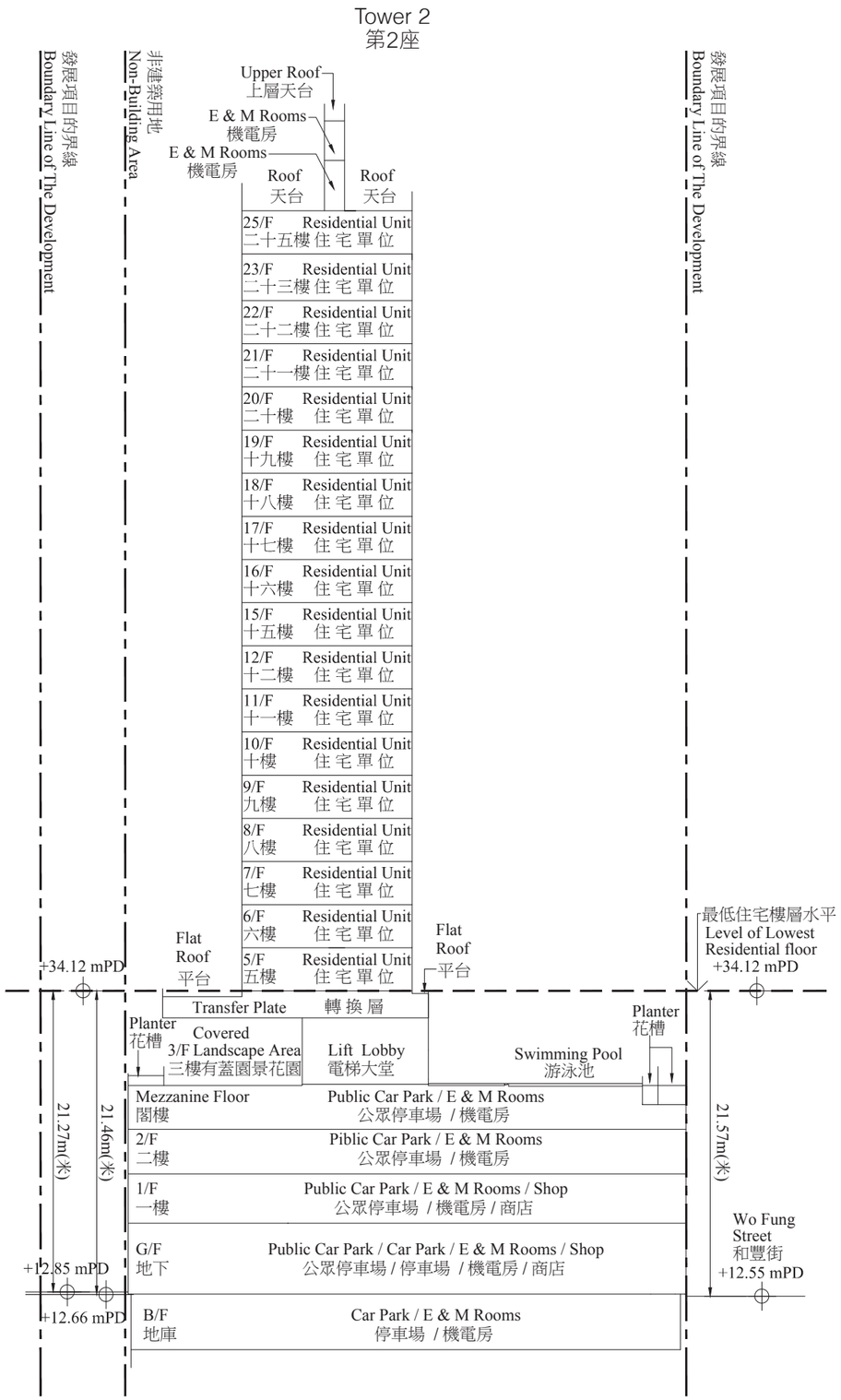
⌖ Height in metres above Hong Kong Principal Datum (mPD)
香港主水平基準以上高度(米)

The part of Wo Fung Street adjacent to the building is 12.55 metres above the Hong Kong Principal Datum.
毗連建築物的一段和豐街為香港主水平基準以上12.55米。

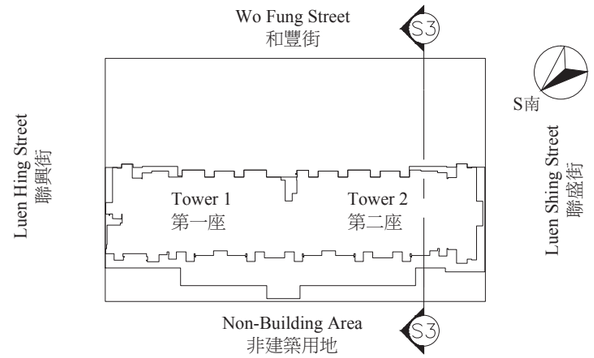
The part of the non-building area adjacent to the building is 12.66 metres to 12.85 metres above the Hong Kong Principal Datum.
毗連建築物的一段非建築用地為香港主水平基準以上12.66至12.85米。

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

Cross-section Plan S3
橫截面圖S3



Key Plan
指示圖



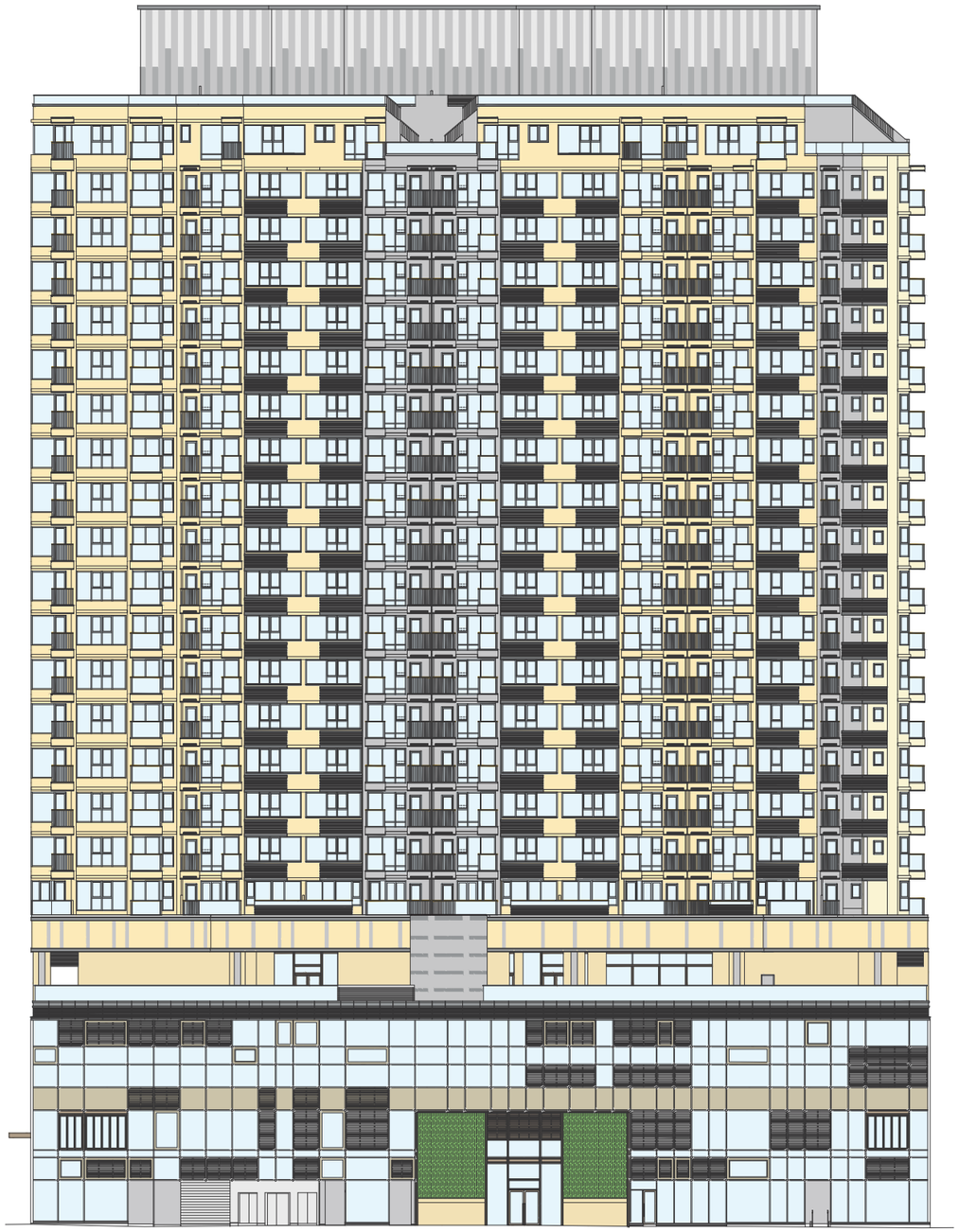
- - Dotted line denotes the lowest residential floor.
虛線代表最低住宅樓層水平。

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

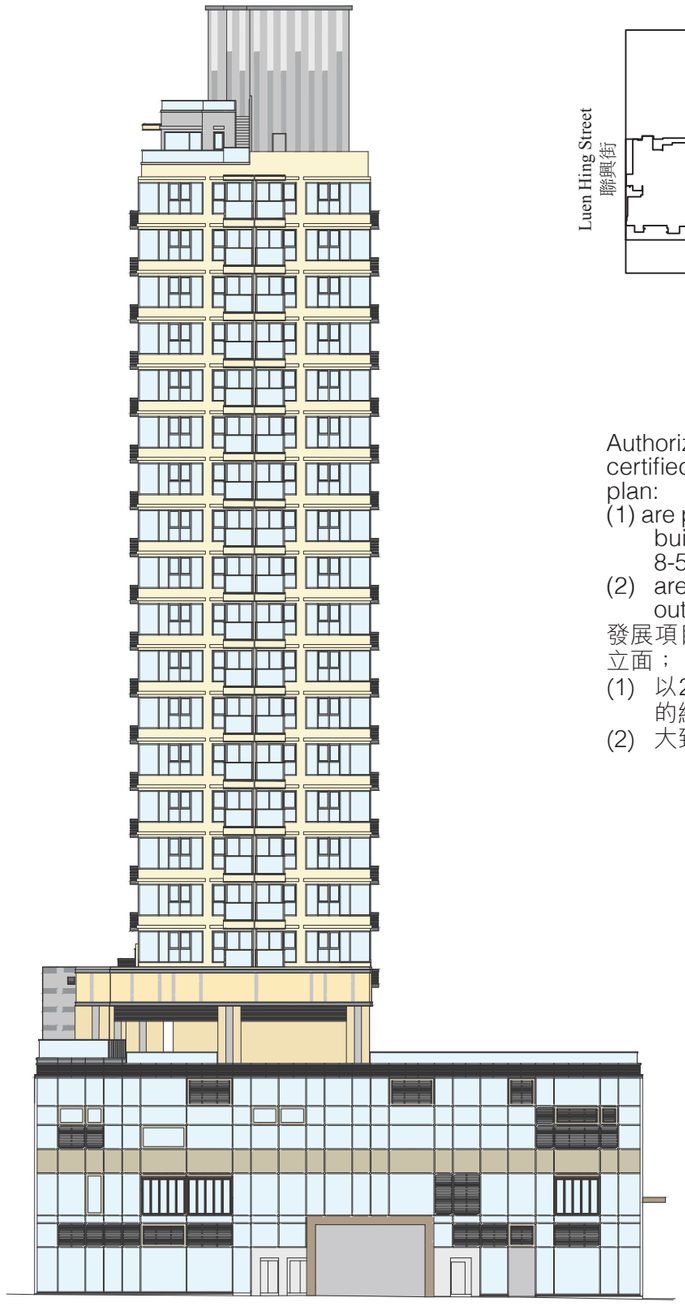
The part of Wo Fung Street adjacent to the building is 12.55 metres above the Hong Kong Principal Datum.
毗連建築物的一段和豐街為香港主水平基準以上12.55米。

The part of the non-building area adjacent to the building is 12.66 metres to 12.85 metres above the Hong Kong Principal Datum.
毗連建築物的一段非建築用地為香港主水平基準以上12.66至12.85米。

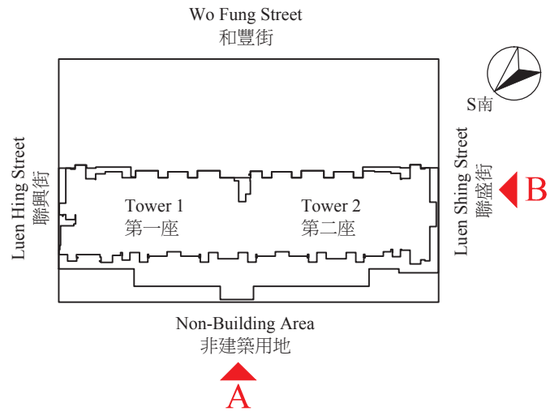
Elevation Plan A
立面圖A



Elevation Plan B
立面圖B



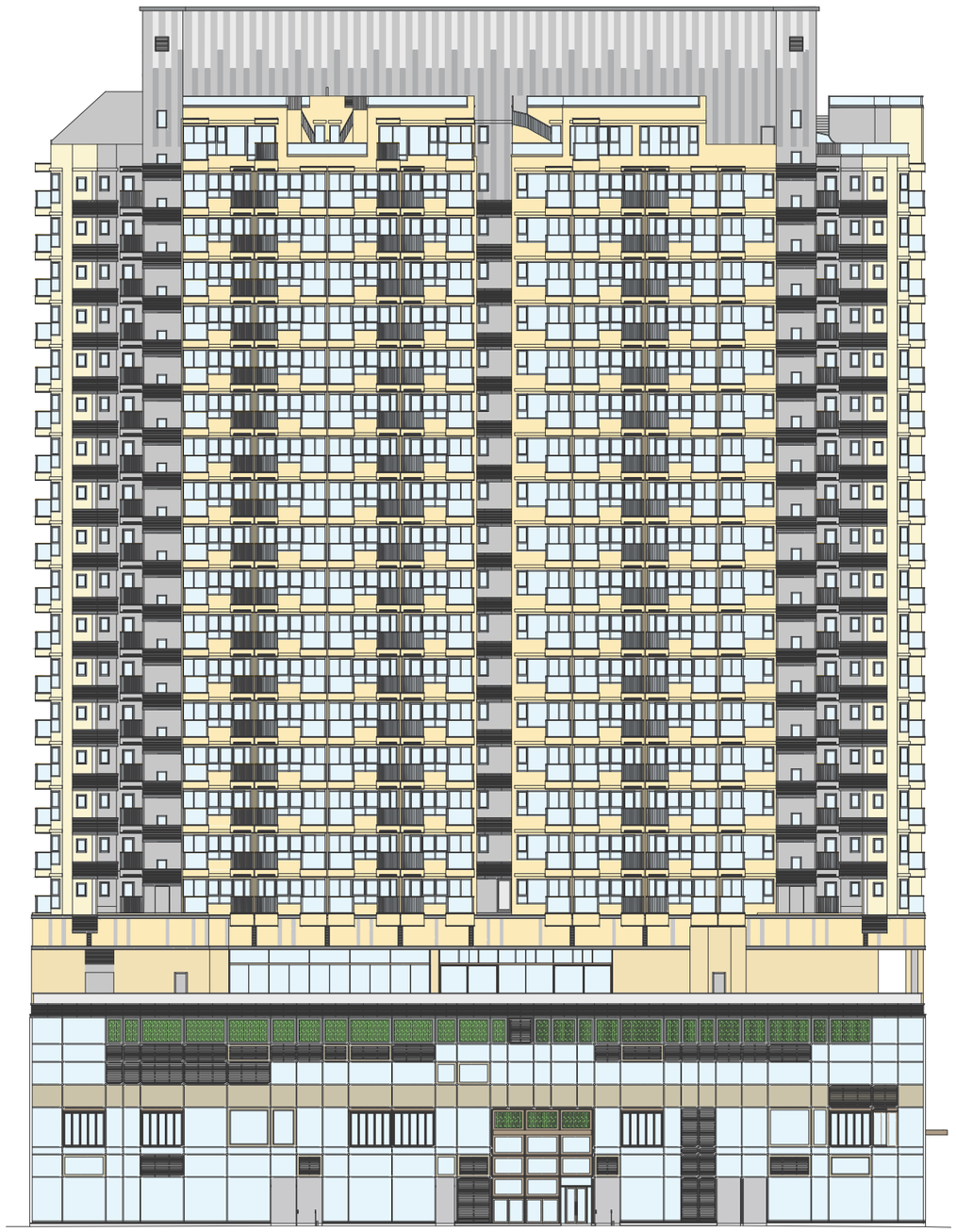
Key Plan
指示圖



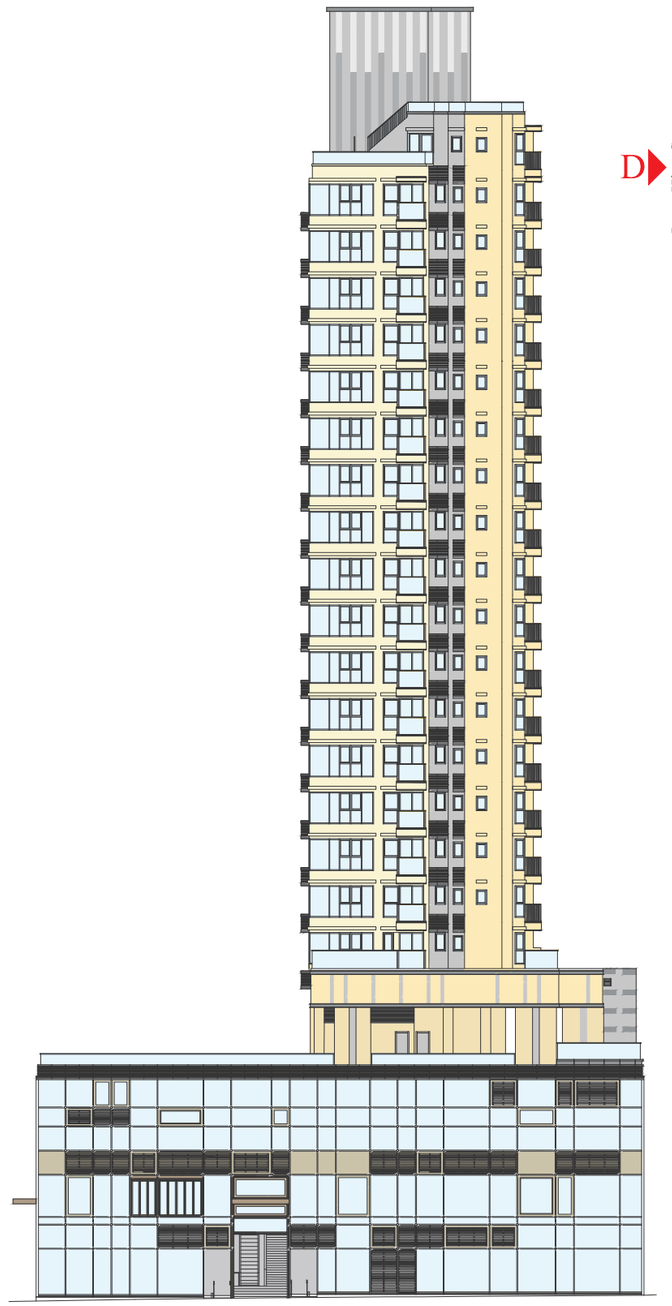
Authorized Person for the Development has certified that the elevations shown on this plan:
(1) are prepared on the basis of the approved building plans for the Development as of 8-5-2017; and
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本立面圖所顯示的立面：
(1) 以2017年5月8日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與發展項目的外觀一致。

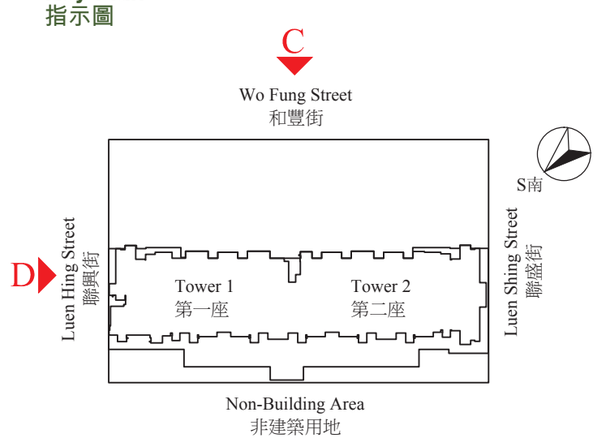
Elevation Plan C
立面圖C



Elevation Plan D
立面圖D



Key Plan
指示圖



Authorized Person for the Development has certified that the elevations shown on this plan:
(1) are prepared on the basis of the approved building plans for the Development as of 8-5-2017; and
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本立面圖所顯示的立面：
(1) 以2017年5月8日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與發展項目的外觀一致。

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

Common Facilities 公用設施	Uncovered 露天		Covered 有蓋	
	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（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）	780.545	8401.786	412.094	4435.780
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 ）	-	-	-	-
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 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）	495.775	5336.522	432.515	4655.591

Notes:
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to 3 decimal places, which may be slightly different from the area presented in square metres.

備註：
以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四捨五入至小數點後三個位，與以平方米表述之面積可能有些微差異。

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

1. Copies of Outline Zoning Plans relating to the Development are available at www.ozp.tpb.gov.hk.
2. A copy of the latest draft deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
3. The inspection is free of charge.

1. 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在將指明住宅物業提供出售日期的最新擬稿的文本存放於指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

1. External Finishes		
Item		Description
(a)	External wall	Podium : Curtain wall, glass wall, natural stone, aluminium cladding, metal grille, metal louvres, vertical green system and glass balustrade. Tower: Metal grille, aluminium cladding, aluminium louvres, glass balustrade, tiles, paint and metal railing.
(b)	Window	Aluminium frames fitted with tinted glass.
(c)	Bay window	Not Applicable.
(d)	Planter	Aluminum cladding, natural stone and tiles.
(e)	Verandah or balcony	Balconies are covered. Walls : Tiles and aluminium cladding Balustrades : Metal framed glass balustrade Ceiling : External paint (Except Unit G on 5/F to 12/F and 15/F to 23/F of Tower 1, aluminium false ceiling is provided.) Floor : Tiles There is no verandah in the Development.
(f)	Drying facilities for clothing	Not Applicable.

1. 外部裝修物料		
細項		描述
(a)	外牆	平台： 玻璃幕牆、玻璃牆、天然石材、鋁質飾板、金屬格柵、金屬百葉、垂直綠化系統及玻璃欄杆。 大廈： 金屬格柵、鋁質飾板、鋁質百葉、玻璃欄杆、瓷磚、塗漆及金屬欄杆。
(b)	窗	鋁窗框鑲有色玻璃。
(c)	窗台	不適用。
(d)	花槽	鋁質飾板，天然石材及瓷磚。
(e)	陽台或露台	露台均為有蓋 牆身 ：瓷磚及鋁質飾板 欄杆 ：金屬框玻璃欄杆 天花 ：外牆漆 (除第一座五樓至十二樓及十五樓至二十三樓G單位，採用鋁質假天花。) 地台 ：瓷磚 發展項目中沒有陽台。
(f)	乾衣設施	不適用。

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。

2. Interior Finishes		
Item		Description
(a)	Lobby	Ground Floor Lift Lobby: Wall : Natural stone, stainless steel panels, glass panels and timber panels. Floor : Natural stone. Ceiling : Painted gypsum board false ceiling. Typical Lift Lobby: Wall : Stainless steel panels, glass panels and timber panels. Floor : Tiles. Ceiling : Painted gypsum board false ceiling.
(b)	Internal wall and ceiling	Living Room, Dining Room, Bedroom and Master Bedroom: Wall : Plastered and painted with emulsion paint to exposed surface. Ceiling : Plastered and painted with emulsion paint.
(c)	Internal Floor	For 2-Bedroom and 3-Bedroom Units as listed below: Flat A, B, C & H, 5/F-12/F and 15/F-23/F of Tower 1, Flat A, B, G, H & J, 5/F-12/F and 15/F-23/F of Tower 2 and all units on 25/F of Tower 1 and Tower 2 Living Room, Dining Room, Bedroom and Master Bedroom: - Timber flooring and timber skirting with natural stone border adjoining the Balcony and Utility Platform. For 1-Bedroom and Studio Units as listed below: Flat D, E, F & G, 5/F-12/F and 15/F-23/F of Tower 1 and Flat C, D, E & F, 5/F-12/F and 15/F-23/F of Tower 2 Living Room, Dining Room and Bedroom: - Tiles and timber skirting
(d)	Bathroom	Wall : Tiles, mirror and natural stone on exposed surfaces up to false ceiling level. Ceiling : Painted gypsum board false ceiling and aluminium false ceiling. Floor : Tiles.
(e)	Kitchen	Wall (except for Open Kitchen) : Tile, glass panel and stainless steel on exposed surfaces up to false ceiling level. Wall (for Open Kitchen) : Glass panel and plastic laminate panel on exposed surfaces. The wall finishes do not run up to the ceiling. Cooking bench : Solid surface counter worktop. Ceiling : Painted gypsum board false ceiling. Floor : Tiles.

2. 室內裝修物料		
細項		描述
(a)	大堂	地下升降機大堂： 牆身 ：天然石材、不鏽鋼裝飾板、玻璃裝飾板及木紋裝飾板。 地台 ：天然石材。 天花 ：石膏板假天花髹上油漆。 分層升降機大堂： 牆身 ：不鏽鋼裝飾板、玻璃裝飾板及木紋裝飾板。 地台 ：瓷磚。 天花 ：石膏板假天花髹上油漆。
(b)	內牆及天花板	客廳、飯廳、睡房及主人睡房： 內牆 ：於外露部份批盪後再髹乳膠漆。 天花板 ：批盪後再髹乳膠漆。
(c)	內部地板	以下兩房及三房單位： 第一座五樓至十二樓及十五樓至二十三樓A、B、C及H單位、第二座五樓至十二樓及十五樓至二十三樓A、B、G、H及J單位及第一座及第二座二十五樓的所有單位 客廳、飯廳、睡房及主人睡房： 木材地板及木腳線，配以天然石材邊緣於連接露台及工作平台處。 以下一房及開放式單位： 第一座五樓至十二樓及十五樓至二十三樓D、E、F及G單位及第二座五樓至十二樓及十五樓至二十三樓C、D、E及F單位 客廳、飯廳及睡房：瓷磚及木腳線。
(d)	浴室	牆身 ：外露部份鋪砌瓷磚、鏡及天然石材至假天花高度。 天花 ：石膏板假天花髹上油漆及鋁質假天花。 地台 ：瓷磚。
(e)	廚房	牆身 (開放式廚房除外) ：外露部分至假天花高度鋪砌瓷磚、玻璃板及不銹鋼飾面。 牆身 (開放式廚房) ：外露部分鋪砌玻璃板及膠板飾面板。牆身的裝修物料不會鋪至天花板。 灶台 ：實體面料。 天花 ：石膏板假天花髹上油漆。 地台 ：瓷磚。

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.

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

3. Interior Fittings		
Item		Description
(a)	Doors	Entrance Door : Timber veneer finish solid core door fitted with door viewer and lockset. Bedroom Door : Timber veneer finish hollow core door fitted with lockset. Kitchen Door : Timber veneer finish solid core door and fitted with glass panel. (No doors are provided in Open Kitchens) Bathroom Door : Timber veneer finish hollow core door with louvres and lock set. Store Room Door : Timber veneer finish hollow core door with lockset. Lavatory Door : Door made of metal and glass. Balcony Door : Aluminium framed glass door finished with fluorocarbon coating. Utility Platform Door: Aluminium framed glass door finished with fluorocarbon coating.
		Flat Roof Door (for units not specified below): Swing doors of fluorocarbon coated aluminium frame fitted with tinted glass and lockset. For Flat Roof of the following units, folding doors of fluorocarbon coated aluminium frame fitted with tinted glass and lockset: - Unit B & C, 5/F of Tower 1; - Unit G, H & J, 5/F of Tower 2. For Flat Roof of the following units, sliding doors of fluorocarbon coated aluminium frame fitted with tinted glass and lockset: - Unit B & C, 5/F of Tower 1; - Unit G, H & J, 5/F of Tower 2; - Unit A, 25/F of Tower 2.

3. 室內裝置		
細項		描述
(a)	門	大門 ：選用木材面板實心大門配防盜眼及門鎖。 睡房門 ：選用木材面板空心木門配門鎖。 廚房門 ：選用木材面板實心木門並鑲有玻璃板。(開放式廚房不設門) 浴室門 ：選用木材面板空心木門配百葉及門鎖。 儲物房門 ：選用木材面板空心門配門鎖。 廁所門 ：金屬及玻璃門。 露台門 ：氟化炭噴塗層鋁框玻璃門。 工作平台門 ：氟化炭噴塗層鋁框玻璃門。
		平台門 (適用於不屬以下所述之單位)： 氟化碳噴鋁框有色玻璃掩門，裝設門鎖。 以下單位之平台門為氟化碳噴鋁框有色玻璃摺門，裝設門鎖: - 第一座五樓B及C單位； - 第二座五樓G、H及J單位。 以下單位之平台門為氟化碳噴鋁框有色玻璃趟門，裝設門鎖: - 第一座五樓B及C單位; - 第二座五樓G、H及J單位； - 第二座二十五樓A單位。

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.

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

3. Interior Fittings			
Item		Description	
(b)	Bathroom	(i) Type of fittings and equipment	Material
		(a) Washbasin	Vitreous China
		(b) Water Closet	Vitreous China
		(c) Mixer	Metal
		(ii) Type of bathing facilities	Material
		(a) Bathtub (1500mm (L) x 700mm (W) x 390mm(D)) for 2-Bedroom and 3-Bedroom units as listed below: Flat A, B, C & H, 5/F-12/F and 15/F-23/F of Tower 1, Flat A, B, G, H & J, 5/F-12/F and 15/F-23/F of Tower 2 and all units on 25/F of Tower 1 and Tower 2	Enamelled Pressed Steel
		(b) Shower Cubicle for 1-Bedroom and Studio Units as listed below: Flat D, E, F & G, 5/F-12/F and15/F-23/F of Tower 1 and Flat C, D, E & F, 5/F-12/F and 15/F-23/F of Tower 2	Glass Door with Metal Handle
		Accessories including metal paper holder and metal hook are provided. See “Water Supply” below for type and material of water supply system	
(c)	Kitchen	Kitchen (except for Open Kitchen) : Stainless steel sink with hot and cold water mixer. Kitchen cabinet completed with fibre board, plastic laminate, gloss lacquer door panel and aluminium skirting. Open Kitchen : Stainless steel sink with hot and cold water mixer. Kitchen cabinet completed with fibre board, plastic laminate and aluminium skirting. Sprinkler heads and smoke detectors are installed. See “Water Supply” below for material of water supply system. For other fittings and equipment, please refer to the “Appliances Schedule”.	

3. 室內裝置			
細項		描述	
(b)	浴室	(i) 裝置及設備的類型	用料
		(a) 臉盆	搪瓷
		(b) 坐廁	搪瓷
		(c) 水龍頭	金屬
		(ii) 沐浴設施的類型	用料
		(a) 以下兩房及三房單位浴室設有浴缸 (1500毫米(長) x 700毫米(闊) x 390 毫米(深)): 第一座五樓至十二樓及十五樓至二十三樓A、B、C及H單位、第二座五樓至十二樓及十五樓至二十三樓A、B、G、H及J單位及第一座及第二座二十五樓所有單位	搪瓷鋼板
		(b) 以下一房及開放式單位浴室設有淋浴間： 第一座五樓至十二樓及十五樓至二十三樓D、E、F及G單位及第二座五樓至十二樓及十五樓至二十三樓C、D、E及F單位	玻璃門配金屬手柄
		配件包括金屬廁紙架及金屬掛勾。 供水系統的類型及用料見下文「供水」一欄。	
(c)	廚房	廚房（開放式廚房除外）： 不銹鋼洗滌盆及冷熱水龍頭。 廚櫃選用纖維板配以膠板、高光漆飾面板及鋁腳線。 開放式廚房： 不銹鋼洗滌盆及冷熱水龍頭。 廚櫃選用纖維板配以膠板及鋁腳線。安裝消防花灑頭及消防烟霧偵測器。 供水系統的用料見下文「供水」一欄。 其他裝置及設備的類型，請參閱「設備説明表」。	

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.

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

3. Interior Fittings		
Item		Description
(d)	Bedroom	No fittings.
(e)	Telephone	Telephone connection points are provided in Living Room and Bedrooms. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(f)	Aerials	Communal TV/FM points for reception of local TV programme and Satellite Master Antenna Television (SMATV) and radio programme are installed in Living Rooms and Bedrooms. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(g)	Electrical Installations	Electricity supply board with miniature circuit breakers is provided. Some conduits are concealed in walls, while other conduits are exposed, but they are enclosed in the false ceilings, bulkheads and cabinets for lightings and power points. For location and number of power points and air conditioner points, please refer to the " Schedule of Mechanical & Electrical Provisions of Residential Units".
(h)	Gas Supply	Town gas supply pipes are installed in the Kitchens of all residential units (except 1-Bedroom and Studio Units). Town gas supply pipes are connected to gas water heater in kitchen which supplies hot water to both kitchen and bathroom for all residential units (except 1-Bedroom and Studio Units). No town gas supply for 1-Bedroom and Studio Units.
(i)	Washing Machine Connection Point	Water supply and drainage connection point are located in Kitchens and Open Kitchens. 15mm-diameter water supply connection point and 40mm-diameter drainage connection point are provided for washing machine in Kitchen and Open Kitchen. For location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".
(j)	Water Supply	Copper pipes are used for hot and cold water supply. Some copper water pipes are concealed in walls, some are exposed but enclosed in false ceilings and bulkheads and cabinets. Hot water is available. uPVC pipes are used for flush water supply. Some uPVC flush water pipes are concealed in walls, some are exposed but enclosed in false ceilings, bulkheads and cabinets.

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

3. 室內裝置		
細項		描述
(d)	睡房	沒有裝置。
(e)	電話	客廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「住宅單位機電裝置數量説明表」。
(f)	天線	客廳及睡房均裝有電視/電台天線插座以供接收本地電視，衛星電視及電台節目。 有關接駁點的位置及數量，請參考「住宅單位機電裝置數量説明表」。
(g)	電力裝置	設有電力配電箱並裝置總電掣。部分供電之導管隱藏於牆身，而部分外露，但暗藏於假天花、假陣及櫃內之照明及供電導管。 有關電插座及空調機接駁點的位置及數量，請參考「住宅單位機電裝置數量説明表」。
(h)	氣體供應	所有住宅單位(一房及開放式單位除外)之廚房均裝有煤氣管道。 所有住宅單位(一房及開放式單位除外)均裝有煤氣管道接駁至廚房內之煤氣熱水爐供應熱水到廚房及浴室。 一房及開放式單位沒有煤氣供應。
(i)	洗衣機接駁點	廚房及開放式廚房設有來去水位。 廚房及開放式廚房洗衣機設有直徑15毫米來水接駁點及直徑40毫米去水接駁點。 有關接駁點的位置，請參考「住宅單位機電裝置數量説明表」。
(j)	供水	冷熱水喉採用銅喉管。部份銅水喉管隱藏於牆中，部份外露但暗藏於假天花內、假陣內及櫃內。有熱水供應。 沖廁水喉採用膠喉管。部份膠水喉管隱藏於牆中，部份外露但暗藏於假天花內、假陣內及櫃內。

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

4. Miscellaneous				
Item		Description		
(a)	Lifts	Residential lift		
		(i) Brand name and model number	Brand name	Toshiba
			Model number	ELCOSMO-III
		(ii) Number of lifts and floors served by the lifts	Number of lifts	Four
			Floor served by the lifts	1 lift serves: B/F, G/F, 1/F, 2/F, Mezzanine Floor, 3/F, 5/F-12/F, 15/F-23/F & 25/F
				2 lifts serve: 3/F, 5/F-12/F, 15/F-23/F & 25/F
				1 lift serves: B/F, 2/F, Mezzanine Floor, 3/F, 5/F-12/F, 15/F-23/F & 25/F
		Residential Lift (Podium)		
		(i) Brand name and model number	Brand name	Toshiba
			Model number	SPACEL-III
		(ii) Number of lift and floors served by the lifts	Number of lifts	Two
			Floor served by the lifts	G/F & 3/F
(b)	Letter Box	Metal letter boxes are provided		
(c)	Refuse Collection	Refuse storage and material recovery room is provided in the common area of each residential floor of towers. Refuse collection and material recovery chamber is provided at G/F. Refuse is collected and removed by cleaners.		
(d)	Water meter, Electricity meter and Gas meter	Water meter Separate water meter for each individual residential unit is provided in the water meter cabinet on each residential floor of towers. Electricity meter Separate electricity meter for each individual residential unit is provided in the electricity meter cabinet on each residential floor of towers. Gas Meter Separate gas meter is provided in the Kitchen of individual residential unit (except 1-Bedroom and Studio Units).		

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.

4. 雜項				
細項		描述		
(a)	升降機	住宅升降機		
		(i) 品牌名稱及產品型號	品牌名稱	東芝
			產品型號	ELCOSMO-III
		(ii) 升降機的數目及到達的樓層	升降機的數目	四部
			到達的樓層	一部升降機到達：地庫，地下，一樓，二樓，閣樓，三樓，五樓至十二樓，十五樓至二十三樓及二十五樓
				兩部升降機到達：三樓，五樓至十二樓，十五樓至二十三樓及二十五樓
				一部升降機到達：地庫，二樓，閣樓，三樓，五樓至十二樓，十五樓至二十三樓及二十五樓
		住宅升降機 (平台)		
		(i) 品牌名稱及產品型號	品牌名稱	東芝
			產品型號	SPACEL-III
		(ii) 升降機的數目及到達的樓層	升降機的數目	兩部
			到達的樓層	地下及三樓
(b)	信箱	設有金屬信箱。		
(c)	垃圾收集	垃圾儲存及物料回收室位於大廈每層住宅樓層之公用地方。垃圾收集及物料回收房設於地下。垃圾由清潔工人收集及運走。		
(d)	水錶、電錶及氣體錶	水錶 每戶住宅單位之獨立水錶安裝於大廈每層住宅樓層之水錶箱內。 電錶 每戶住宅單位之獨立電錶安裝於大廈每層住宅樓層之電錶箱內。 氣體錶 每戶住宅單位(一房及開放式單位除外)之獨立煤氣錶安裝於廚房內。		

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

5. Security Facilities	
Item	Description
Security system and equipment	CCTV cameras are provided at entrance lobbies, car parks, lifts and common areas and connected to the Management Office. CCTV cameras are provided at clubhouse and connected to Management Office. Visitor intercom panel and smart card system are provided at tower entrance lobbies. Vehicular control system is installed at car park at G/F. Each residential unit is equipped with door phone connected to the entrance intercom panel at 3/F tower entrance of the respective tower.

5. 保安設施	
細項	描述
保安系統及設備	入口大堂、停車場、升降機內及公用地方均設有閉路電視連接管理處。會所設有閉路電視連接管理處。 各座入口大堂均提供訪客對講機及智能卡保安系統。停車場地下設有汽車控制系統。每戶單位門口設有對講機連接該座三樓入口大堂對講機。

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
設備說明表

Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	Tower 1 第一座																		
			5/F 五樓								6/F - 12/F & 15/F -23/F 六樓至十二樓及十五樓至二十三樓								25/F 二十五樓		
			A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	A	B	C
600mm Wall Mounted Telescopic Hood 600毫米拉趟式抽油煙機	Electrolux	EFP6500X	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Built-in Domino Hob with Single Wok Burner 嵌入式單頭煮食氣爐		EGC3310NOK	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
Built-in Domino Hob with Double Wok Burner 嵌入式雙頭煮食氣爐		EGC3320NOK	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
Built-in 2-Zone Induction Hob 嵌入式雙頭電磁煮食爐		EHH3320NVK	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-
Built-in Microwave Oven 嵌入式微波爐		EMS2085X	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Built-in Refrigerator 嵌入式雪櫃		ENN2853COW	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
Built-in 2-in-1 Washer & Dryer 嵌入式2合1洗衣乾衣機		EWX147410W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Built-in Refrigerator 嵌入式雪櫃	Gorenje	RFI4121AW	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-
A/C Single Split Type Indoor Unit 分體式空調機室內機	Mitsubishi Heavy Industries 三菱重工	SRK53QE1	1	-	1	-	-	-	-	1	1	-	1	-	-	-	-	1	1	1	2
		SRK71ZRH-S	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	1	-
		SRK25BE1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
A/C Single Split Type Outdoor Unit 分體式空調機室外機		SRC53QE1	1	-	1	-	-	-	-	1	1	-	1	-	-	-	-	1	1	1	2
		SRC71ZRH-S	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	1	-
		SRC25BE1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
Ceiling Exhaust Fan 天花式抽氣扇	Panasonic	FV-24CMD1	3	2	2	1	1	1	1	2	3	2	2	1	1	1	1	2	4	4	3
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
Electric Water Heater 電熱水爐	Vaillant	VEDE-24/7E INT	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-
A/C Multi-Split Type Indoor Unit 多聯分體式空調機室內機	Mitsubishi Heavy Industries 三菱重工	SRK35ZM-S	2	3	2	2	1	1	2	2	2	3	2	2	1	1	2	2	2	2	2
		SRK50ZM-S	-	-	-	-	1	1	-	-	-	-	-	-	1	1	-	-	-	-	-
		SRK60ZMX-S	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
A/C Multi-Split Type Outdoor Unit 多聯分體式空調機室外機		SCM60ZM-S	1	1	1	1	-	-	1	1	1	1	1	1	-	-	1	1	1	1	1
		SCM71ZM-S	-	-	-	-	1	1	-	-	-	-	-	-	1	1	-	-	-	-	-
		SCM80ZM-S	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-

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。

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided and/or installed in the residential unit.
2. 4/F, 13/F, 14/F & 24/F are omitted.

備註：
1. "1, 2, ..." 表示此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 不設四樓、十三樓、十四樓及二十四樓。

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

Location 位置	Description 描述	Tower 1 第一座																		
		5/F 五樓								6/F - 12/F & 15/F -23/F 六樓至十二樓及十五樓至二十三樓								25/F 二十五樓		
		A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	A	B	C
Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room / Corridor 客廳/飯廳/走廊	Switch for Indoor A/C Unit 室內空調機開關掣	1	1	1	2	1	1	2	1	1	1	1	2	1	1	2	1	1	1	1
	13A Single Socket Outlet 十三安培單位電插座	2	2	2	1	1	1	1	2	2	2	2	1	1	1	1	2	2	2	2
	13A Twin Socket Outlet 十三安培雙位電插座	2	2	2	3	3	3	3	2	2	2	2	3	3	3	3	2	2	2	2
	TV/FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣	4	4	4	1	2	2	1	4	4	4	4	1	2	2	1	4	5	5	4
	Lighting Point 燈位	3	3	3	2	2	2	2	3	3	3	3	2	2	2	2	3	3	3	3
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Door Phone 對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch for Kitchen/ Living and Dining Room 廚房/客廳及飯廳燈掣	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-
	Lighting Switch /Exhaust Fan Switch / Electric Water Heater Switch for Bathroom 浴室燈掣/抽氣扇開關掣/電熱水爐開關掣	2	2	2	2	-	-	2	2	2	2	2	2	-	-	2	2	2	2	2
	Lighting/Exhaust Fan /Gas Water Heater Switch for Kitchen 廚房燈掣/抽氣扇/煤氣熱水爐開關掣	2	2	2	-	-	-	-	2	2	2	2	-	-	-	-	2	2	2	2
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內空調機開關掣	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
	13A Twin Socket Outlet 十三安培雙位電插座	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
	13A Single Socket Outlet 十三安培單位電插座	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
	TV/FM Outlet 電視及電台插座	1	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
	Lighting Switch and Lighting Switch /Exhaust Fan Switch for Bathroom 燈掣及浴室燈掣/抽氣扇開關掣	3	2	2	-	-	-	-	1	3	1	1	-	-	-	-	1	3	3	2
	Lighting Point 燈位	2	1	1	-	-	-	-	1	2	1	1	-	-	-	-	1	2	2	-

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。

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided and/or installed in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F & 24/F are omitted.

備註：
1. "1, 2, ..." 表示此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設四樓、十三樓、十四樓及二十四樓。

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

Location 位置	Description 描述	Tower 1 第一座																		
		5/F 五樓								6/F - 12/F & 15/F -23/F 六樓至十二樓及十五樓至二十三樓								25/F 二十五樓		
		A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	A	B	C
Bedroom 1 睡房 1	Switch for Indoor A/C Unit 室內空調機開關掣	1	1	1	-	1	1	-	1	1	1	1	-	1	1	-	1	1	1	1
	13A Single Socket Outlet 十三安培單位電插座	2	2	2	-	1	1	-	2	2	2	2	-	1	1	-	2	2	2	2
	13A Twin Socket Outlet 十三安培雙位電插座	-	-	-	-	1	1	-	-	-	-	-	-	1	1	-	-	-	-	-
	Lighting Switch 燈掣	1	1	1	-	2	2	-	1	1	1	1	-	2	2	-	1	1	1	1
	TV/FM Outlet 電視及電台插座	1	1	1	-	1	1	-	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	-	1	1	1	1
	Lighting Switch /Exhaust Fan Switch / Electric Water Heater Switch for Bathroom 浴室燈掣/抽氣扇開關掣/電熱水爐開關掣	-	-	-	-	2	2	-	-	-	-	-	-	2	2	-	-	-	-	-
	Lighting Point 燈位	1	1	1	-	1	1	-	1	1	1	1	-	1	1	-	1	1	1	1
Bedroom 2 睡房 2	Switch for Indoor A/C Unit 室內空調機開關掣	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	1	1
	13A Single Socket Outlet 十三安培單位電插座	2	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	2	2	2
	13A Twin Socket Outlet 十三安培雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	1	1
	TV/FM Outlet 電視及電台插座	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	1	1
	Telephone Outlet 電話插座	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	1	1
	Lighting Point 燈位	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	1	1
Master Bathroom 主人房浴室	13A Single Socket Outlet 十三安培單位電插座	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	1	1
	Connection Unit for Cabinet Light 櫃燈接線座	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	1	1
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	1	1
	Town Gas Water Heater Remote Control 煤氣熱水爐溫度遙控	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	1	1
	Lighting Point 燈位	4	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-	5	5	4
Bathroom 浴室	13A Single Socket Outlet 十三安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Electric Water Heater 電熱水爐供電位	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-
	Town Gas Water Heater Remote Control 煤氣熱水爐溫度遙控	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
	Electric Water Heater 電熱水爐	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-
	Lighting Point 燈位	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4

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

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided and/or installed in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F & 24/F are omitted.

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

備註：
1. "1, 2, ..." 表示此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設四樓、十三樓、十四樓及二十四樓。

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

Location 位置	Description 描述	Tower 1 第一座																		
		5/F 五樓								6/F - 12/F & 15/F -23/F 六樓至十二樓及十五樓至二十三樓								25/F 二十五樓		
		A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	A	B	C
Kitchen / Open Kitchen 廚房 / 開放式廚房	13A Single Socket Outlet 十三安培單位電插座	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
	13A Twin Socket Outlet 十三安培雙位電插座	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
	Town Gas Meter 煤氣錶	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
	Connection Unit for Cabinet Light 櫃燈接線座	1	1	1	-	1	1	-	1	1	1	1	-	1	1	-	1	1	1	1
	Connection Unit for Gas Hob 煤氣煮食爐接線座	2	2	2	-	-	-	-	2	2	2	2	-	-	-	-	2	2	2	2
	Town Gas Water Heater 煤氣熱水爐	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
	Connection Unit for Town Gas Water Heater 煤氣熱水爐接線座	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1
	Connection Unit for Induction Cooking Hob 電磁煮食爐接線座	-	-	-	1	1	1	1	-	-	-	-	1	1	1	1	-	-	-	-
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣乾衣機接駁點 (來去水)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	1	1	1	1	3	3	3	3	1	1	1	1	3	3	3	3
	Door Chime 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	-	1	1	-	-	-	-	1	-	1	1	-	-	-	-	1	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet For Range Hood 抽油煙機電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet For Microwave Oven 微波爐電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet For Refrigerator 雪櫃電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet For Washing Machine 洗衣機電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Store Room 儲物房	Lighting Point 燈位	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 十三安培單位電插座	-	2	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Switch for Indoor A/C Unit 室內空調機開關掣	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
Store Room with Lavatory 儲物房連廁所	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
	13A Single Socket Outlet 十三安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
	Lighting Switch and Switch for Exhaust Fan 燈掣及抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
	Switch for Indoor A/C Unit 室內空調機開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
Lavatory inside Store Room 儲物房內的廁所	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-

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。

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided and/or installed in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F & 24/F are omitted.

備註：
1. "1, 2, ..." 表示此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設四樓、十三樓、十四樓及二十四樓。

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

Location 位置	Description 描述	Tower 1 第一座																		
		5/F 五樓								6/F - 12/F & 15/F -23/F 六樓至十二樓及十五樓至二十三樓								25/F 二十五樓		
		A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	A	B	C
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位	1	1	1	-	1	1	-	1	1	1	1	-	1	1	-	1	1	1	-
A/C Platform 空調機平台	Isolator for Outdoor Air Conditioner 室外空調機接線位	-	-	-	-	-	-	-	1	3	2	2	1	1	1	1	2	3	-	-
Flat Roof 平台	Lighting Point 燈位	1	2	2	-	-	-	-	2	-	-	-	-	-	-	-	-	6	2	2
	Isolator for Outdoor Air Conditioner 室外空調機接線位	3	2	2	1	1	1	1	1	-	-	-	-	-	-	-	-	1	4	3
	13A Weatherproof Single Socket Outlet 十三安培防水單位電插座	1	1	1	-	-	-	-	1	-	-	-	-	-	-	-	-	1	1	1
Roof 天台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	6	6
	13A Weatherproof Single Socket Outlet 十三安培防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1

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。

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided and/or installed in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F & 24/F are omitted.

備註：
1. "1, 2, ..." 表示此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設四樓、十三樓、十四樓及二十四樓。

Appliances Schedule
設備説明表

Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	Tower 2 第二座																					
			5/F 五樓									6/F - 12/F & 15/F -23/F 六樓至十二樓及十五樓至二十三樓									25/F 二十五樓			
			A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
600mm Wall Mounted Telescopic Hood 600毫米拉趟式抽油煙機	Electrolux	EFP6500X	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Built-in Domino Hob with Single Wok Burner 嵌入式單頭煮食氣爐		EGC3310NOK	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
Built-in Domino Hob with Double Wok Burner 嵌入式雙頭煮食氣爐		EGC3320NOK	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
Built-in 2-Zone Induction Hob 嵌入式雙頭電磁煮食爐		EHH3320NVK	-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-
Built-in Microwave Oven 嵌入式微波爐		EMS2085X	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Built-in Refrigerator 嵌入式雪櫃		ENN2853COW	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
Built-in 2-in-1 Washer & Dryer 嵌入式2合1洗衣乾衣機		EWX147410W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Built-in Refrigerator 嵌入式雪櫃	Gorenje	RFI4121AW	-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-
A/C Single Split Type Indoor Unit 分體式空調機室內機	Mitsubishi Heavy Industries 三菱重工	SRK53QE1	1	1	-	-	-	-	1	-	-	1	1	-	-	-	-	1	-	-	-	1	1	1
		SRK71ZRH-S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
		SRK25BE1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
A/C Single Split Type Outdoor Unit 分體式空調機室外機		SRC53QE1	1	1	-	-	-	-	1	-	-	1	1	-	-	-	-	1	-	-	-	1	1	1
		SRC71ZRH-S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
		SRC25BE1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
Ceiling Exhaust Fan 天花式抽氣扇	Panasonic	FV-24CMD1	2	2	1	1	1	1	2	2	2	2	2	1	1	1	1	2	2	2	4	2	2	4
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
Electric Water Heater 電熱水爐	Vaillant	VEDE-24/7E INT	-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-
A/C Multi-Split Type Indoor Unit 多聯分體式空調機室內機	Mitsubishi Heavy Industries 三菱重工	SRK35ZM-S	2	2	1	1	1	1	2	3	3	2	2	1	1	1	1	2	3	3	3	1	1	2
		SRK50ZM-S	-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	-
		SRK60ZMX-S	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	1	1	-	-	-	-
A/C Multi-Split Type Outdoor Unit 多聯分體式空調機室外機		SCM60ZM-S	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	-	-	1
		SCM71ZM-S	-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	1	1	1	-
		SCM80ZM-S	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	1	1	-	-	-	-

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。

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided and/or installed in the residential unit.
2. 4/F, 13/F, 14/F & 24/F are omitted.

備註：
1. "1, 2, ..." 表示此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 不設四樓、十三樓、十四樓及二十四樓。

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

Location 位置	Description 描述	Tower 2 第二座																					
		5/F 五樓									6/F - 12/F & 15/F -23/F 六樓至十二樓及十五樓至二十三樓									25/F 二十五樓			
		A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Indoor A/C Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 十三安培單位電插座	2	2	1	1	1	1	2	2	2	2	2	1	1	1	1	2	2	2	2	2	2	2
	13A Twin Socket Outlet 十三安培雙位電插座	2	2	3	3	3	3	2	2	2	2	2	3	3	3	3	2	2	2	2	2	2	2
	TV/FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣	4	4	2	2	2	2	4	4	4	4	4	2	2	2	2	4	4	4	4	4	4	4
	Lighting Point 燈位	3	3	2	2	2	2	3	3	3	3	3	2	2	2	2	3	3	3	3	3	3	3
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Door Phone 對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch for Kitchen 廚房燈掣	-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-
	Lighting Switch /Exhaust Fan Switch for Bathroom 浴室燈掣/抽氣扇開關掣	2	2	-	-	-	-	2	2	2	2	2	-	-	-	-	2	2	2	2	2	2	2
	Lighting/Exhaust Fan / Gas Water Heater Switch for Kitchen 廚房燈掣/抽氣扇/煤氣熱水爐開關掣	2	2	-	-	-	-	2	2	2	2	2	-	-	-	-	2	2	2	2	2	2	2
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內空調機開關掣	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
	13A Single Socket Outlet 十三安培單位電插座	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
	13A Twin Socket Outlet 十三安培雙位電插座	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
	TV/FM Outlet 電視及電台插座	1	1	-	-	-	-	1	1	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	1	1	1
	Lighting Switch 燈掣	1	1	-	-	-	-	2	2	2	1	1	-	-	-	-	1	1	1	-	2	2	-
	Lighting Switch and Lighting Switch /Exhaust Fan Switch for Bathroom 燈掣及浴室燈掣/抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	3
	Lighting Point 燈位	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	2	2	2	2

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。

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided and/or installed in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F & 24/F are omitted.

備註：
1. "1, 2, ..." 表示此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設四樓、十三樓、十四樓及二十四樓。

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

Location 位置	Description 描述	Tower 2 第二座																					
		5/F 五樓									6/F - 12/F & 15/F -23/F 六樓至十二樓及十五樓至二十三樓									25/F 二十五樓			
		A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Bedroom 1 睡房 1	Switch for Indoor A/C Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 十三安培單位電插座	2	2	1	1	1	1	2	2	2	2	2	1	1	1	1	2	2	2	2	2	2	2
	13A Twin Socket Outlet 十三安培雙位電插座	-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	1	2	2	2	2	1	1	1	1	1	2	2	2	2	1	1	1	1	1	1	1
	TV/FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch /Exhaust Fan Switch / Electric Water Heater Switch for Bathroom 浴室燈掣/抽氣扇開關掣/電熱水爐開關掣	-	-	2	2	2	2	-	-	-	-	-	2	2	2	2	-	-	-	-	-	-	-
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Switch for Indoor A/C Unit 室內空調機開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
	13A Single Socket Outlet 十三安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	2
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
	TV/FM Outlet 電視及電台插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
Master Bathroom 主人房浴室	13A Single Socket Outlet 十三安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
	Connection Unit for Cabinet Light 櫃燈接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
	Town Gas Water Heater Remote Control 煤氣熱水爐溫度遙控	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	-	5
Bathroom 浴室	13A Single Socket Outlet 十三安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Electric Water Heater 電熱水爐供電位	-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-
	Town Gas Water Heater Remote Control 煤氣熱水爐溫度遙控	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-
	Lighting Point 燈位	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4

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。

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided and/or installed in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F & 24/F are omitted.

備註：
1. "1, 2, ..." 表示此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設四樓、十三樓、十四樓及二十四樓。

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

Location 位置	Description 描述	Tower 2 第二座																					
		5/F 五樓									6/F - 12/F & 15/F -23/F 六樓至十二樓及十五樓至二十三樓									25/F 二十五樓			
		A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Kitchen / Open Kitchen 廚房 / 開放式廚房	13A Single Socket Outlet 十三安培單位電插座	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
	13A Twin Socket Outlet 十三安培雙位電插座	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
	Town Gas Meter 煤氣錶	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
	Connection Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit for Gas Hob 煤氣煮食爐接線座	2	2	-	-	-	-	2	2	2	2	2	-	-	-	-	2	2	2	2	2	2	2
	Town Gas Water Heater 煤氣熱水爐	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
	Connection Unit for Town Gas Water Heater 煤氣熱水爐接線座	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1
	Connection Unit for Induction Cooking Hob 電磁煮食爐接線座	-	-	1	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-
	Washing Machine Connection Point(Water Inlet & Outlet) 洗衣乾衣機接駁點(來去水)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	1	1	1	1	3	3	3	3	3	1	1	1	1	3	3	3	3	3	3	3
	Door Chime 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1	1	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet For Range Hood 抽油煙機電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet For Microwave Oven 微波爐電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet For Refrigerator 雪櫃電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet For Washing Machine 洗衣機電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Store Room 儲物房	Lighting Point 燈位	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-
	13A Single Socket Outlet 十三安培單位電插座	-	-	-	-	-	-	-	2	2	-	-	-	-	-	-	-	2	2	2	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-
	Switch for Indoor A/C Unit 室內空調機開關掣	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-
Store Room with Lavatory 儲物房連廁所	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
	13A Single Socket Outlet 十三安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
	Lighting Switch and Switch for Exhaust Fan 燈掣及抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
	Switch for Indoor A/C Unit 室內空調機開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
Lavatory inside Store Room 儲物房內的廁所	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1

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。

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided and/or installed in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F & 24/F are omitted.

備註：
1. "1, 2, ..." 表示此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設四樓、十三樓、十四樓及二十四樓。

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

Location 位置	Description 描述	Tower 2 第二座																					
		5/F 五樓									6/F - 12/F & 15/F -23/F 六樓至十二樓及十五樓至二十三樓									25/F 二十五樓			
		A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
A/C Platform 空調機平台	Isolator for Outdoor Air Conditioner 室外空調機接線位	-	-	-	-	-	-	-	-	-	2	2	1	1	1	1	2	2	2	-	-	-	-
Flat Roof 平台	Lighting Point 燈位	-	-	-	-	-	-	2	2	2	-	-	-	-	-	-	-	-	-	6	2	2	2
	Isolator for Outdoor Air Conditioner 室外空調機接線位	2	2	1	1	1	1	2	2	2	-	-	-	-	-	-	-	-	-	4	2	-	-
	13A Weatherproof Single Socket Outlet 十三安培防水單位電插座	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	-	1	1	1	1
Roof 天台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	6	5	6
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1
	13A Weatherproof Single Socket Outlet 十三安培防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1
	Isolator for Outdoor Air Conditioner 室外空調機接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	4

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。

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided and/or installed in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F & 24/F are omitted.

備註：
1. "1, 2, ..." 表示此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設四樓、十三樓、十四樓及二十四樓。

24 SERVICE AGREEMENTS
服務協議

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

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

25 GOVERNMENT RENT
地稅

The Vendor will pay or has paid (as the case may be) all outstanding Government Rent in respect of the residential property up to and including the date of the respective assignments to the purchasers.

賣方將會或已經(視屬何情況而定)繳付有關住宅物業直至相關買方轉讓契日期(包括該日)之地稅。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. 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.
2. 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, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

1. 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。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。

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

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

凡指明住宅物業或於買賣合約列出裝設於指明住宅物業內的裝置、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買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

28 MAINTENANCE OF SLOPES
斜坡維修

Not applicable

不適用

29 MODIFICATION
修訂

There is no on-going application to the Government for a modification of the land grant for this Development.

本發展項目現時並沒有向政府提出申請修訂批地文件。

30 ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT
賣方就發展項目指定的互聯網網站的網址

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

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

Breakdown of GFA Concessions Obtained for All Features

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.

獲寬免總樓面面積的設施分項

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

		Area (sq. metre) 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）	2163.310
	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	136.604
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	258.325
2.3 (#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handing unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	67.741
	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	306.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	-
5 (#)	Communal sky garden 公用空中花園	-
6	Acoustic fin 隔聲鰭	-
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
8 (#)	Non-structural prefabricated external wall (exclude architectural features) 非結構預製外牆 (不包括建築飾條)	236.953
9	Utility platform 工作平台	204.756
10	Noise barrier 隔音屏障	-
	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	25.033
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	412.094
13 (#)	Covered landscaped and play area 有上蓋的園景區及遊樂場	432.515
14	Horizontal screens / covered walkways, trellis 橫向屏障 / 有蓋人行道、花棚	-
15	Larger lift shaft 擴大升降機井道	77.548

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

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

Breakdown of GFA Concessions Obtained for All Features

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.

獲寬免總樓面面積的設施分項

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

		Area (sq. metre) 面積（平方米）
	Amenity Features 適意設施	
16	Chimney shaft 煙囪管道	-
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性設施或非必要機房，例如鍋爐房、衛星電視共用天線房	-
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	333.485
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	-
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	-
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	-
22	Projection such as air-conditioning box and platform with a projection of more than 750mm from external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	460.595
	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	-
24 (#)	Other projections 其他伸出物	-
25	Public transport terminus 公共交通總站	-
26	Party structure and common staircase 共用構築物及樓梯	-
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	-
28	Public passage 公眾通道	-
29	Covered set back area 因建築物後移導致的覆蓋面積	-
	Bonus GFA 額外總樓面面積	
30	Bonus GFA 額外總樓面面積	-

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

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

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

Green Building Certification

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

Provisional
BRONZE

PROVISIONAL BRONZE NB V1.2 2015 HKGBC BEAM Plus

Application no.: PAB0009/15

綠色建築認證

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

暫定評級
銅級

暫定 銅級 NB V1.2 2015 HKGBC 綠建環評

申請編號: PAB0009/15

Estimated Energy Performance or Consumption for the common parts of the Development
發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the BA prior to the printing of the sales brochures:
於印製售樓説明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：-	LED/Fluorescent Lamp LED燈/螢光管
	High Efficiency Air Conditioners 高效率空調機

Part II : Predicted Annual Energy Use ① of Proposed Building
第II部分：擬興建樓宇預計每年能源消耗量①：-

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building ② (m^2/annum) 基線樓宇②每年能源消耗量(平方米/年)		Annual Energy Use of Proposed Building(m^2/annum) 擬*興建/已竣工樓宇每年能源消耗量(平方米/年)	
			Electricity 電力 kWh 千瓦小時	Town Gas / LPG 煤氣/石油氣 unit 用量單位	Electricity 電力 kWh 千瓦小時	Town Gas / LPG 煤氣/石油氣 unit 用量單位
Domestic Development (excluding Hotel) 住宅發展項目(不包括酒店)	Central building services installation③ 中央屋宇裝備裝置③	2,944	201	0.023	165.3	0.023
Non-domestic Development④ (including Hotel) 非住用發展項目④(包括酒店)	Podium(s) (central building services installation) 平台（中央屋宇裝備裝置）	7,845	133.5	0	93	0
	Podium(s) (non - central building services installation) 平台（非中央屋宇裝備裝置）	N/A	N/A	N/A	N/A	N/A
	Tower(s) (central building services installation) 塔樓（中央屋宇裝備裝置）	N/A	N/A	N/A	N/A	N/A
	Tower(s) (non - central building services installation) 塔樓（非中央屋宇裝備裝置）	N/A	N/A	N/A	N/A	N/A

Note: In general, the lower the estimated "Annual Energy Use" of the building, the more efficient the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
註：一般來説，樓宇的預計每年每平方米能源消耗量愈低，樓宇的能源消耗愈有效。例如，如果擬興建樓宇的預計每年能源消耗量少於基線樓宇預計的每年能源消耗量，則表示擬興建樓宇的預計能源使用較基線樓宇有效。減少愈多，效能愈大。

Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：-			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

① The predicted annual use per m^2 per annum, in terms of electricity consumption (kWh) and town gas/ LPG consumption (unit), of the development by the internal floor area served, where:

(a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and

(b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

② "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).

③ "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations issued by the electrical and Mechanical Services Department.

④ Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

註：

① 預計每年每平方米能源消耗量[以耗電量(千瓦小時)及煤氣/石油氣消耗量用量(單位)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：

(a) "每年能源消耗量" 與新建樓宇 BEAM Plus 標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及

(b) 樓宇、空間或單位的 "內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

② "基準樓宇" 與新建樓宇 BEAM Plus 標準(現行版本)第4節及附錄8中的 "基準建築物模式(零分標準)" 具有相同涵義。

③ "中央屋宇裝備裝置" 與機電工程署發出的《屋宇署裝備裝置能源效益實務守則》中的涵義相同。

④ "平台一般指發展項目的最低部分(通常為發展項目底部的15米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

1. The purchaser is required to agree with the vendor in the formal agreement for sale and purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or Parking Space specified in the formal agreement for sale and purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the formal agreement for sale and purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
2. If the Vendor, at the request of the purchaser under a formal agreement for sale and purchase, agrees (at its own discretion) to cancel the formal agreement for sale and purchase or the obligations of the purchaser under the formal agreement for sale and purchase, the Vendor is entitled to retain the sum of 5% of the total purchase price of the Residential Unit and Parking Space specified in the formal agreement for sale and purchase 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 formal agreement for sale and purchase.
3. 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.
4. The purchaser who has signed a formal agreement for sale and purchase 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 total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.
5. According to Special Condition No. (6)(f) of the Land Grant, the minimum number of residential units in the Development is 250.
6. According to Special Condition No.(41) of the Land Grant, except with the prior written consent of the Director, the Purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Purchaser.
7. The Deed of Mutual Covenant Incorporating Management Agreement of the Development contains the following provisions:
   a. Clause 5.2.12: "No Owner of any Flats shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, 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. Clause 9.1.12: "The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 5.2.12 hereof for inspection by all Owners free of charge and any Owner shall be entitled to a copy thereof upon payment of a reasonable charge to cover the cost of copying the same Provided That all charges received shall be credited into the Capital Reserve Fund."
8. A total number of 296 residential units are provided in the Development.
9. For information of the following, please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces":
   a. The Public Passage Area as referred to in Special Condition No.(3)(b) of the Land Grant; and
   b. The Public Car Park as referred to in Special Condition No.(27) of the Land Grant.

1. 買方須與賣方於正式買賣合約協議，除訂立按揭或押記外，買方不會於完成買賣成交及簽署轉讓契之前，以任何方式，或訂立任何協議以達至，提名任何人士接受轉讓正式買賣合約所指定的住宅物業或停車位，或轉售該住宅物業或停車位，或轉移該住宅物業或停車位的正式買賣合約的權益。
2. 如正式買賣合約的買方有此要求，並獲賣方（按其酌情）同意之情況下取消正式買賣合約或買方於正式買賣合約之責任，賣方有權保留相等於正式買賣合約所指定的住宅物業及停車位總售價百份之五的款額。同時買方亦須額外付予或付還賣方（視情況而定）全部就取消正式買賣合約須付之律師費、收費及代墊付費用（包括任何印花稅）。
3. 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）為止，所有有關該正在興建的發展項目所處地段的未付地稅。
4. 已簽署正式買賣合約的買方有權要求查閱一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，及有關直至詢間時的上一個公曆月底為止已動用及支付的建築費用及專業費用的總額，並可於提出要求及在支付不超過港幣一百元象徵式費用後獲提供該資料的副本。
5. 根據批地文件特別條款第(6)(f)條，發展項目住宅單位數目最少為250個。
6. 根據批地文件特別條件第(41)條，除非獲署長事先書面同意，否則買方不得進行、允許、或容許進行任何涉及任何已建成或將建成的住宅單位的工程，包括但不限於拆除或改動任何間隔牆、地板、天台樓板、或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該已建成或將建成的住宅單位。署長就單位之工程是否令到該單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該單位之決定為最終並對買方具約束力。
7. 發展項目公契及管理協議有以下條款：
   a. 第5.2.12條：「任何單位之業主不得進行或容許或容受進行任何與任何單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位進出的工程(包括但不限於任何分隔牆，任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之其他政府機關事先書面同意，而地政總署署長或不時取代地政總署署長之其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用)。」
   b. 第9.1.12條：「管理人須在管理處備存由地政總署署長或不時取代地政總署署長之其他政府機關提供，關於第 5.2.12條項下發出之同意書的資訊的記錄，供所有業主免費查詢，而所有業主均有權在繳交合理費用以支付複印產生之開支後印取該記錄之副本，而所收到之費用須撥入資本儲備基金。」
8. 發展項目共提供296個住宅單位。
9. 就以下事宜，請參閱「批地文件的摘要」一節及「公共設施及公眾休憩用地的資料」一節：
   a. 批地文件特別條件第(3)(b)條所指之「公共行人通道」；及
   b. 批地文件特別條件第(27)條所指之「公眾停車場」。

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。

Date of Printing : 27 May 2016
印製日期：2016年5月27日

EXAMINATION RECORD
檢視記錄

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
28th May 2016 2016年5月28日	P.31	Floor plans of residential properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
26th August 2016 2016年8月26日	-	No revision is made 並無作出修改
25th November 2016 2016年11月25日	P.9	Information on design of the Development is updated 更新發展項目的設計的資料
	P.11	Location plan of the Development is updated 更新發展項目的所在位置圖
	P.17	Layout plan of the Development is updated 更新發展項目的布局圖
	P.18, P.21, P.23, P.25 ,P.27, P.29, P.31, P.33, P.35	Floor plans of residential properties in the Development are updated 更新發展項目的住宅物業的樓面平面圖
	P.38, P.41	Area of residential properties in the Development are updated 更新發展項目中的住宅物業的面積
	P.42, P.43	Floor plans of parking spaces in the Development are updated 更新發展項目中的停車位的樓面平面圖
	P.62	Information on public facilities and public open spaces is updated 更新公共設施及公眾休憩用地的資料
	P.67, P.68	Elevation plans are updated 更新立面圖
	P.69	Information on common facilities in the Development is updated 更新發展項目中的公用設施的資料
	P.90	Information in application for concession on gross floor area of building is updated 更新申請建築物總樓面面積寬免的資料

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
24th February 2017 2017年2月24日	P.11	Location plan of the Development is updated 更新發展項目的所在位置圖
	P.14	Outline Zoning Plan of the Development is updated 更新發展項目的分區計劃大綱圖
	P.17	Layout plan of the Development is updated 更新發展項目的布局圖
	P.21, P.23, P.25 ,P.29, P.31, P.33	Floor plans of residential properties in the Development are updated 更新發展項目的住宅物業的樓面平面圖
	P.42, P.43	Floor plans of parking spaces in the Development are updated 更新發展項目中的停車位的樓面平面圖
	P.62	Information on public facilities and public open spaces is updated 更新公共設施及公眾休憩用地的資料
	P.67, P.68	Elevation plans are updated 更新立面圖
	P.69	Information on common facilities in the Development is updated 更新發展項目中的公用設施的資料
	P.90, P.91	Information in application for concession on gross floor area of building is updated 更新申請建築物總樓面面積寬免的資料
24th May 2017 2017年5月24日	P.12	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	P.13	Delete Aerial Photograph of the Development 刪除發展項目的鳥瞰照片
	P.17	Layout plan of the Development is updated 更新發展項目的布局圖
	P.21, P.23, P.25 ,P.29, P.31, P.33	Floor plans of residential properties in the Development are updated 更新發展項目的住宅物業的樓面平面圖
	P.67, P.68	Elevation plans are updated 更新立面圖

EXAMINATION RECORD
檢視記錄

Examination / Revision Date **檢視 / 修改日期**	**Page Number** **頁次**	**Revision Made** **所作修改**
24th August 2017 2017年8月24日	P.2, P.3, P.4, P.5	"Notes to Purchasers of First-hand Residential Properties" is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority 根據一手住宅物業銷售監管局最新發出的版本更新 "一 手住宅物業買家須知"
	P.5A, P.5B (additional page) （加頁）	"Notes to Purchasers of First-hand Residential Properties" is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority and is added in this page 根據一手住宅物業銷售監管局最新發出的版本更新 "一 手住宅物業買家須知" 及增添至此頁
	P.11	Location plan of the Development is updated 更新發展項目的所在位置圖