維港·星岸

STARS

BY THE HARBOUR

Sales Brochure 售樓説明書

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 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。

<u>適用於一手未落成住宅物業</u>

13.預售樓花同意書

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

14.示範單位

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

<u>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</u>

15.預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - □ 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」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。
  - □ 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。

<u>適用於一手已落成住宅物業</u>

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

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

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

For all first-hand residential properties

1. Important information

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

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

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

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。

property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

7. 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

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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.

[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.

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：紅鸞道7號

發展項目包含4幢多單位建築物及9間洋房

多單位建築物

每幢多單位建築物的樓層的總數：

第1、2、3及5座－30層(不包括天台及頂層天台)

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數：

第1、2、3及5座－地庫2、地庫1、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至31樓

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數：

第1、2、3及5座－4樓、13樓、14樓及24樓

每幢多單位建築物內的庇護層：

不適用(備註：庇護區在天台)

洋房

洋房總數：9

發展項目的經批准的建築圖則所規定的門牌號數：

1號洋房、2號洋房、3號洋房、5號洋房、6號洋房、7號洋房、8號洋房、9號洋房、10號洋房

被略去的門牌號數：4號洋房

THE NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT :
No. 7 Hung Luen Road

THE DEVELOPMENT CONSISTS OF FOUR MULTI-UNIT BUILDINGS AND NINE HOUSES

MULTI-UNIT BUILDING

TOTAL NUMBER OF STOREYS OF EACH MULTI-UNIT BUILDING :

Towers 1, 2, 3 and 5 – 30 storeys (excluding Main Roof and Top Roof)

THE FLOOR NUMBERING IN EACH MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT :

Towers 1, 2, 3 and 5 – Basement 2, Basement 1, Ground Floor, 1st Floor, 2nd Floor, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 31/F

THE OMITTED FLOOR NUMBERS IN EACH MULTI-UNIT BUILDING IN WHICH THE FLOOR NUMBERING IS NOT IN CONSECUTIVE ORDER :

Towers 1, 2, 3 and 5 – 4/F, 13/F, 14/F and 24/F

REFUGE FLOORS OF EACH MULTI-UNIT BUILDING :

Not applicable (Remark: Refuge area is at Main Roof)

HOUSES

TOTAL NUMBER OF HOUSES : 9

THE HOUSE NUMBERING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT :

House No.1, House No.2, House No.3, House No.5, House No.6, House No.7, House No.8, House No.9, House No.10

THE OMITTED HOUSE NUMBER : House No.4

賣方 ：利濠投資有限公司

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

發展項目的認可人士 ：梁鵬程先生

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

發展項目的承建商 ：精進建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所 ：高李葉律師行
胡關李羅律師行
胡百全律師事務所

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

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

VENDOR : New Harbour Investments Limited

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

AUTHORIZED PERSON FOR THE DEVELOPMENT : Mr. Ronald Liang

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

BUILDING CONTRACTOR FOR THE DEVELOPMENT : Aggressive Construction Company Limited

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

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

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

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

(a) the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development	Not Applicable
(b) the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person	Not Applicable
(c) the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person	No
(d) the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person	Not Applicable
(e) the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person	Not Applicable
(f) the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person	No
(g) the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development	Not Applicable
(h) the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development	Not Applicable
(i) the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors	No
(j) the vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor	No
(k) the vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor	No
(l) the vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor	No
(m) the vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor	Not Applicable
(n) the vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor	No
(o) the vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor	No
(p) the vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor	No
(q) the vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor	Not Applicable
(r) the vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor	No
(s) the vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor	No

發展項目有構成圍封牆的一部分的非結構的預製外牆及幕牆。

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

每幢大廈及洋房的非結構的預製外牆的厚度範圍

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

Tower 座數	The Range of Thickness of the Non-Structural Prefabricated External Walls (mm) 非結構的預製外牆的厚度範圍(毫米)
1	75 - 150
2	75 - 150
3	75 - 150
5	75 - 150
House Number# 洋房號數#	75 - 150
1-3、5-10	

每幢大廈及洋房的幕牆的厚度範圍

THE RANGE OF THICKNESS OF THE CURTAIN WALLS OF EACH TOWER AND HOUSE:

Tower 座數	The Range of Thickness of the Curtain Walls (mm) 幕牆的厚度範圍(毫米)
1-3	300
House Number# 洋房號數#	300
1-3、5-10	

每個住宅物業的非結構的預製外牆的總面積表：

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

Tower 座數	Flat 單位	Floor* 樓層*	Total Area of Non-Structural Prefabricated External Walls (m^2) 非結構的預製外牆的總面積(平方米)
1	A	2樓 2/F	4.471
		3樓 -20樓 3/F - 20/F	4.570
		21樓 -31樓 21/F - 31/F	4.623
	B	2樓 -15樓 2/F - 15/F	2.601
		16樓 -31樓 16/F - 31/F	2.624
	C	2樓 -25樓 2/F - 25/F	3.183
		26樓 -31樓 26/F - 31/F	3.247
2	A	2樓 -15樓 2/F - 15/F	2.709
		16樓 -31樓 16/F - 31/F	2.733
	B	2樓 -15樓 2/F - 15/F	2.575
		16樓 -31樓 16/F - 31/F	2.614
	C	2樓 -25樓 2/F - 25/F	2.890
		26樓 -31樓 26/F - 31/F	2.947
3	A	2樓 -15樓 2/F - 15/F	2.973
		16樓 -31樓 16/F - 31/F	2.997
	B	2樓 -31樓 2/F - 31/F	4.253
	C	2樓 -31樓 2/F - 31/F	4.454
5	A	2樓 -31樓 2/F - 31/F	4.702
	B	2樓 -21樓 2/F - 21/F	3.533
		22樓 -23樓 22/F - 23/F	3.675
		25樓 -31樓 25/F - 31/F	3.885
	C	2樓 2/F	3.628
		3樓 -27樓 3/F - 27/F	3.726
		28樓 -31樓 28/F - 31/F	3.651

House Number# 洋房號數#	Total Area of Non-Structural Prefabricated External Walls (m^2) 非結構的預製外牆的總面積(平方米)
1	5.866
2-3、5-9	3.834
10	6.617

每個住宅物業的幕牆的總面積表

SCHEDULE OF TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY:

Tower 座數	Flat 單位	Floor* 樓層*	Total Area of Curtain Walls (m^2) 幕牆的總面積(平方米)
1	A	2樓 -31樓 2/F - 31/F	1.800
	C	2樓 -31樓 2/F - 31/F	1.676
2	C	2樓 -31樓 2/F - 31/F	1.646
3	C	2樓 -31樓 2/F - 31/F	1.496

House Number# 洋房號數#	Total Area of Curtain Walls (m^2) 幕牆的總面積(平方米)
1	7.277
2-3、5-9	5.537
10	6.677

不設4號洋房。
House No.4 is omitted.

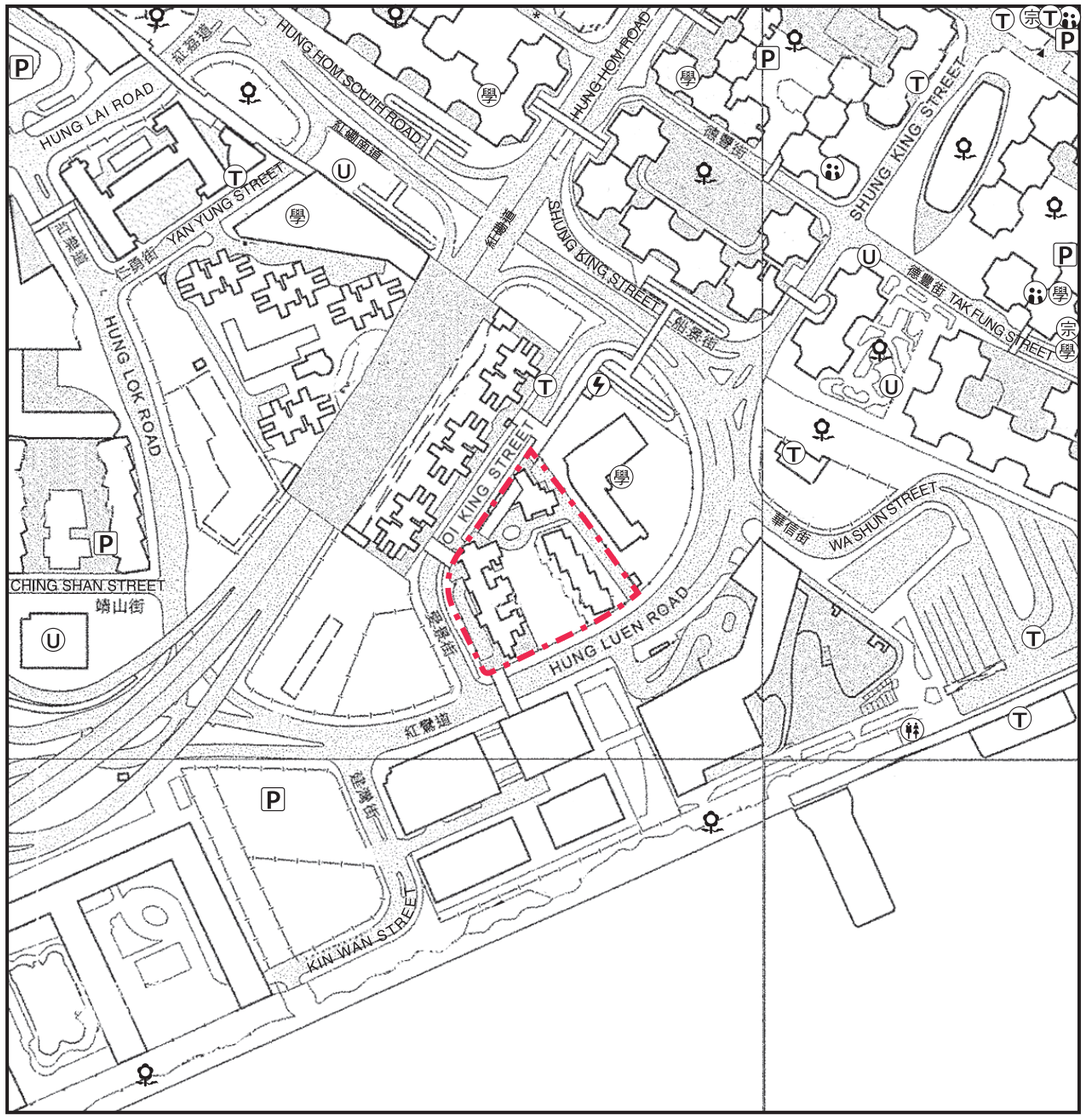
* 不設4樓、13樓、14樓及24樓。
* 4/F, 13/F, 14/F and 24/F are omitted.

根據已簽立的公契，獲委任為發展項目的管理人的人：

高衛物業管理有限公司

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

Goodwell Property Management Limited



NOTATION 圖例

- Social Welfare Facilities (Including an elderly centre and a home for the mentally disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
- A Public Carpark (Including a lorry park) 公眾停車場 (包括貨車停泊處)
- A Public Park 公園
- A Power Plant (Including electricity sub-stations) 發電廠 (包括電力分站)
- A Public Utility Installation 公用事業設施裝置
- A School (Including a kindergarten) 學校 (包括幼稚園)
- A Religious Institution (Including a church, a temple and a Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
- A Public Transport Terminal (Including a rail station) 公共交通總站 (包括鐵路車站)
- A Public Convenience 公廁
- Location of the Development 發展項目的所在位置

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

▲ 德安街 TAK ON STREET ✱ 必嘉街 BAKER STREET

Scale 比例尺
metres 米 0 50 100 150 200 250
N(北)

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此所在位置圖是參考於2017年8月31日、2017年8月30日、2017年1月20日及2017年5月11日出版之地政總署測繪處之測繪圖，測繪圖編號分別為11-NE-C、11-NW-D、11-SE-A及11-SW-B，並由賣方擬備。
This Location Plan is prepared by the Vendor with reference to the Survey Sheet Nos. 11-NE-C, 11-NW-D, 11-SE-A and 11-SW-B dated 31st August 2017, 30th August 2017, 20th January 2017 and 11th May 2017 respectively from Survey and Mapping Office of the Lands Department.

因技術原因(例如發展項目之不規則形狀)，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
Due to technical reasons (such as the irregular shape of the Development), the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

● 發展項目的位置
Location of the Development

摘錄自地政總署測繪處於2017年2月13日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E014382C。
Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No.E014382C, dated 13th February 2017.

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因技術原因(例如發展項目之不規則形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。
Due to technical reasons (such as the irregular shape of the Development), the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

公眾殮房
靈柩停放所及殯儀館
PUBLIC MORTUARY
FUNERAL, DEPOT &
FUNERAL PARLOUR

多層停車場包括汽車
維修廠及加油站
MULTI STOREY
CAR PARK TO
INCLUDE GARAGES
FOR MAINTENANCE
AND SERVICING OF
MOTOR VEHICLES
AND PETROL
FILLING STATION

行政長官會同行政會議於2010年11月30日根據鐵路條例(第519章)批准觀塘綫延綫鐵路方案，有關方案所述的鐵路顯示在這份圖則上，只供參考之用。
THE RAILWAY AS
DESCRIBED IN THE
RAILWAY SCHEME
FOR THE KWUN TONG
LINE EXTENSION
AUTHORIZED
BY THE CHIEF
EXECUTIVE IN
COUNCIL UNDER
THE RAILWAYS
ORDINANCE
(CHAPTER 519) ON
30.11.2010 IS SHOWN
ON THIS PLAN FOR
INFORMATION ONLY.

圖例 NOTATION

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

交通		COMMUNICATIONS
鐵路及車站(地下)	車站 STATION	RAILWAY AND STATION (UNDERGROUND)
主要道路及路口		MAJOR ROAD AND JUNCTION
高架道路		ELEVATED ROAD

其他		MISCELLANEOUS
規劃範圍界線		BOUNDARY OF PLANNING SCHEME
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度(在主水平基準上若干米)	80	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
市區重建局發展計劃圖範圍		URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA
《註釋》內訂明最高建築物高度限制	★	MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES
最高建築物高度(樓層數目)	8	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
發展項目邊界		BOUNDARY OF THE DEVELOPMENT

摘錄自憲報公佈日期為2016年10月28日之紅磡(九龍規劃區第9區)分區計劃大綱草圖編號S/K9/25。
Extracted from draft Kowloon Planning Area No.9 - Hung Hom Outline Zoning Plan No. S/K9/25 gazetted on 28th October 2016.

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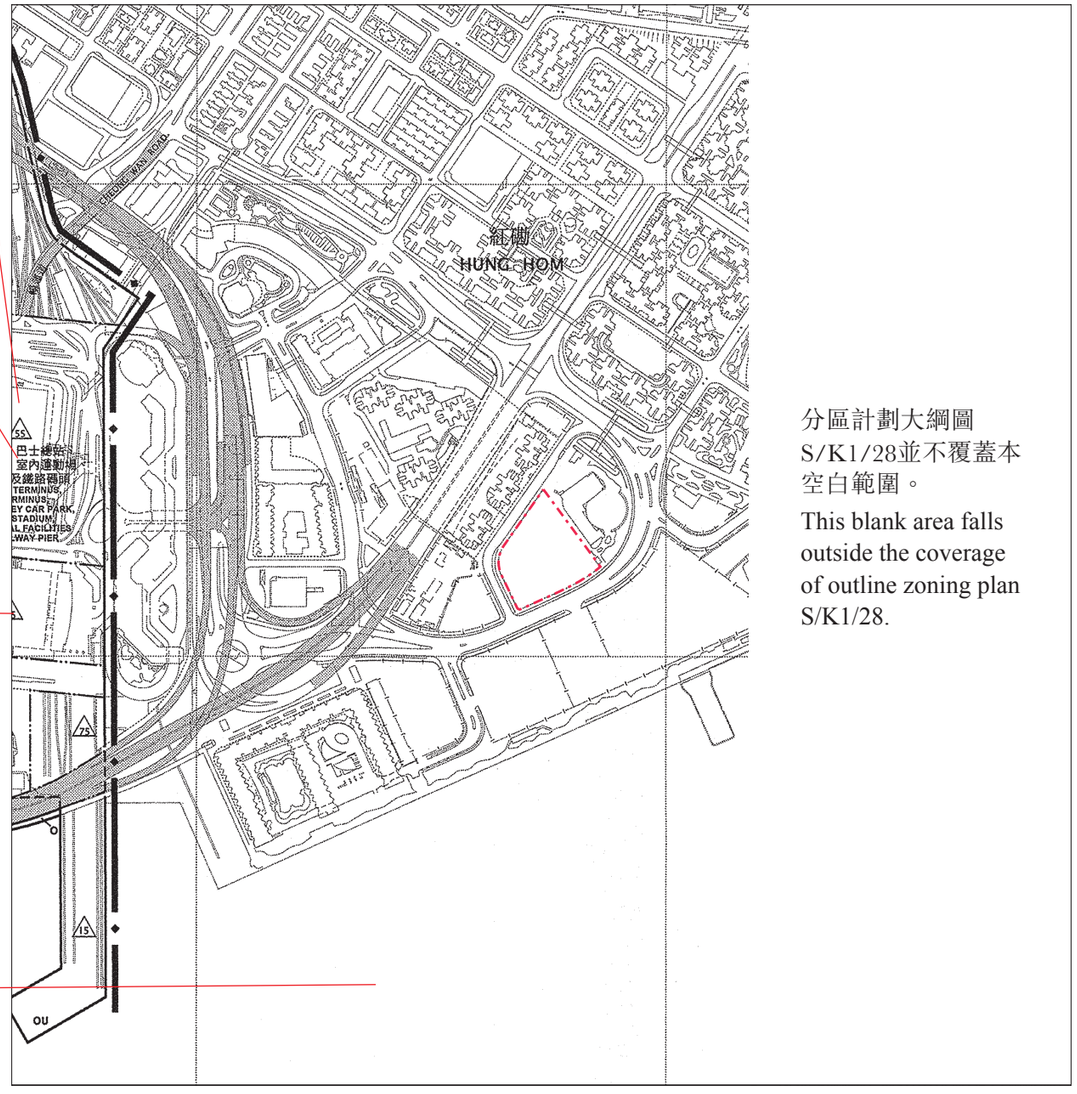
因技術原因(例如發展項目之不規則形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
Due to technical reasons (such as the irregular shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.



分區計劃大綱圖S/K1/28並不覆蓋本空白範圍。

This blank area falls outside the coverage of outline zoning plan S/K1/28.

圖例 NOTATION

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

交通		COMMUNICATIONS
鐵路及車站(地下)	車站 STATION	RAILWAY AND STATION (UNDERGROUND)
主要道路及路口		MAJOR ROAD AND JUNCTION
高架道路		ELEVATED ROAD
行人專用區域街道		PEDESTRIAN PRECINCT/STREET

其他		MISCELLANEOUS
規劃範圍界線		BOUNDARY OF PLANNING SCHEME
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度(在主水平基準上若干米)	80	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
《註釋》內訂明最高建築物高度限制	★	MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES
最高建築物高度(樓層數目)	8	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
發展項目邊界		BOUNDARY OF THE DEVELOPMENT

摘錄自憲報公佈日期為2013年12月13日之尖沙咀(九龍規劃區第1區)分區計劃大綱核准圖編號S/K1/28。
Extracted from approved Kowloon Planning Area No.1 - Tsim Sha Tsui Outline Zoning Plan No. S/K1/28 gazetted on 13th December 2013.

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因技術原因(例如發展項目之不規則形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
Due to technical reasons (such as the irregular shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
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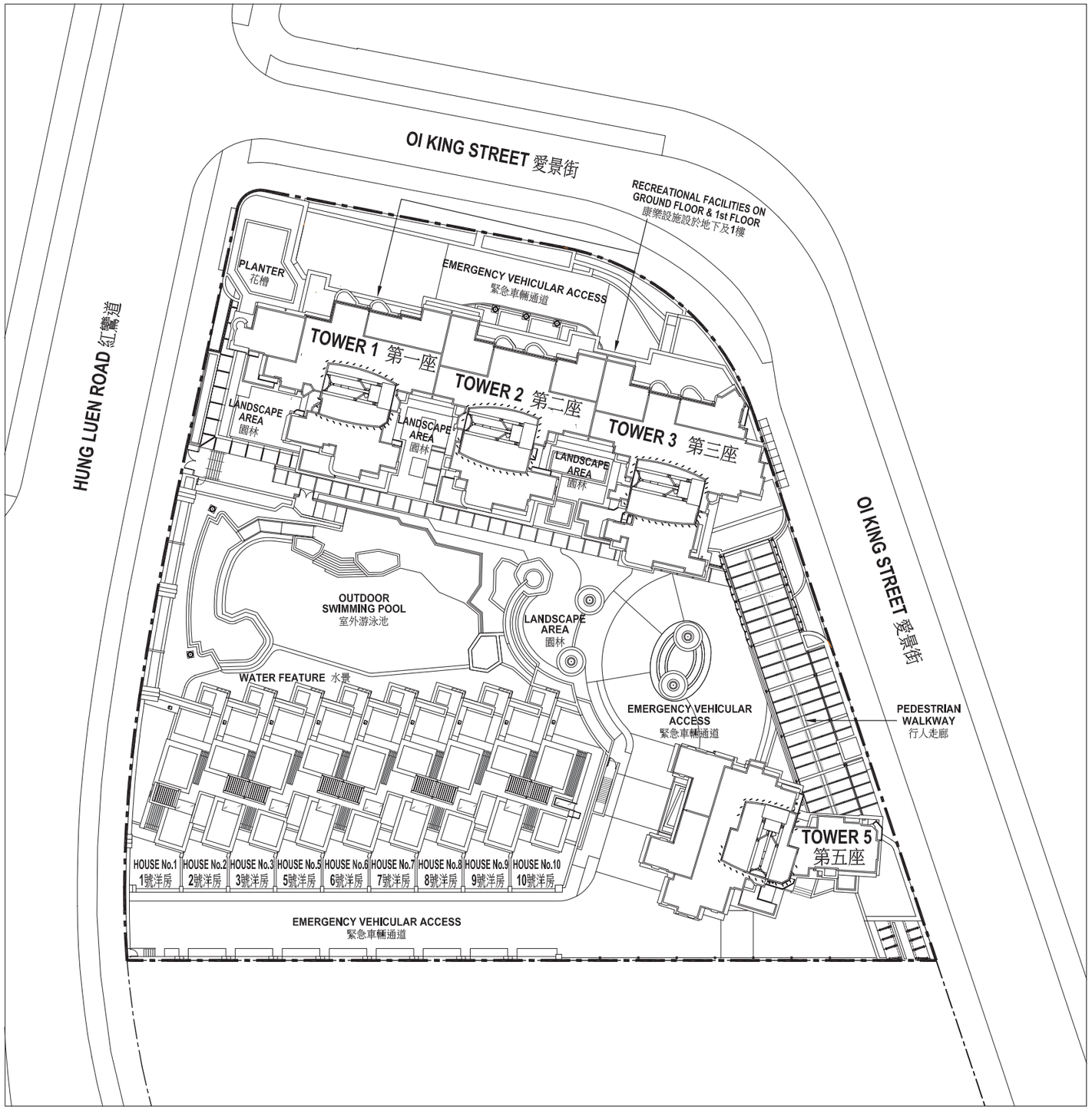


發展項目的邊界
BOUNDARY OF THE DEVELOPMENT

0M(米) 10M(米) 20M(米) 30M(米)
比例 Scale

N(北)

GLOSSARY 詞彙表

A.F. = Architectural Feature 建築裝飾
A/C OUTDOOR UNITS = Air-conditioning Outdoor Units 冷氣機室外部份
A/C P. = Air-conditioning Platform 冷氣機平台
A/C P. ABOVE = Air-conditioning Platform Above 冷氣機平台置上
ADJOINING HOUSE = 毗連的洋房
ALUM. FEATURE GRILLE = Aluminum Feature Grille 鋁質裝飾護柵
ALUM. GRILLE COVER = Aluminum Grille Cover 鋁質護柵覆蓋
ARCHITECTURAL FEATURE WITH STONE CLADDING = 石材覆蓋的建築裝飾
BR. = Bedroom 睡房
B.W. = Bay Window 窗台
BAL. = Balcony 露台
BALCONY ABOVE = 露台置上
BATH = Bathroom 浴室
BUILDING LINE ABOVE = 建築物線置上
BUILDING LINE ABOVE FOR 15/F ONLY = 只適用於15樓之建築物線置上
BUILDING LINE ABOVE FOR 18/F ONLY = 只適用於18樓之建築物線置上
BUILDING LINE ABOVE FOR 21/F ONLY = 只適用於21樓之建築物線置上
BUILDING LINE ABOVE FOR 23/F ONLY = 只適用於23樓之建築物線置上
BUILDING LINE ABOVE FOR 25/F ONLY = 只適用於25樓之建築物線置上
BUILDING LINE ABOVE FOR 27/F ONLY = 只適用於27樓之建築物線置上
CAT LADDER WITH SAFETY HOOP = 設有安全圍欄的爬梯
CAT LADDER WITH SAFETY HOOP ABOVE = 設有安全圍欄的爬梯置上
CLEANSING WATER PUMP ROOM = 清潔水泵房
COMMON FLAT ROOF = 公用平台
CURTAIN WALL = 幕牆
DIN. = Dining Room 飯廳
DN. = Down 落
DOG HOUSE = Mechanical & Electrical Services Duct Connecting to the Floor Below 連接下層的機電設施管道
E.D. / E.D / ED = Electrical Duct 電線槽
E.M.R. = Electrical Meter Room 電錶房
ELECT. ROOM = Electrical Room 電掣房
ENTRANCE FOYER = 門口前廳
F.H. = Fire Hydrant 消防栓
FAN ROOM = 風扇房
FENCE WALL = 圍牆
FLAT ROOF = 平台
FRONT GARDEN = 前花園
GAS PIPE & ACCESS PANEL AT HIGH LEVEL = 置於高位的煤氣喉及維修面板
GLASS BALUSTRADE = 玻璃欄杆
H.R. = Hose Reel 消防喉轆
H.R. AT H/L = Hose Reel at high level 置於高位的消防喉轆
JACUZZI = 按摩池
KIT. = Kitchen 廚房
L = Lift 升降機
LAV. = Lavatory 洗手間
LAWN FINISH = 草地覆蓋
LIFT LOBBY = 升降機大堂
LIFT SHAFT = 升降機槽
LIV. = Living Room 客廳
LIV./DIN. = Living Room/Dining Room 客廳/飯廳
M. BR. = Master Bedroom 主人睡房
MAID ROOM = Maid Room 工人房
MAINTENANCE WALKWAY = 維修通道
METAL CLADDING ABOVE = 金屬覆蓋置上
METAL GRILLE = 金屬護柵
METAL GRILLE ABOVE CURB = 矮牆上的金屬護柵
METAL SLIDING GATE = 金屬趟閘
P.D. = Pipe Duct 管道槽
PARAPET WALL = 護牆
PAVEMENT = 行人路
PITCH ROOF LAWN FINISH = 草地覆蓋的斜天台
PLANTER = 花槽
POWD. = Powder Room 化妝間
RS & MR RM. = Refuse Storage and Material Recovery Room 垃圾及物料回收室
RAINWATER DOWNPIPE = 排雨水管道
REAR GARDEN = 後花園
ROOF = 天台
ROOF PLAN OF ALUM. GRILLE COVER = Roof Plan of Aluminum Grille Cover 鋁質護柵覆蓋的天台平面圖
SKYLIGHT = 天窗
STONE COPING = 蓋頂石
STORE = Store Room 儲物房
TERRACE = 前庭
U.P. = Utility Platform 工作平台
U.P. ABOVE = Utility Platform Above 工作平台置上
UP = 上
V.D. = Vent Duct 通風槽
W.M.C. = Water Meter Cabinet 水錶櫃
W/P M.L. AT H/L = Weather-proof Metal Louvre at High Level 置於高位的防風雨金屬百葉窗
WATER FEATURE = 水景
WATER HEATER CABINET = 熱水爐櫃

適用於本節各樓面平面圖之備註 Remarks applicable to the floor plans of this section:

1) 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。 The dimensions of the floor plans are all structural dimensions in millimeters.
2) 露台及工作平台為不可封閉之地方。 Balcony and utility platform are non-enclosed areas.
3) 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最後批准之總建築圖則及其他相關圖則。
There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans.
4) 部份住宅物業的露台及/或工作平台側外牆裝飾板內藏公用去水渠。 Common drain pipes enclosed in cladding are located adjacent to balcony and/or utility platform of some residential properties.
5) 部份住宅物業客廳、飯廳、睡房、走廊、工人房、儲物房、浴室、洗手間及/或廚房之裝飾橫樑或假天花內裝置冷氣喉管及/或機電設備。
There are ceiling bulkheads or false ceiling in living room, dining room, bedrooms, corridor, maid room, store, bathroom, lavatory and/or kitchen of some residential properties for the air-conditioning system and/or mechanical and electrical services.
6) 樓面平面圖所示之裝置如洗滌盤、浴缸、坐廁及洗面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
The indications of fittings such as sinks, bathtubs, water closet and wash basins, etc shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.

每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第1座2樓A及B單位)；
150毫米(適用於第1座2樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B on 2/F of Tower 1); 150mm (applicable to Flat C on 2/F of Tower 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。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

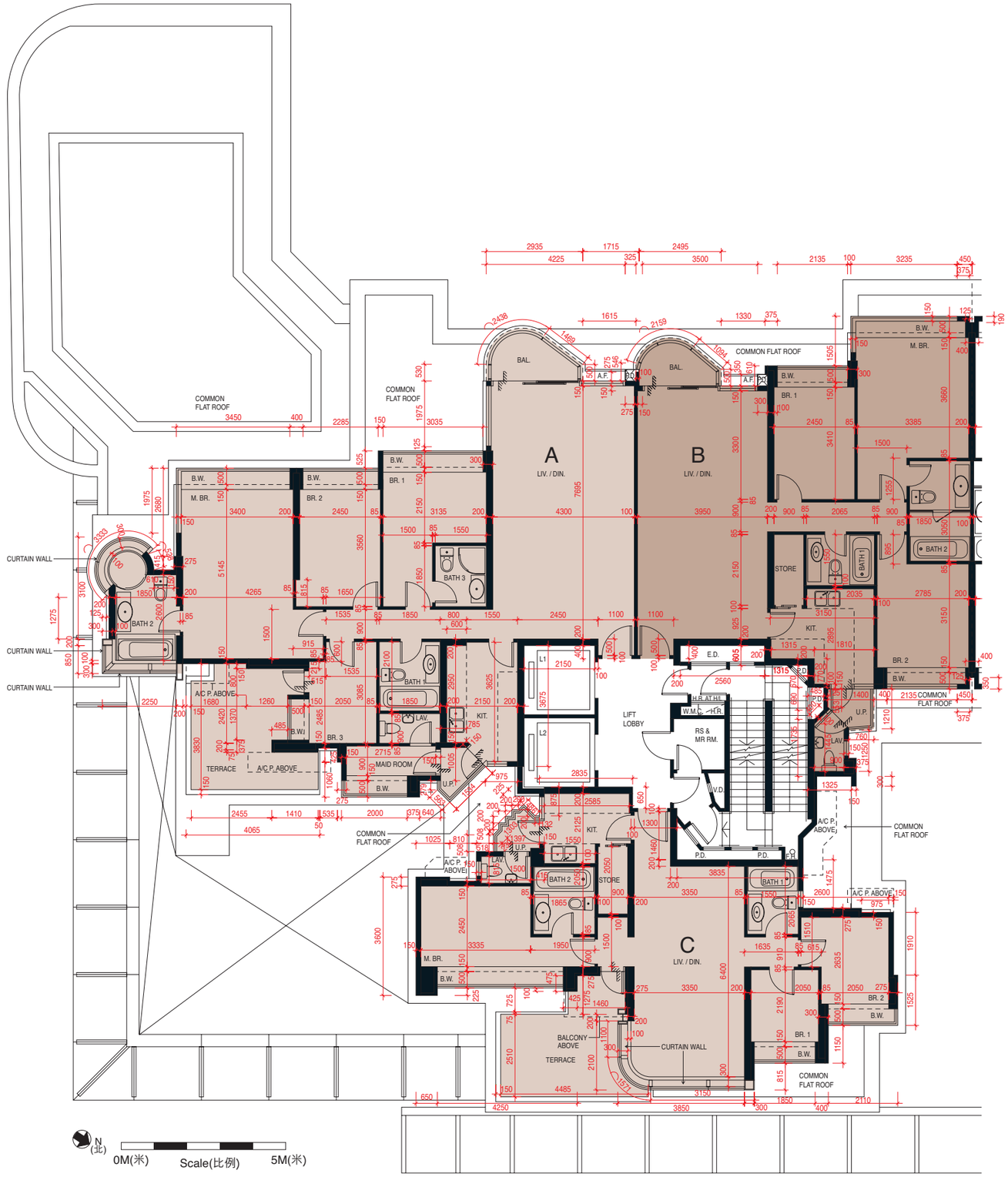
3) 住宅樓層不設4樓、13樓、14樓及24樓。

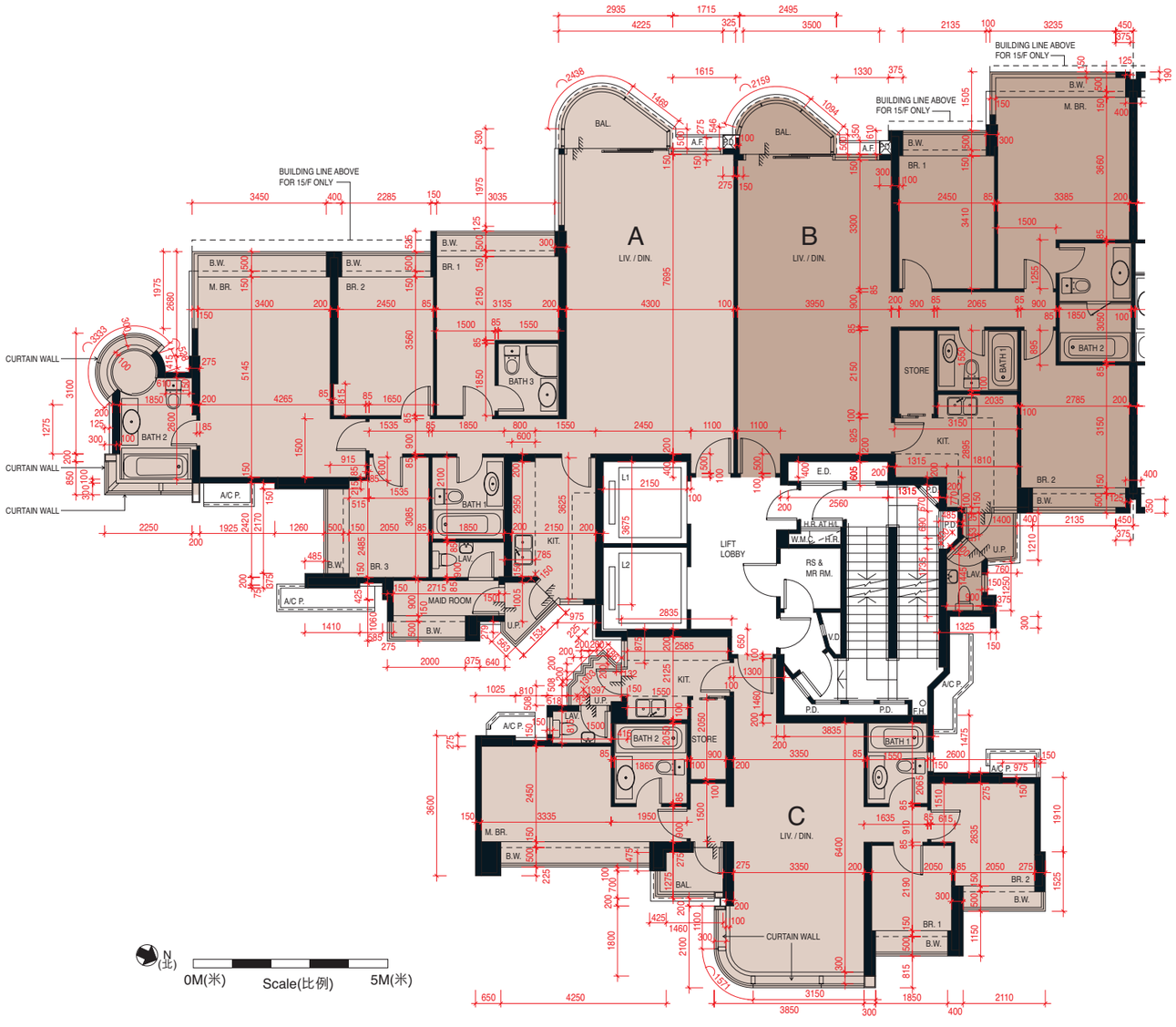
Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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





每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第1座3樓-15樓A及B單位)；
150毫米(適用於第1座3樓-15樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B from 3/F to 15/F of Tower 1); 150mm (applicable to Flat C from 3/F to 15/F of Tower 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。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

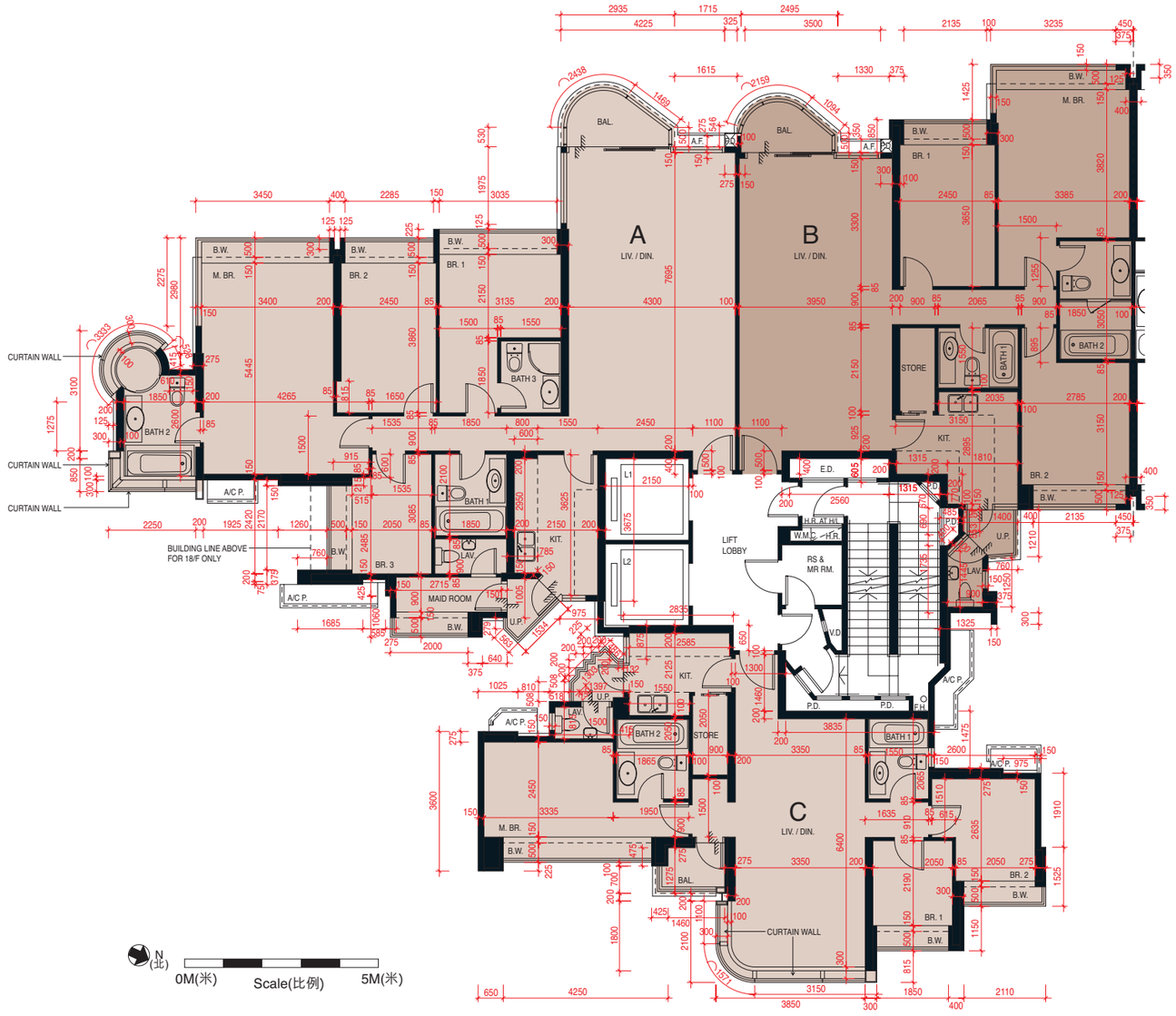
3) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第1座16樓-18樓A及B單位)；
150毫米(適用於第1座16樓-18樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B from 16/F to 18/F of Tower 1); 150mm (applicable to Flat C from 16/F to 18/F of Tower 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。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

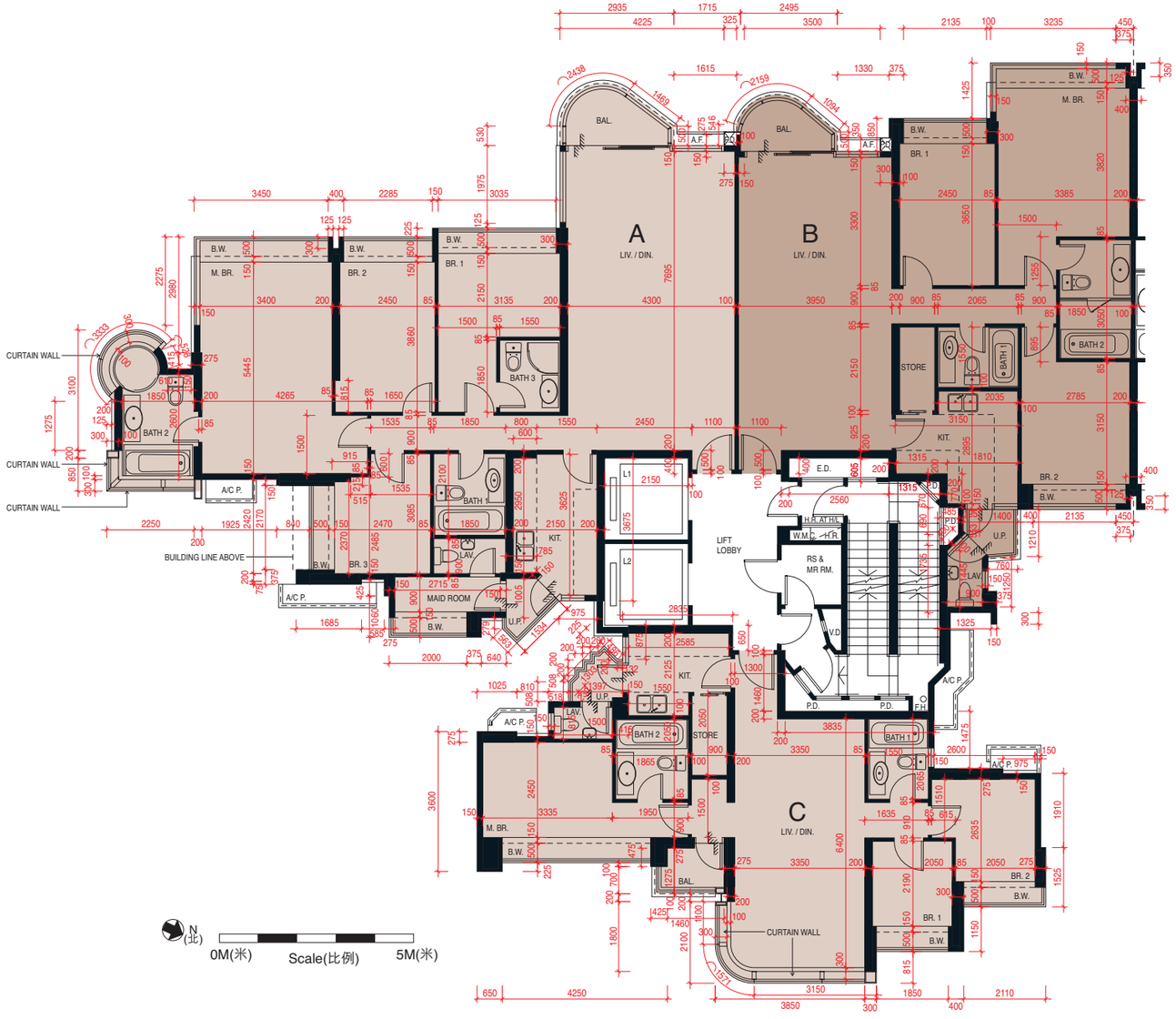


備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。
3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.
3) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.



每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第1座19樓A及B單位)；
150毫米(適用於第1座19樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B on 19/F of Tower 1); 150mm (applicable to Flat C on 19/F of Tower 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。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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

每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第1座20樓A及B單位)；
150毫米(適用於第1座20樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B on 20/F of Tower 1); 150mm (applicable to Flat C on 20/F of Tower 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。
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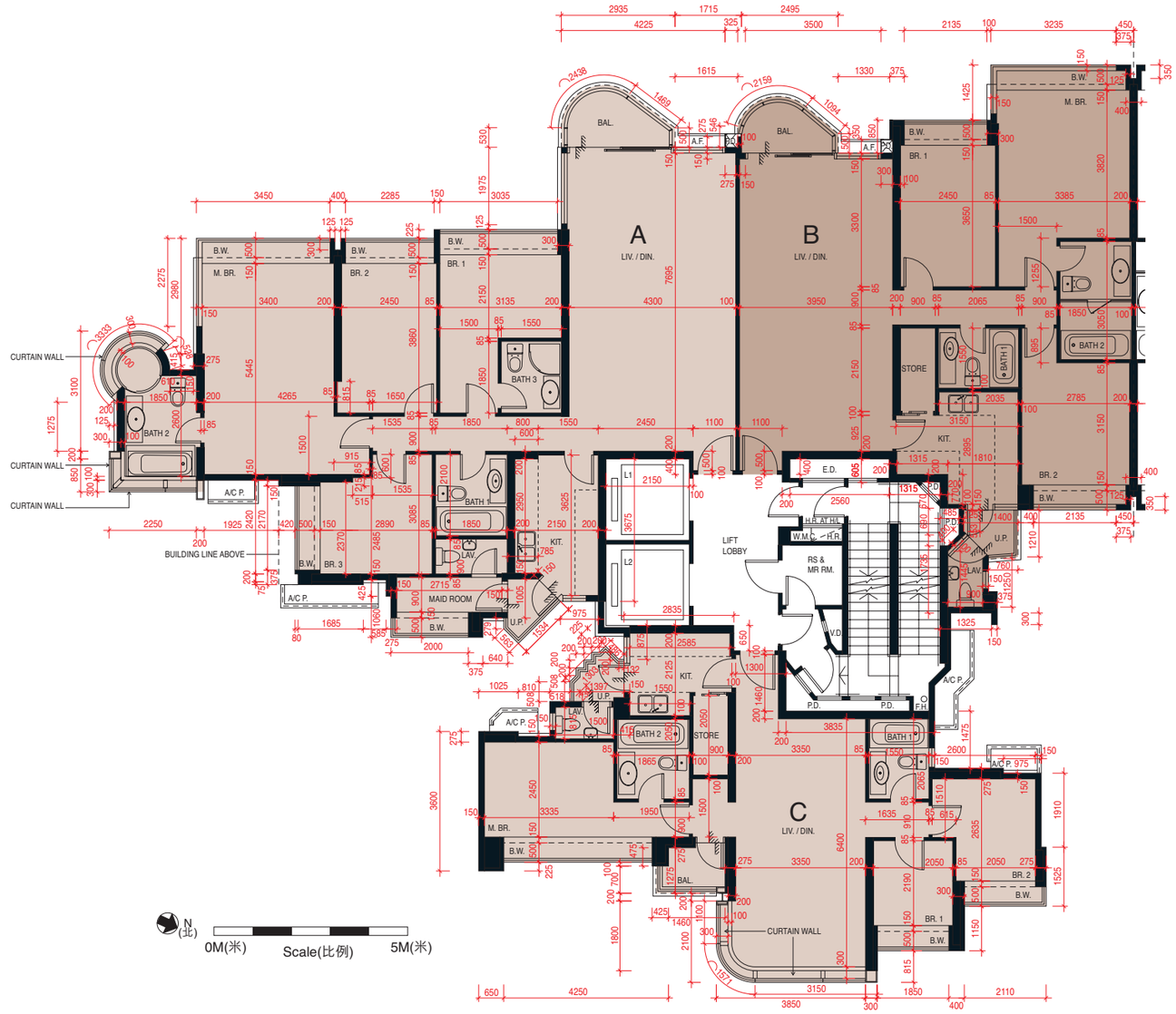
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

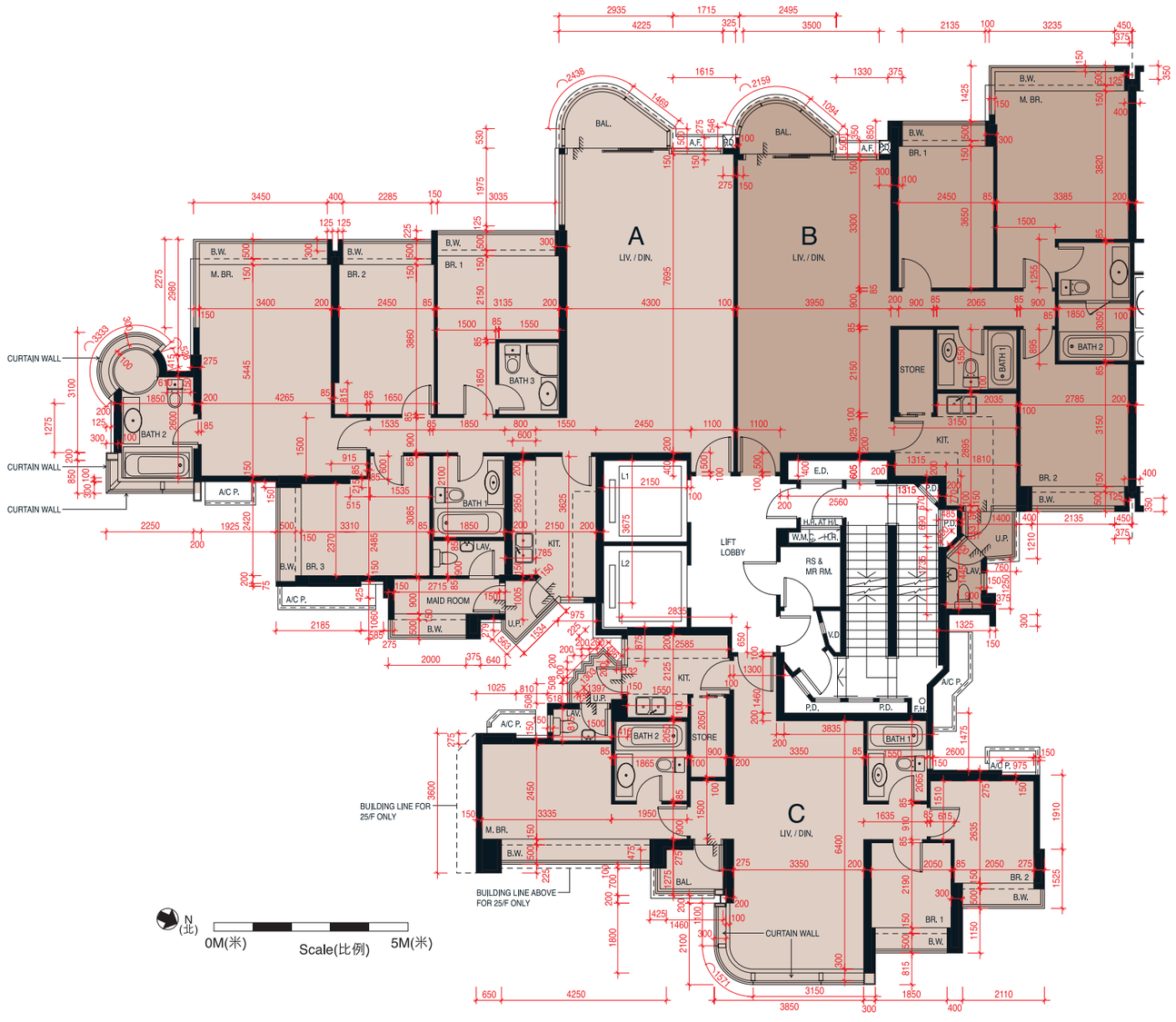


備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。
3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.
3) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.



每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第1座21樓-25樓A及B單位)；
150毫米(適用於第1座21樓-25樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B from 21/F to 25/F of Tower 1); 150mm (applicable to Flat C from 21/F to 25/F of Tower 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。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

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3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

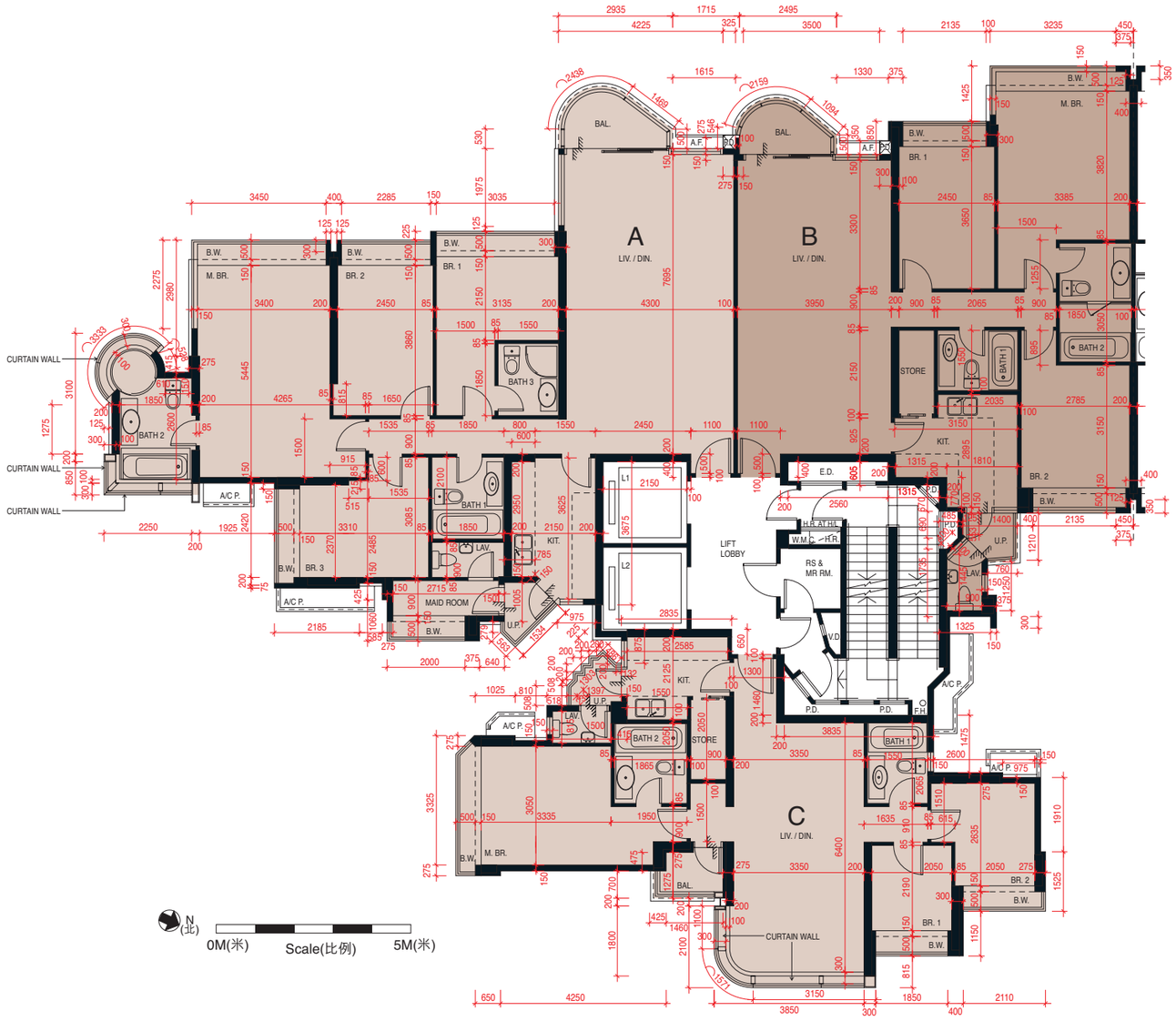
3) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第1座26樓-31樓A及B單位)；
150毫米(適用於第1座26樓-31樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B from 26/F to 31/F of Tower 1); 150mm (applicable to Flat C from 26/F to 31/F of Tower 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。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)



備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

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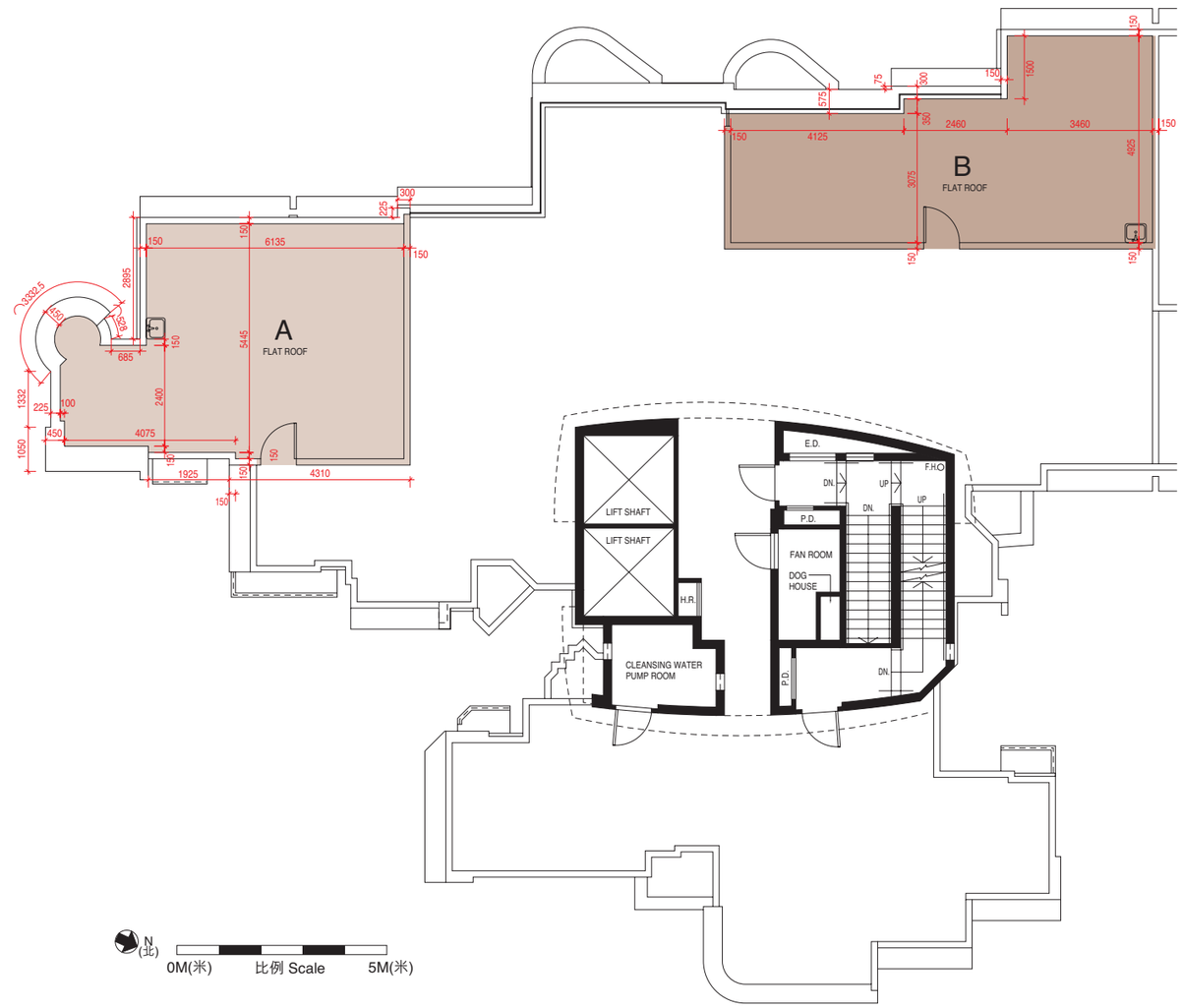
3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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



每個住宅物業的層與層之間的高度：不適用
The floor-to-floor height of each residential property: Not applicable

每個住宅物業的樓板(不包括灰泥)的厚度：不適用
The thickness of the floor slabs (excluding plaster) of each residential property: Not applicable

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)
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2) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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

每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第2座2樓A單位)；
100毫米、150毫米及190毫米(適用於第2座2樓B單位)；
150毫米(適用於第2座2樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flat A on 2/F of Tower 2); 100mm, 150mm and 190mm (applicable to Flat B on 2/F of Tower 2); 150mm (applicable to Flat C on 2/F of Tower 2)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
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備註：

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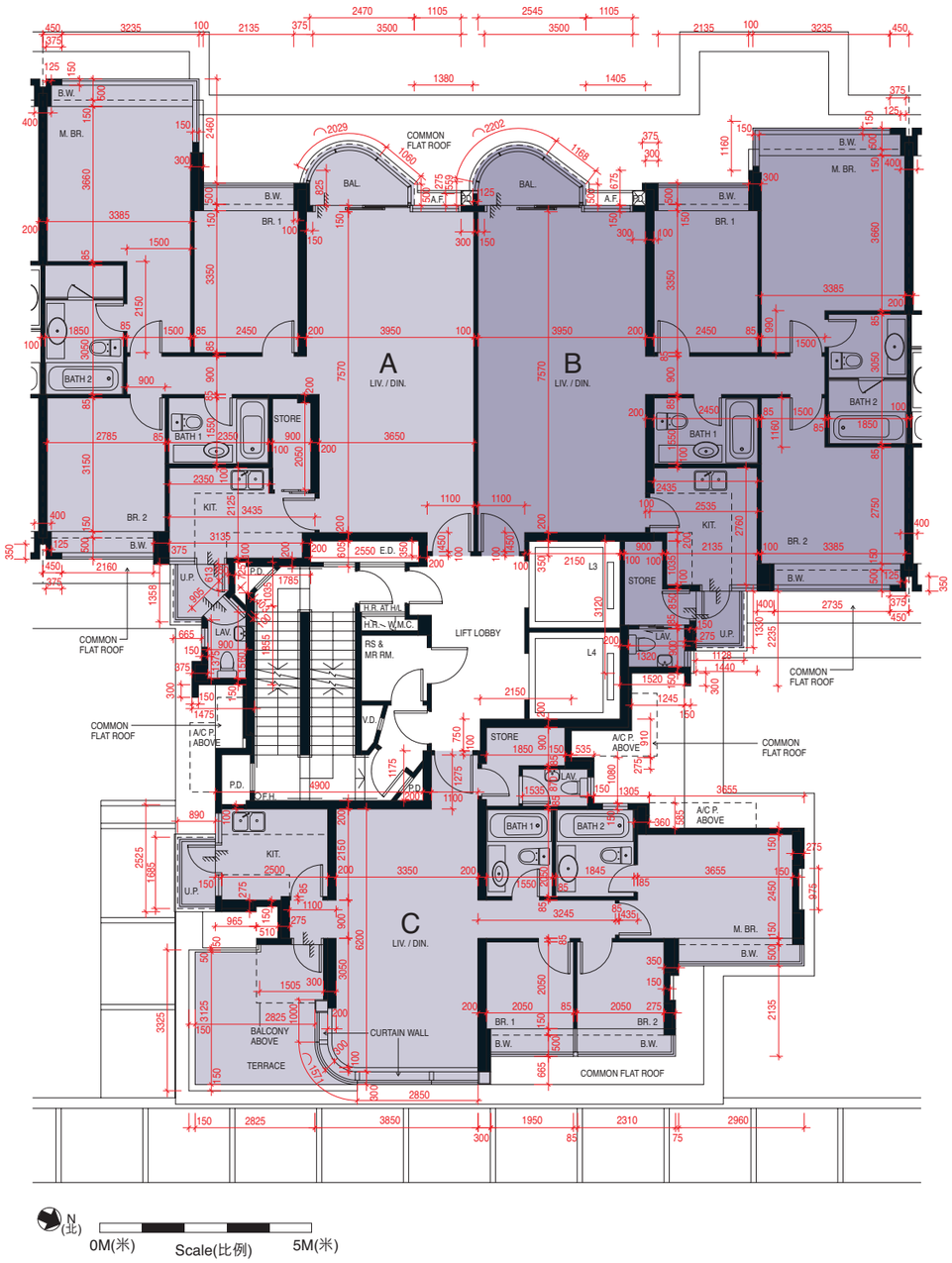
3) 住宅樓層不設4樓、13樓、14樓及24樓。

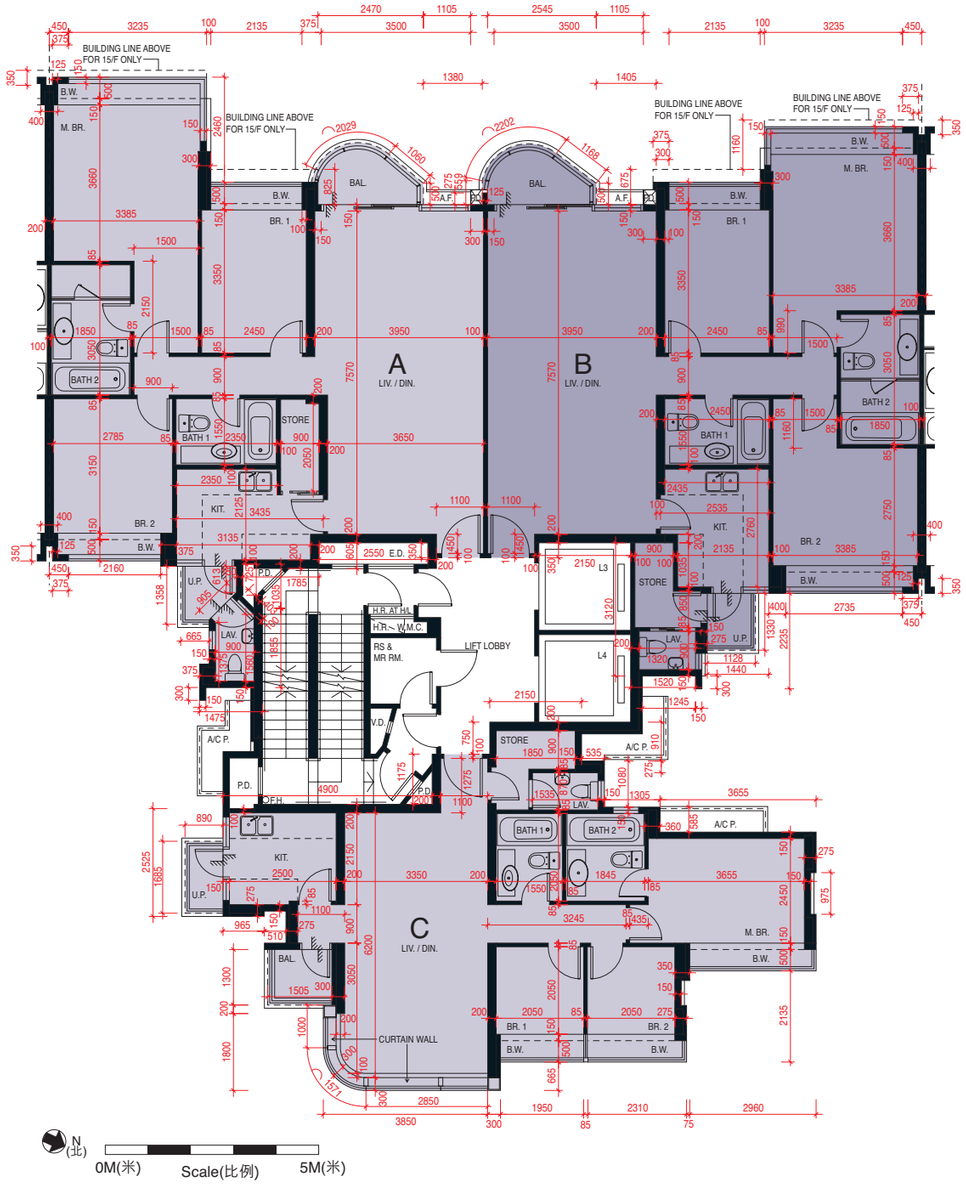
Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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





每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第2座3樓-15樓A單位)；
100毫米、150毫米及190毫米(適用於第2座3樓-15樓B單位)；
150毫米(適用於第2座3樓-15樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flat A from 3/F to 15/F of Tower 2); 100mm, 150mm and 190mm (applicable to Flat B from 3/F to 15/F of Tower 2); 150mm (applicable to Flat C from 3/F to 15/F of Tower 2)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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

每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第2座16樓-25樓A單位)；
100毫米、150毫米及190毫米(適用於第2座16樓-25樓B單位)；
150毫米(適用於第2座16樓-25樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flat A from 16/F to 25/F of Tower 2); 100mm, 150mm and 190mm (applicable to Flat B from 16/F to 25/F of Tower 2); 150mm (applicable to Flat C from 16/F to 25/F of Tower 2)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

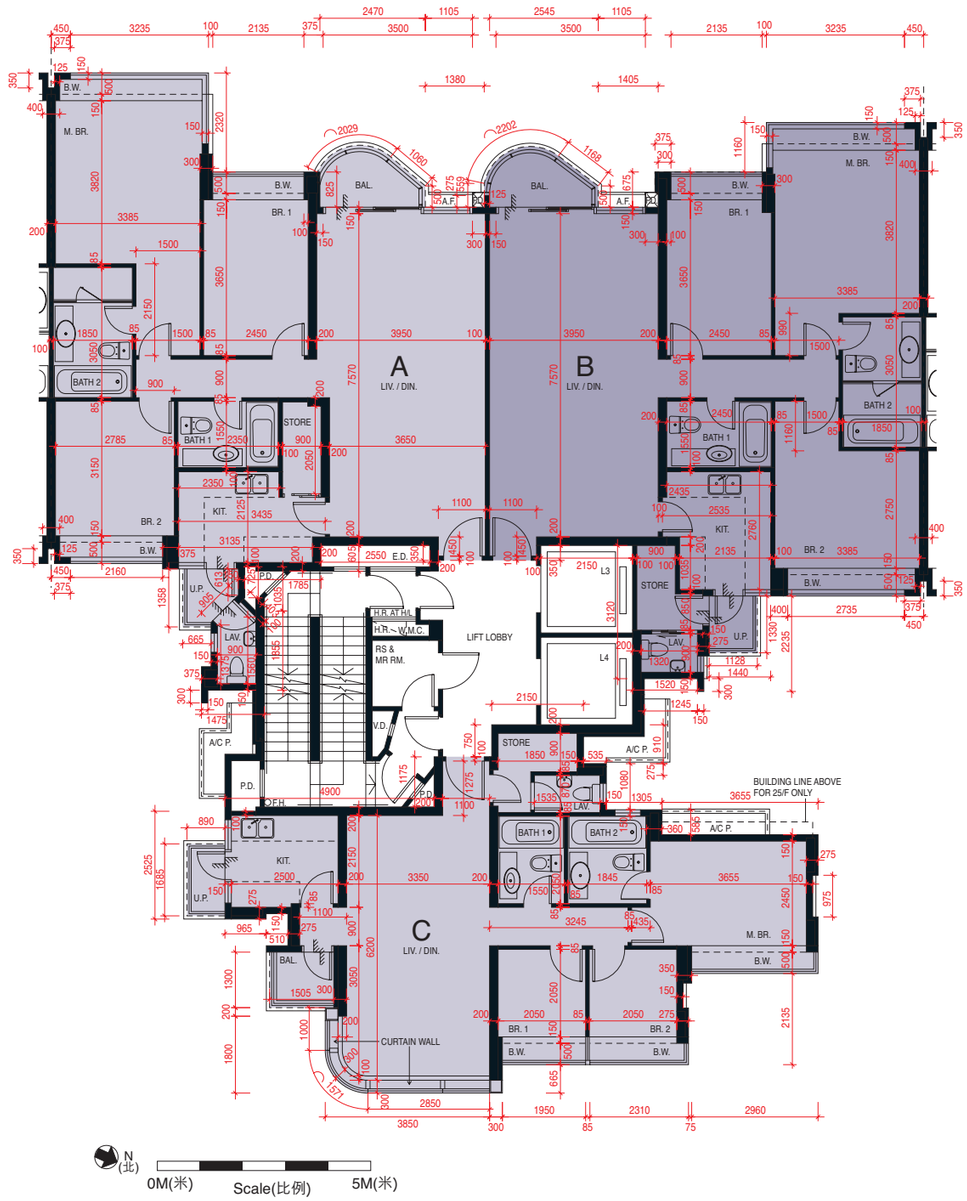
3) 住宅樓層不設4樓、13樓、14樓及24樓。

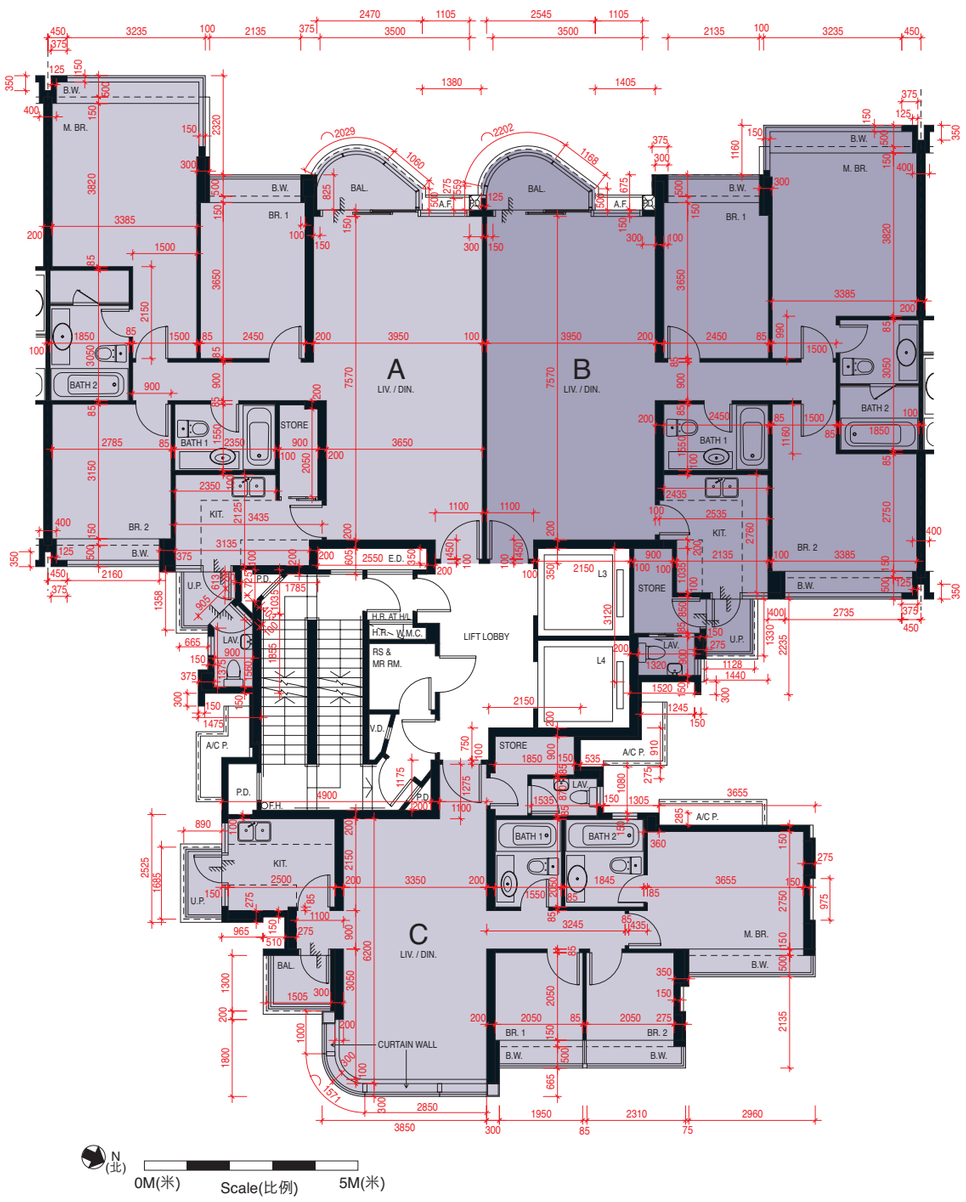
Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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





每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第2座26樓-31樓A單位)；
100毫米、150毫米及190毫米(適用於第2座26樓-31樓B單位)；
150毫米(適用於第2座26樓-31樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flat A from 26/F to 31/F of Tower 2); 100mm, 150mm and 190mm (applicable to Flat B from 26/F to 31/F of Tower 2); 150mm (applicable to Flat C from 26/F to 31/F of Tower 2)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

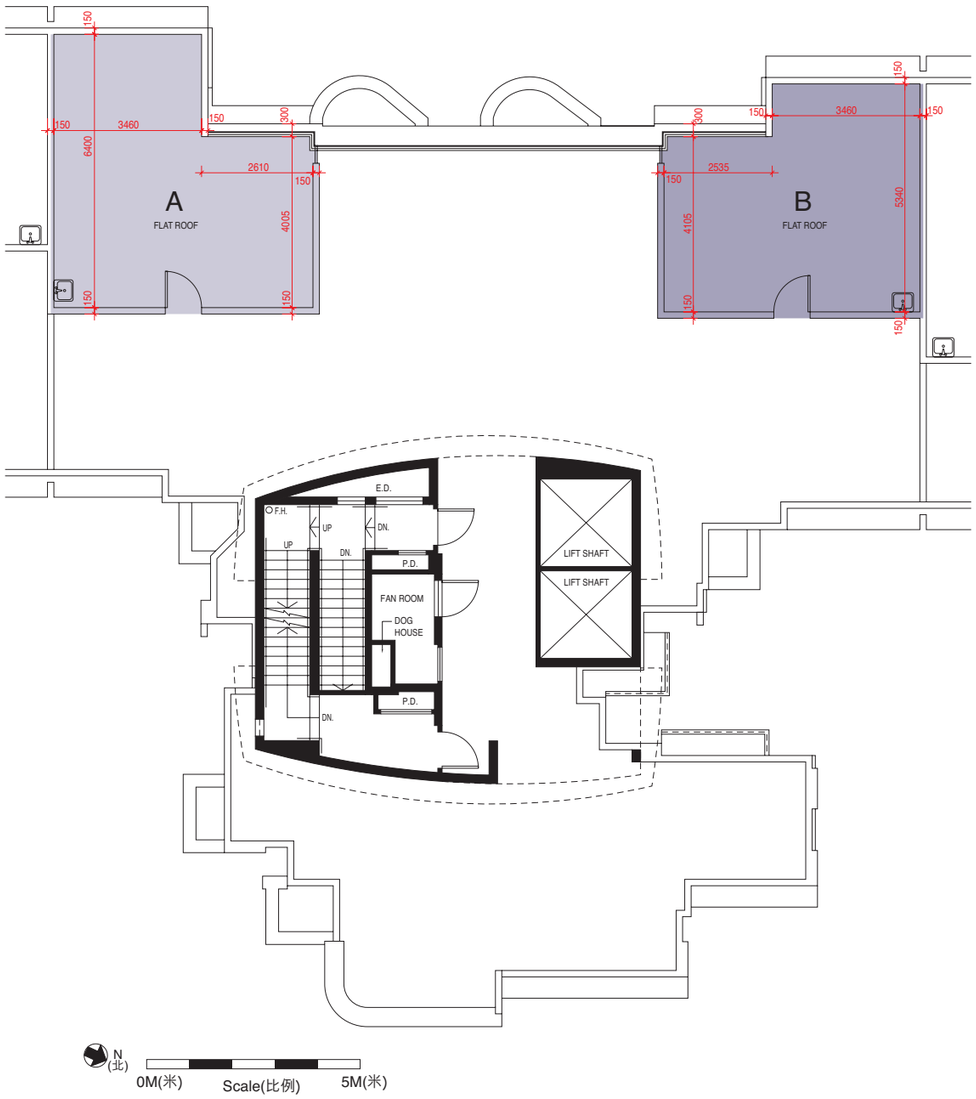
2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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

每個住宅物業的層與層之間的高度：不適用
The floor-to-floor height of each residential property: Not applicable

每個住宅物業的樓板(不包括灰泥)的厚度：不適用
The thickness of the floor slabs (excluding plaster) of each residential property: Not applicable

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)



備註：

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

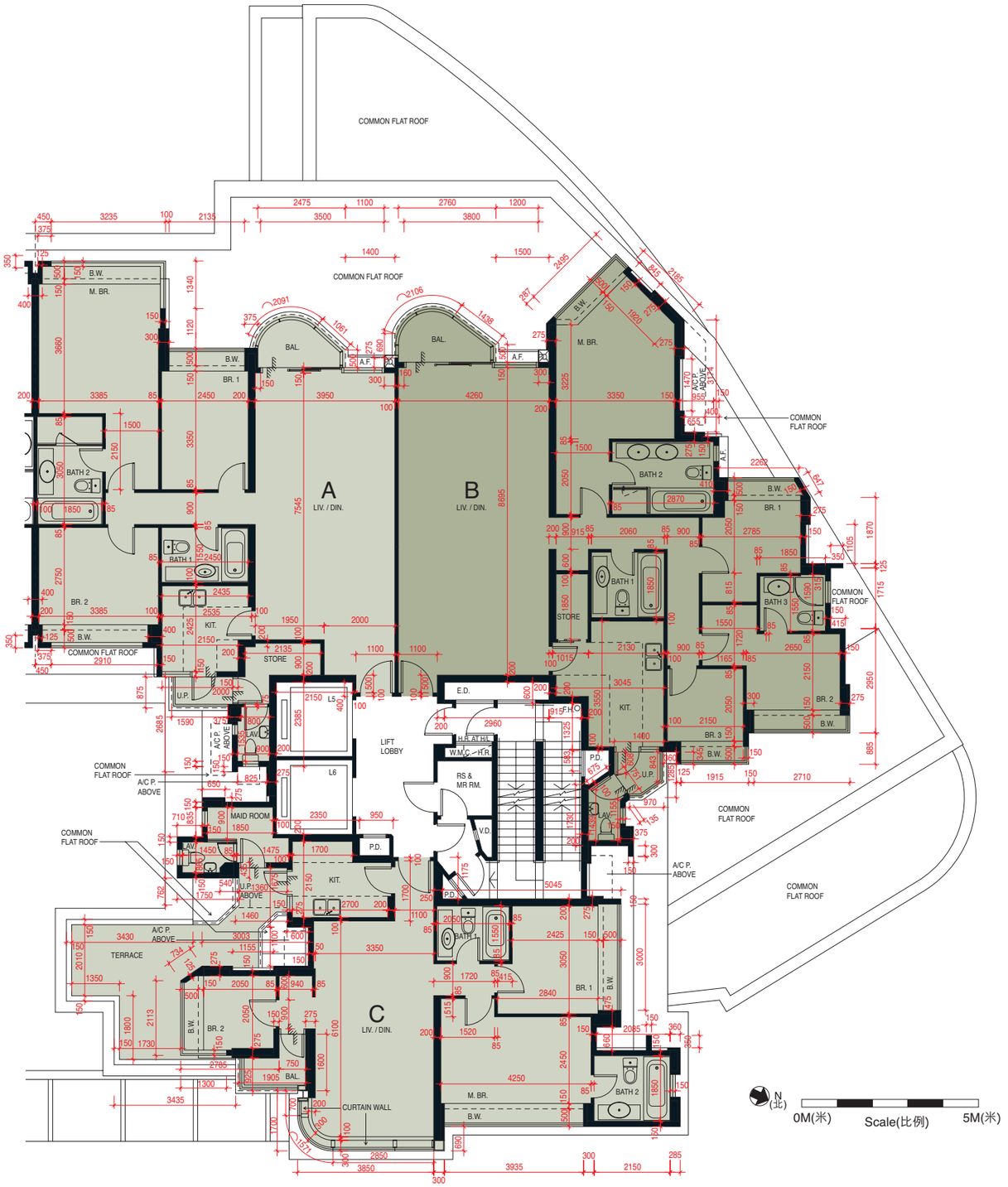
2) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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

第3座 2樓 2ND FLOOR TOWER 3



每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第3座2樓A及B單位)；
150毫米(適用於第3座2樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B on 2/F of Tower 3); 150mm (applicable to Flat C on 2/F of Tower 3)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

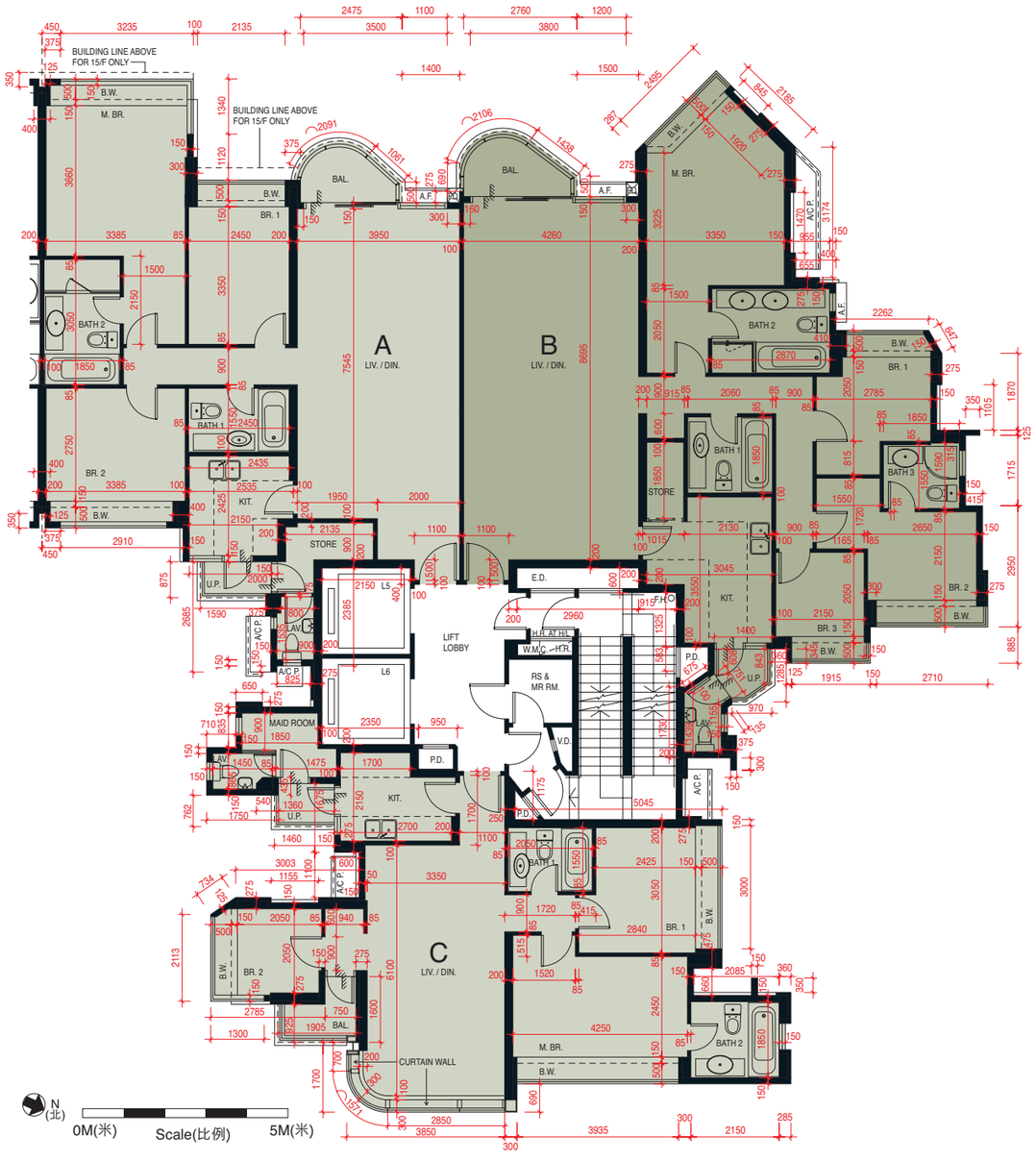
3) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第3座3樓-15樓A及B單位)；
150毫米(適用於第3座3樓-15樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B from 3/F to 15/F of Tower 3); 150mm (applicable to Flat C from 3/F to 15/F of Tower 3)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

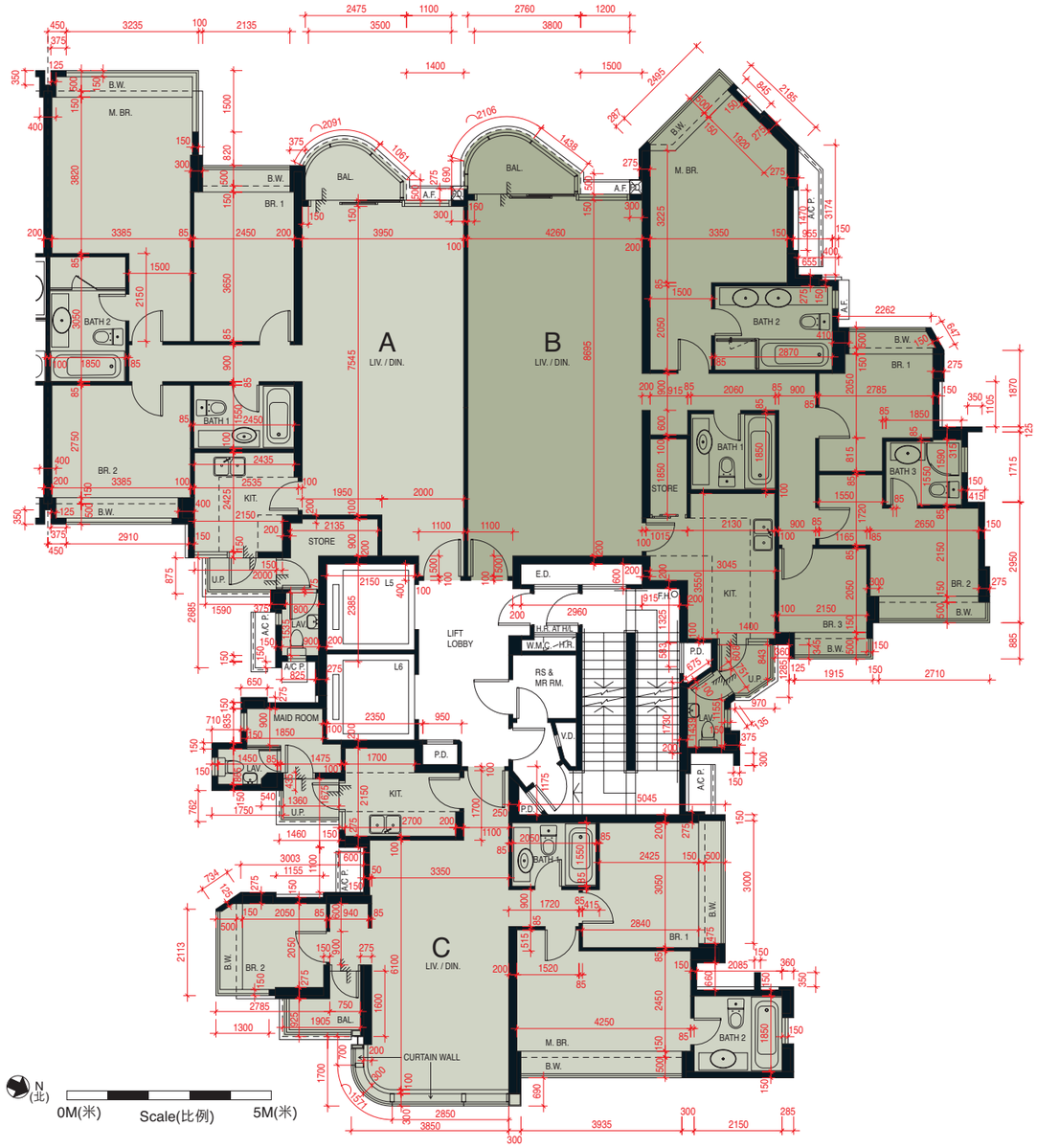


備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。
3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.
3) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.



每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第3座16樓-31樓A及B單位)；
150毫米(適用於第3座16樓-31樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B from 16/F to 31/F of Tower 3); 150mm (applicable to Flat C from 16/F to 31/F of Tower 3)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

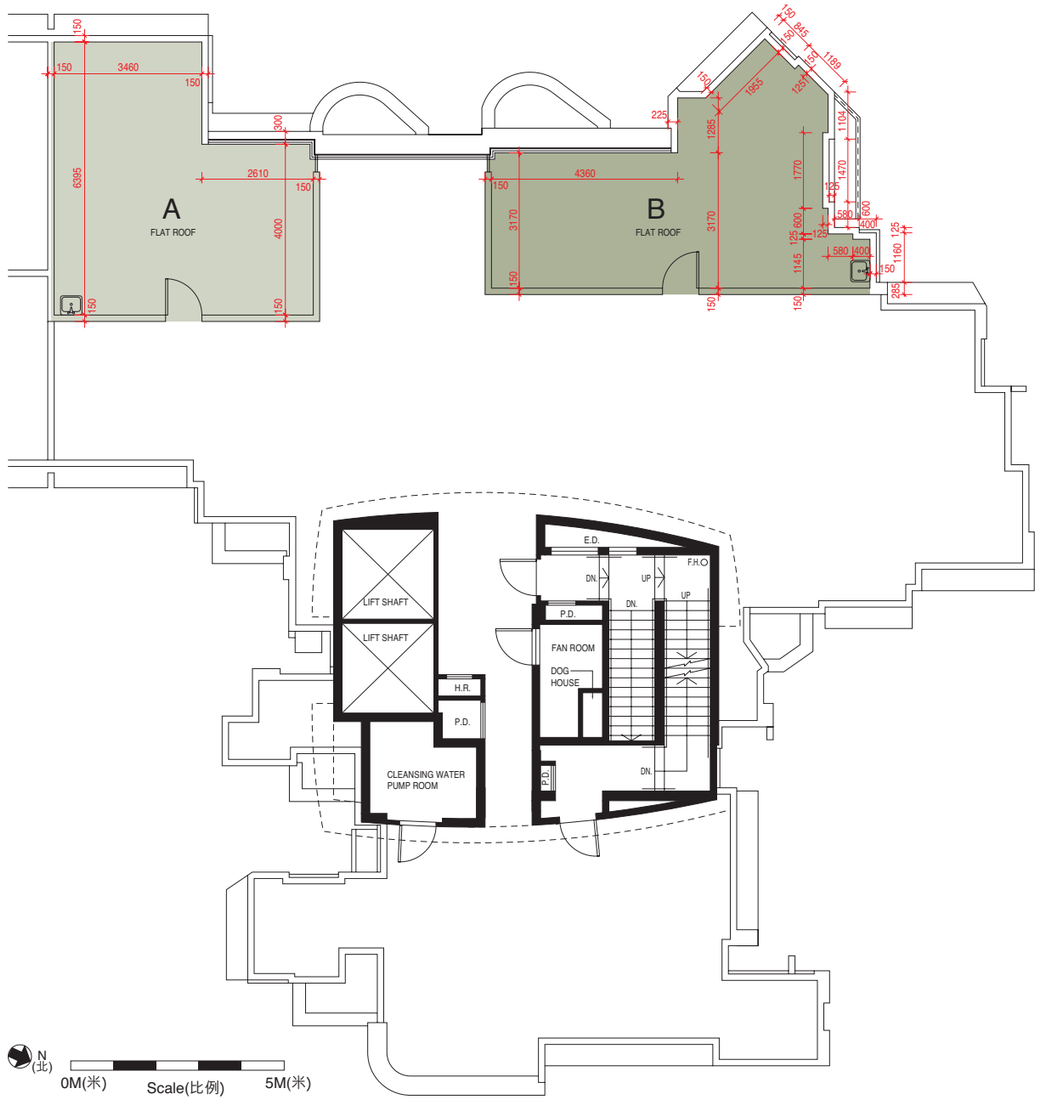
2) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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

每個住宅物業的層與層之間的高度：不適用
The floor-to-floor height of each residential property: Not applicable

每個住宅物業的樓板(不包括灰泥)的厚度：不適用
The thickness of the floor slabs (excluding plaster) of each residential property: Not applicable

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)



備註：

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

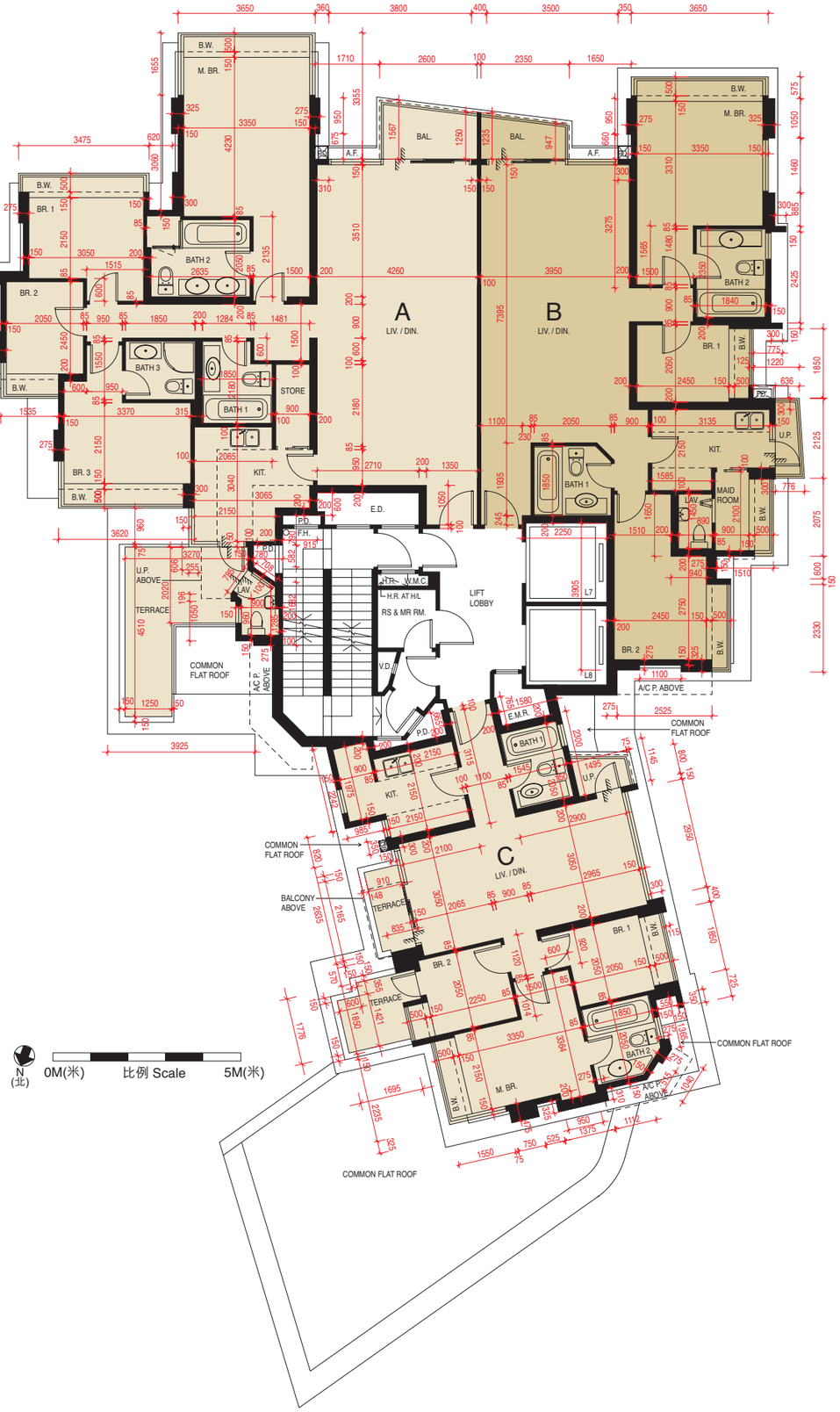
2) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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

第5座 2樓 2ND FLOOR TOWER 5



每個住宅物業的層與層之間的高度：3.1米及3.1米*

The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第5座2樓A及B單位)；
150毫米(適用於第5座2樓C單位)

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B on 2/F of Tower 5); 150mm (applicable to Flat C on 2/F of Tower 5)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(不適用於本發展項目)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。
3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.
3) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第5座3樓-21樓A及B單位)；
150毫米(適用於第5座3樓-21樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B from 3/F to 21/F of Tower 5); 150mm (applicable to Flat C from 3/F to 21/F of Tower 5)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
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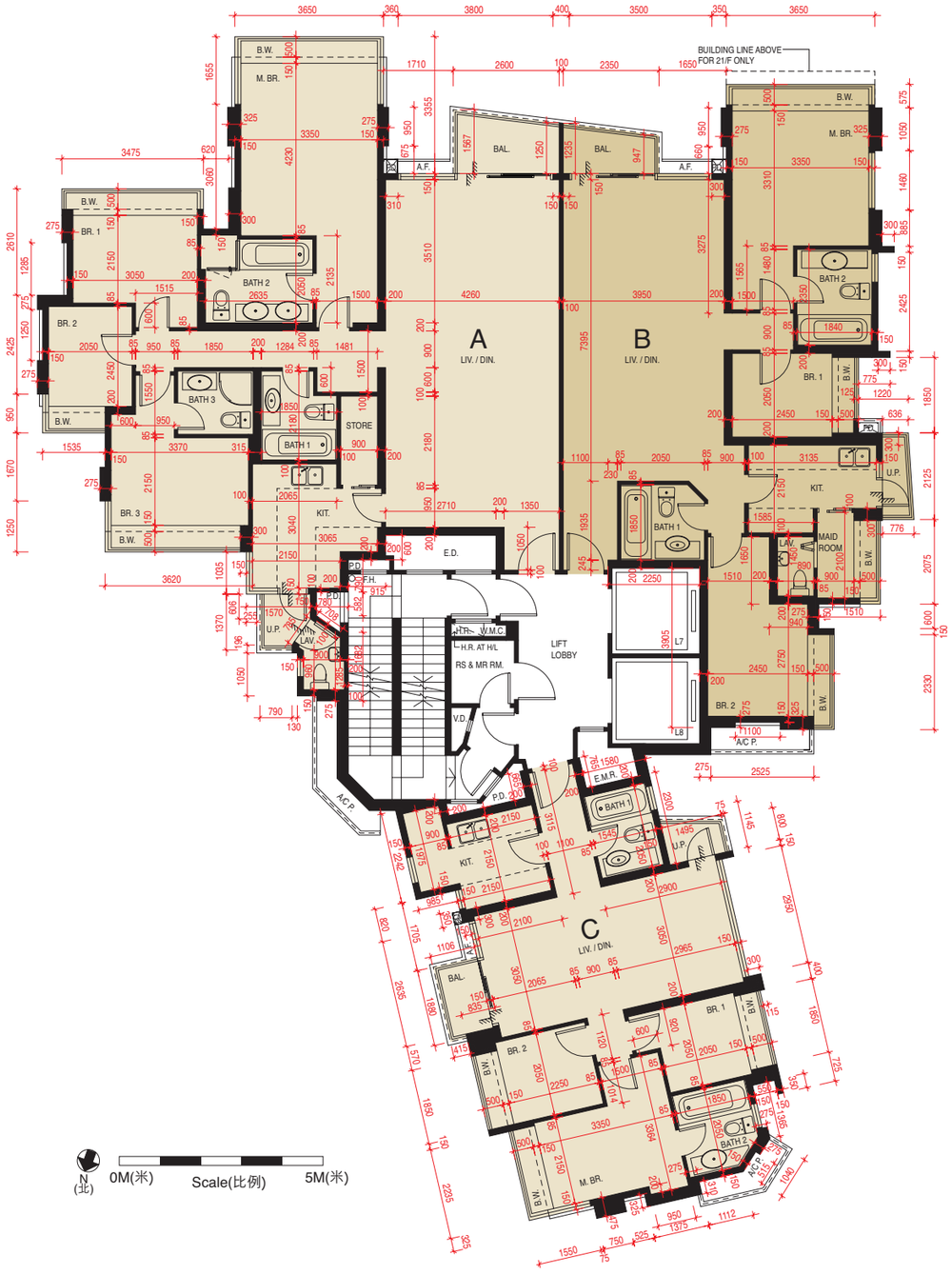
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

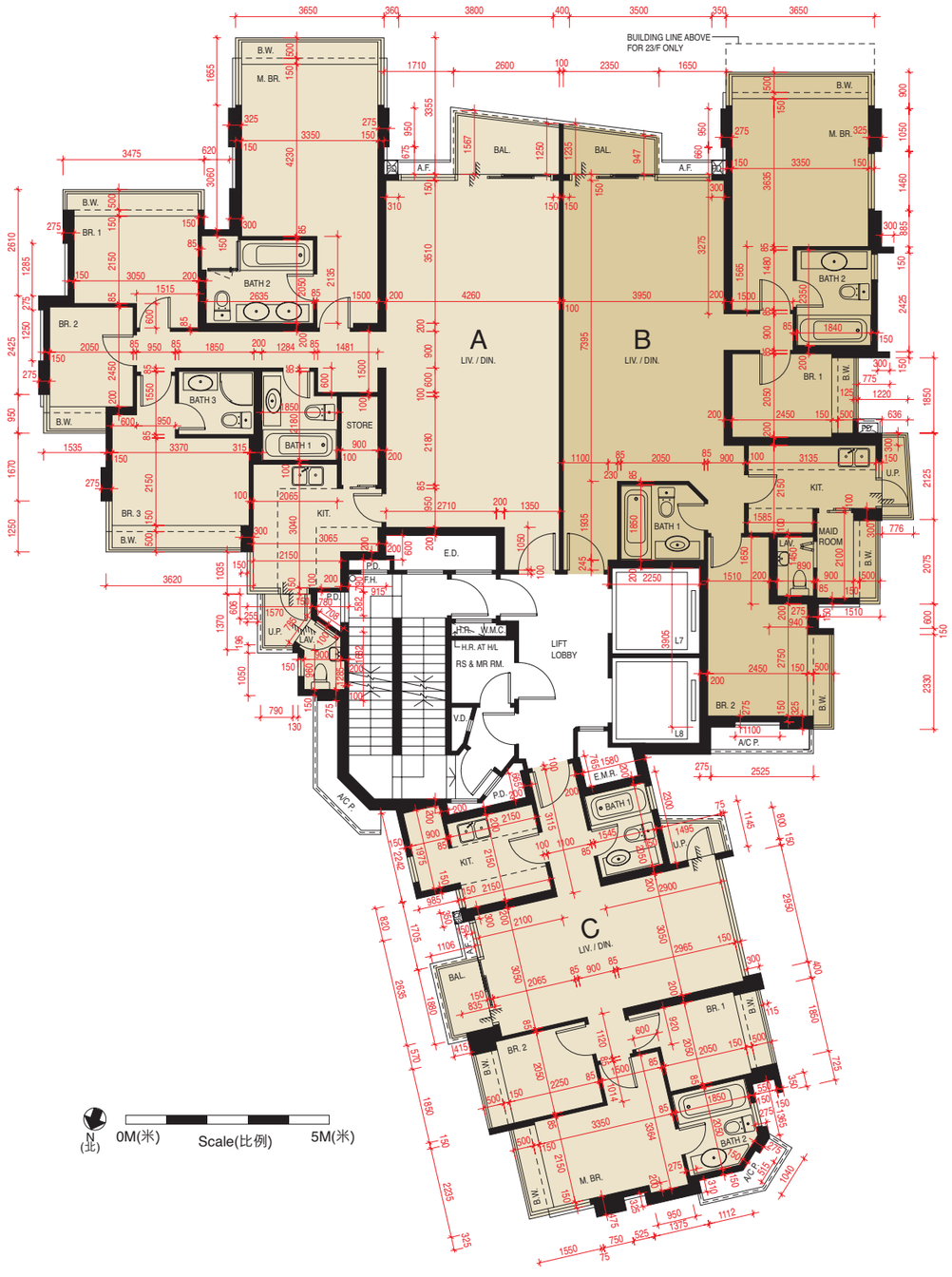


備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。
3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.
3) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.



每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第5座22樓-23樓A及B單位)；
150毫米(適用於第5座22樓-23樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B from 22/F to 23/F of Tower 5); 150mm (applicable to Flat C from 22/F to 23/F of Tower 5)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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

每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第5座25樓-27樓A及B單位)；
150毫米(適用於第5座25樓-27樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B from 25/F to 27/F of Tower 5); 150mm (applicable to Flat C from 25/F to 27/F of Tower 5)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

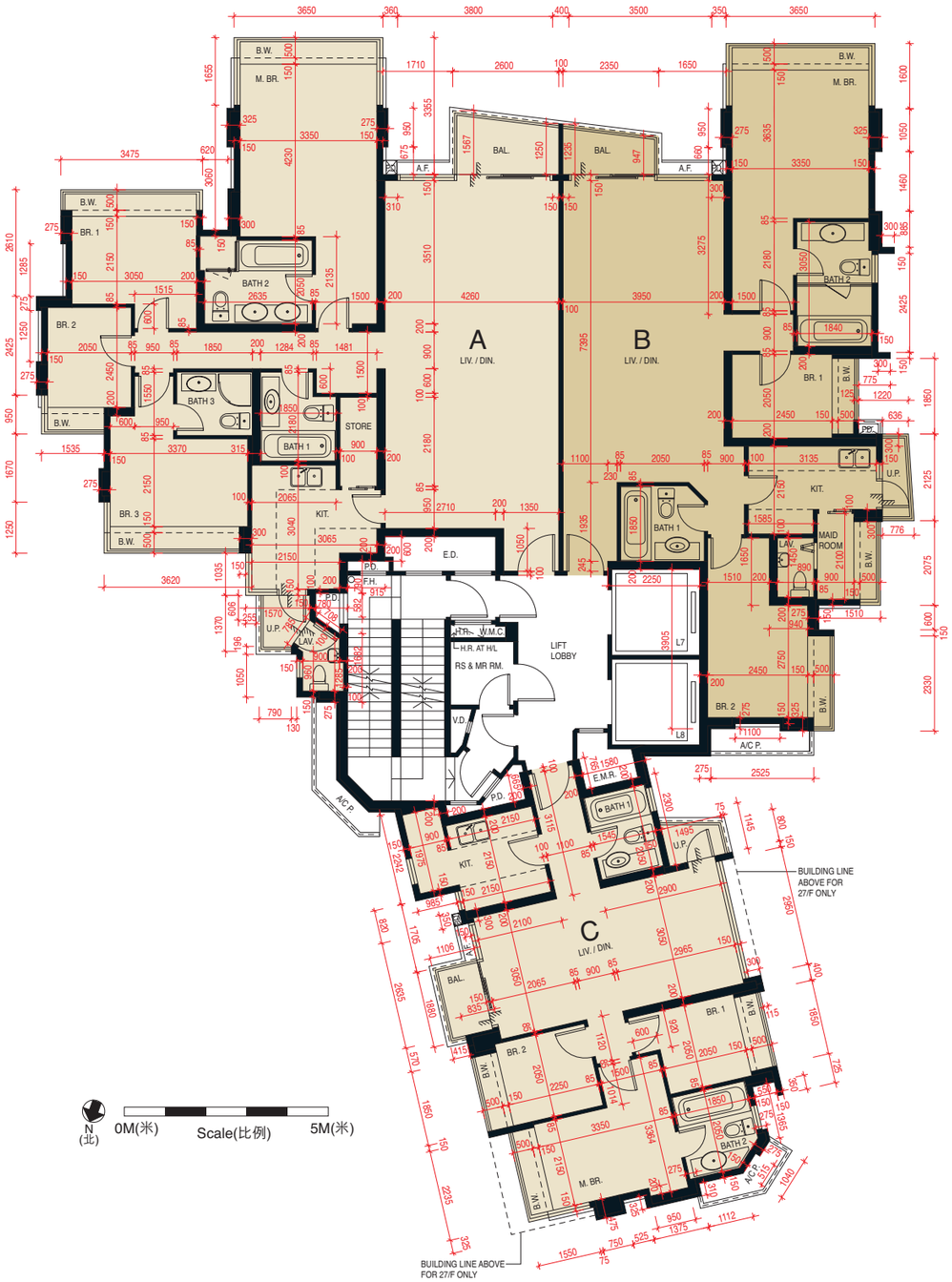
3) 住宅樓層不設4樓、13樓、14樓及24樓。

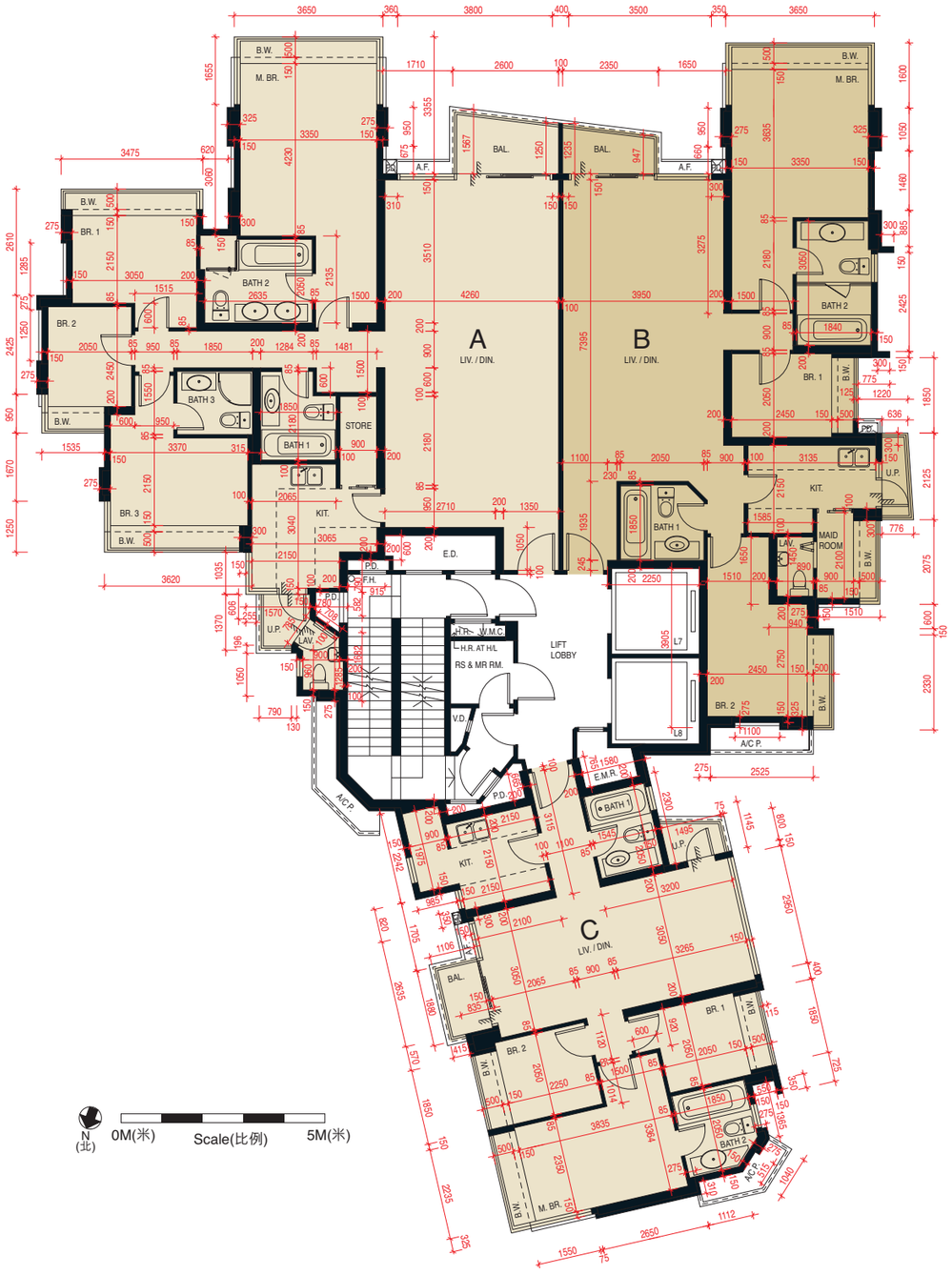
Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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





每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥) 的厚度：
150毫米及190毫米(適用於第5座28樓-30樓A及B單位)；
150毫米(適用於第5座28樓-30樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B from 28/F to 30/F of Tower 5); 150mm (applicable to Flat C from 28/F to 30/F of Tower 5)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

3) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

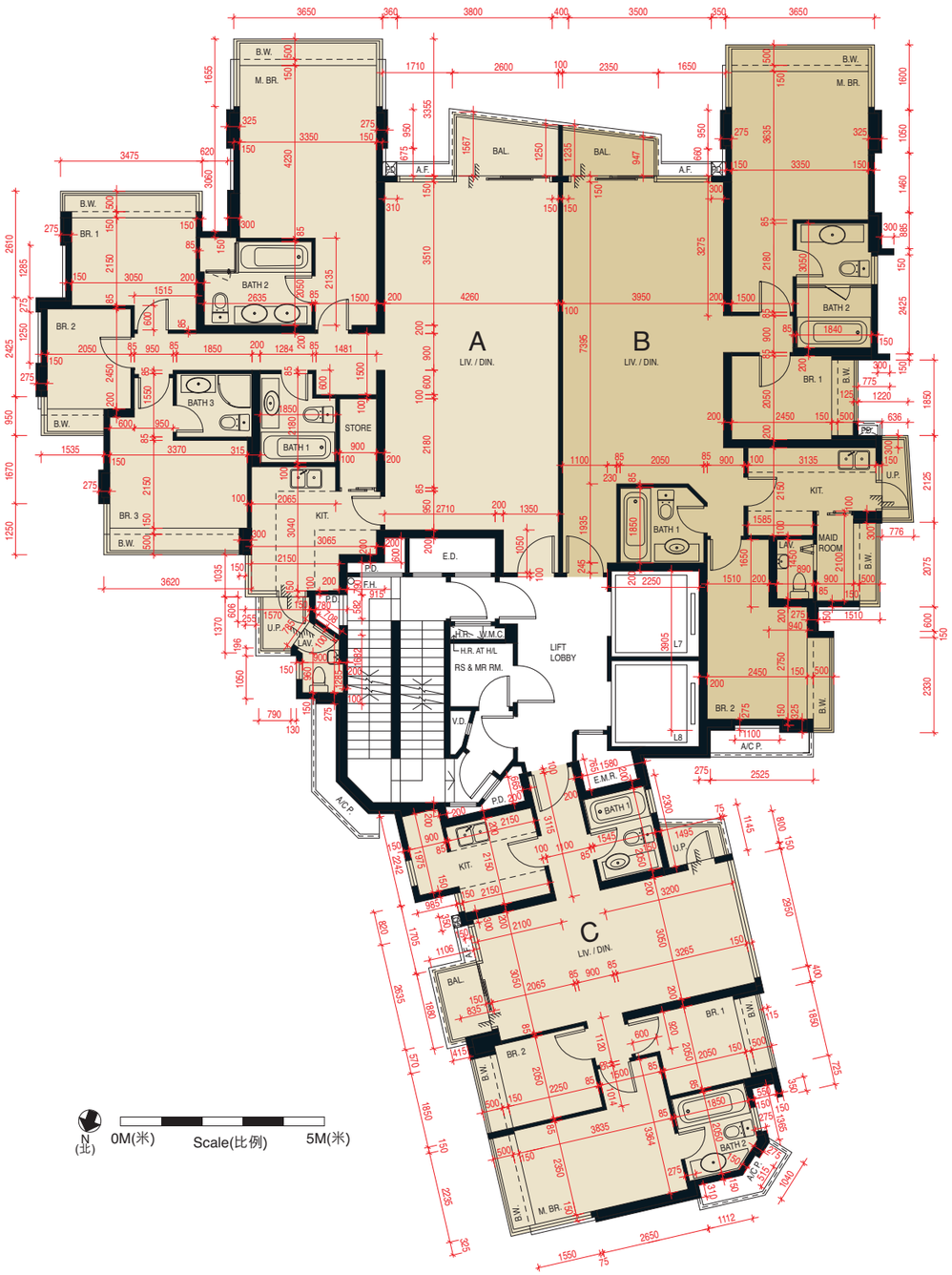
3) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的層與層之間的高度：3.1米及3.1米*
The floor-to-floor height of each residential property: 3.1m and 3.1m*

* 包括本層地台跌級樓板上之輕質混凝土填充層厚度。
Inclusive of the thickness of light-weight concrete fill on sunken slab on the floor of this floor.

每個住宅物業的樓板(不包括灰泥)的厚度：
150毫米及190毫米(適用於第5座31樓A及B單位)；
150毫米(適用於第5座31樓C單位)
The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 190mm (applicable to Flats A and B on 31/F of Tower 5); 150mm (applicable to Flat C on 31/F of Tower 5)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)



備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

3) 住宅樓層不設4樓、13樓、14樓及24樓。

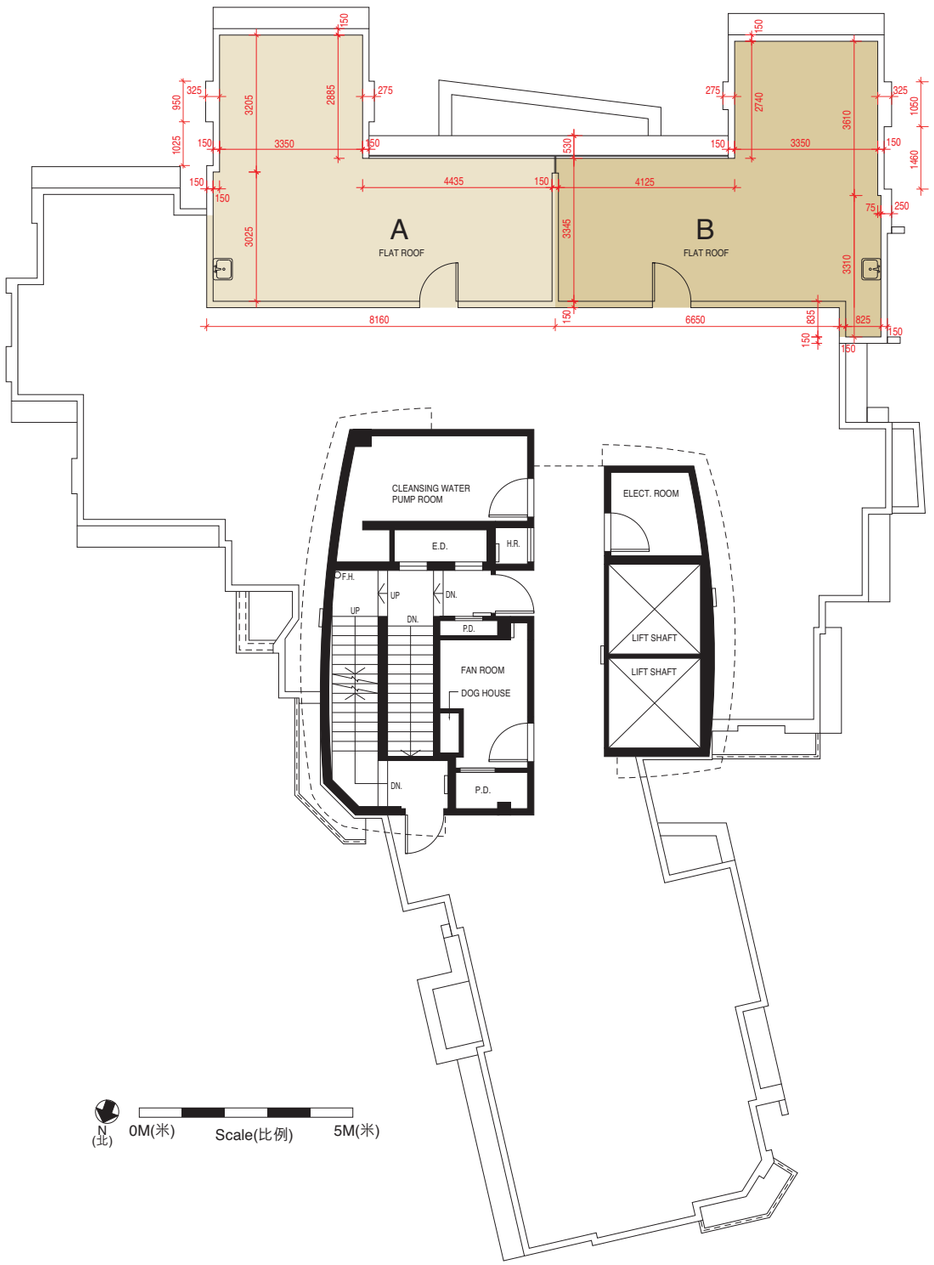
Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

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

第5座 天台 MAIN ROOF TOWER 5



每個住宅物業的層與層之間的高度：不適用
The floor-to-floor height of each residential property: Not applicable

每個住宅物業的樓板(不包括灰泥)的厚度：不適用
The thickness of the floor slabs (excluding plaster) of each residential property: Not applicable

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

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

2) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

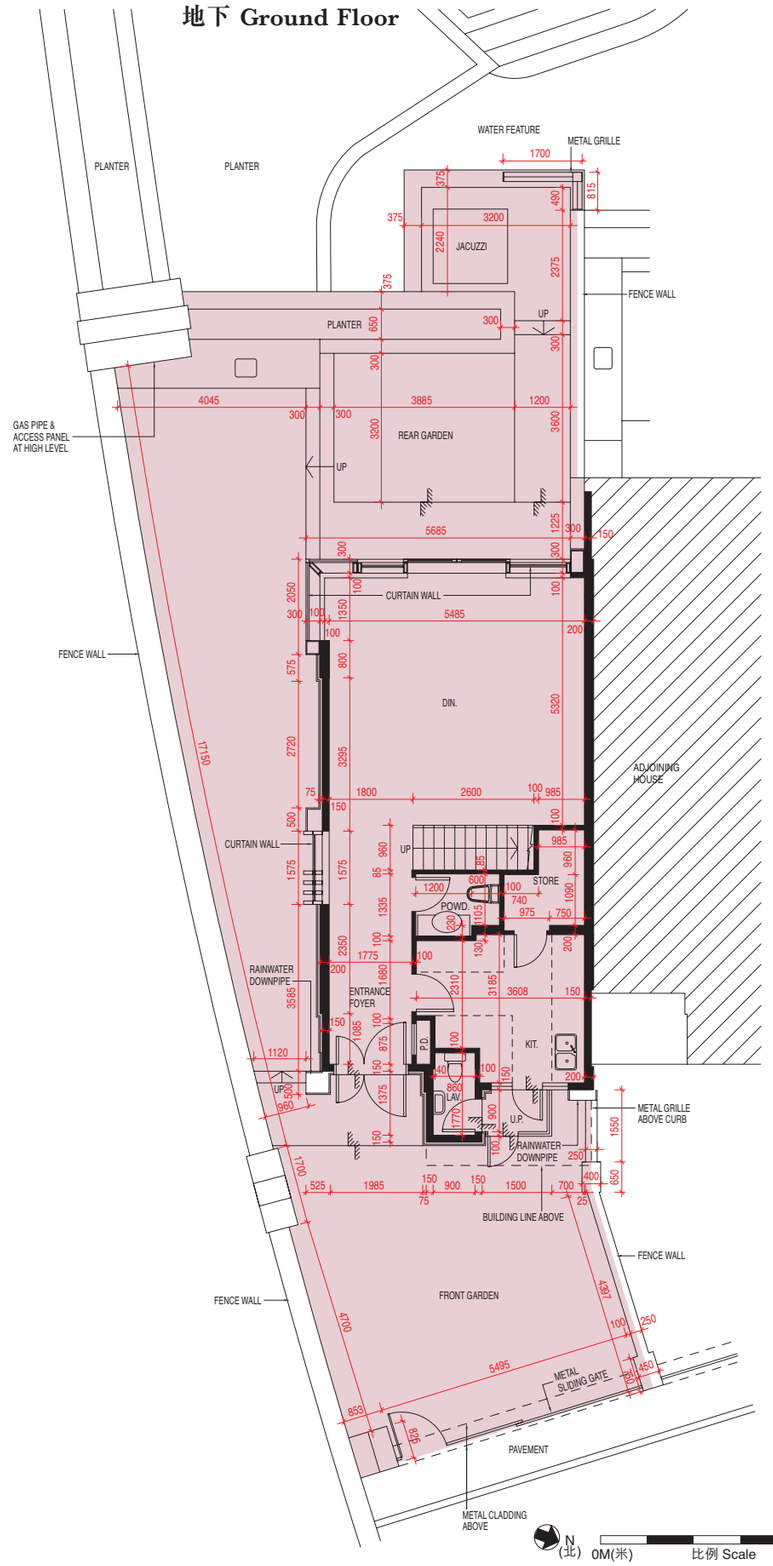
1) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

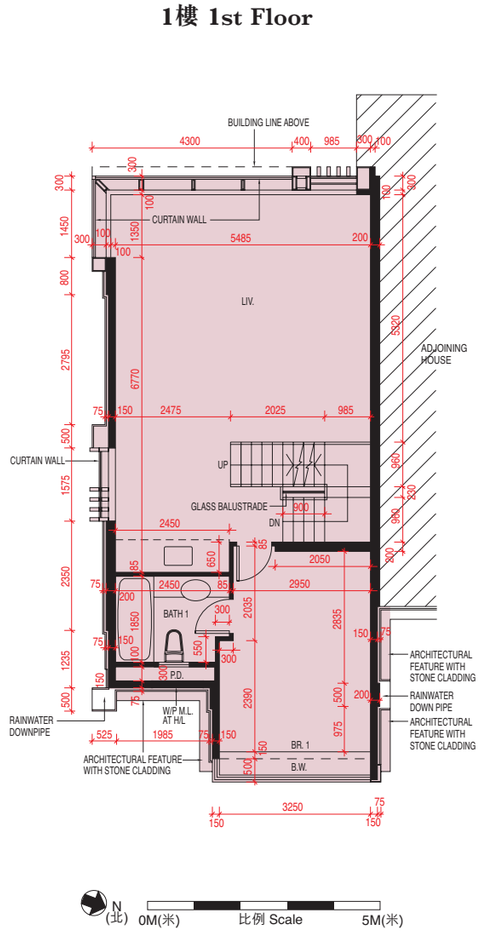
2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

層與層之間的高度：3.5米
Floor-to-floor height: 3.5m

樓板(不包括灰泥)的厚度：170毫米(適用於地下及1樓)
Thickness of the floor slabs (excluding plaster): 170mm (applicable to Ground Floor and 1st Floor)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)





備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

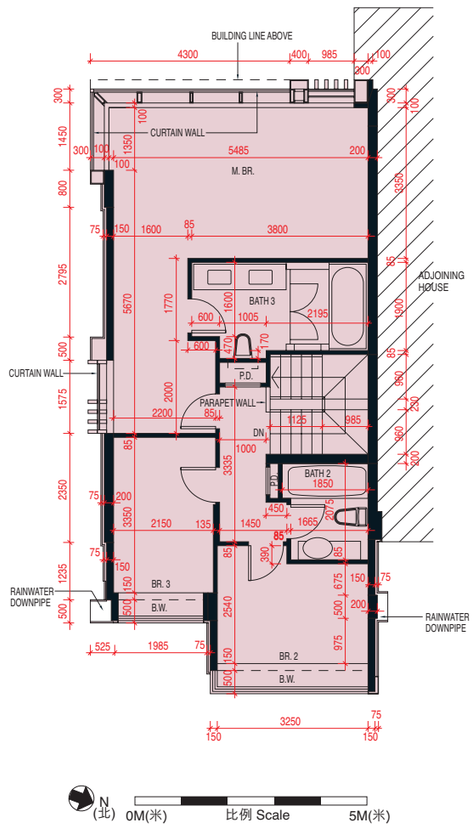
2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

Remarks:

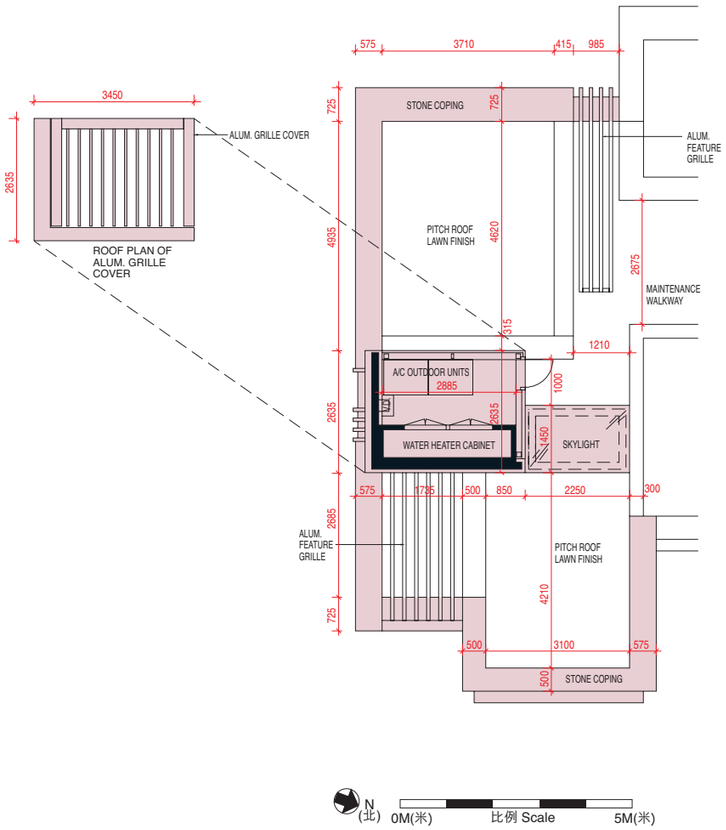
1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

2樓 2nd Floor



天台 Roof



層與層之間的高度：3.5米
Floor-to-floor height: 3.5m

樓板(不包括灰泥)的厚度：180毫米(適用於2樓)
Thickness of the floor slabs (excluding plaster): 180mm (applicable to 2nd Floor)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

層與層之間的高度：3.5米
Floor-to-floor height: 3.5m

樓板(不包括灰泥)的厚度：170毫米(適用於地下)
Thickness of the floor slabs (excluding plaster): 170mm (applicable to Ground Floor)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

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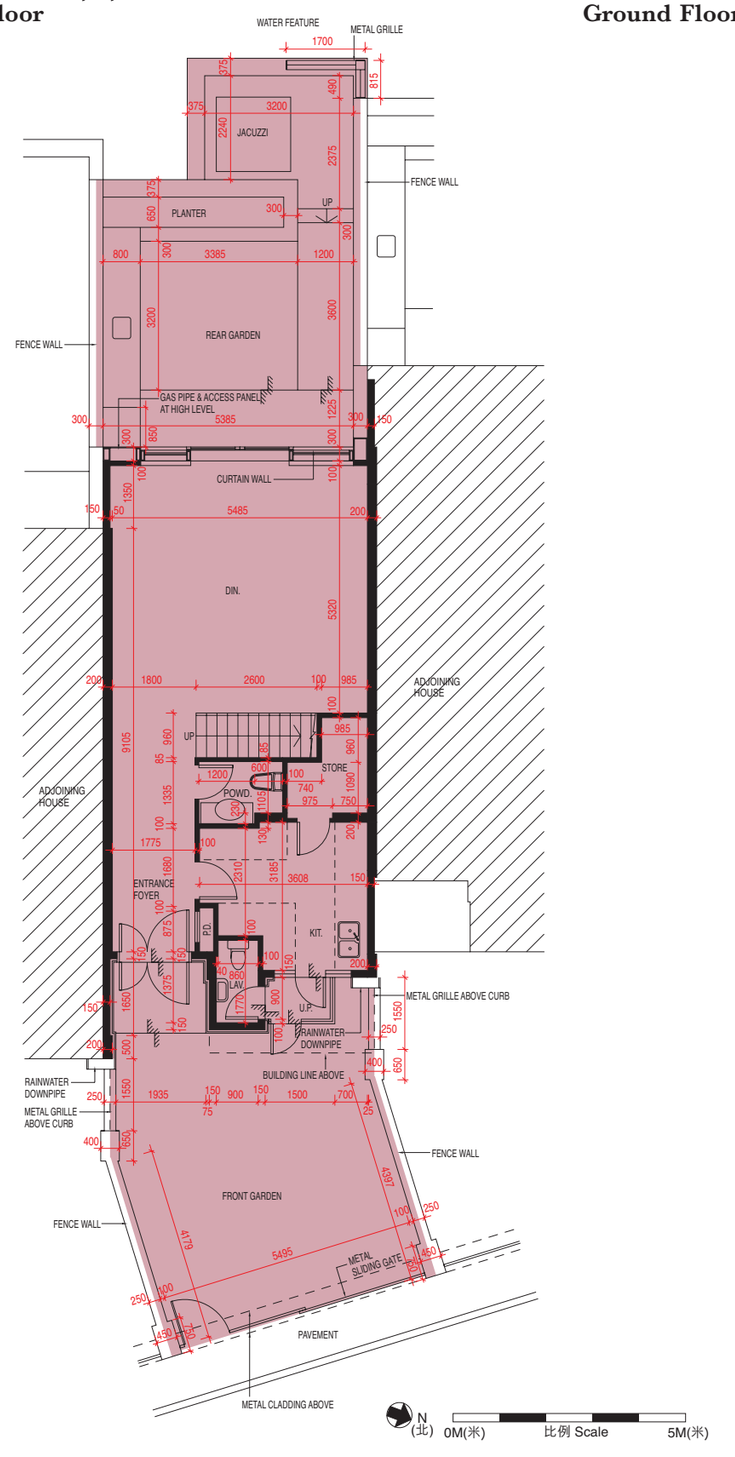
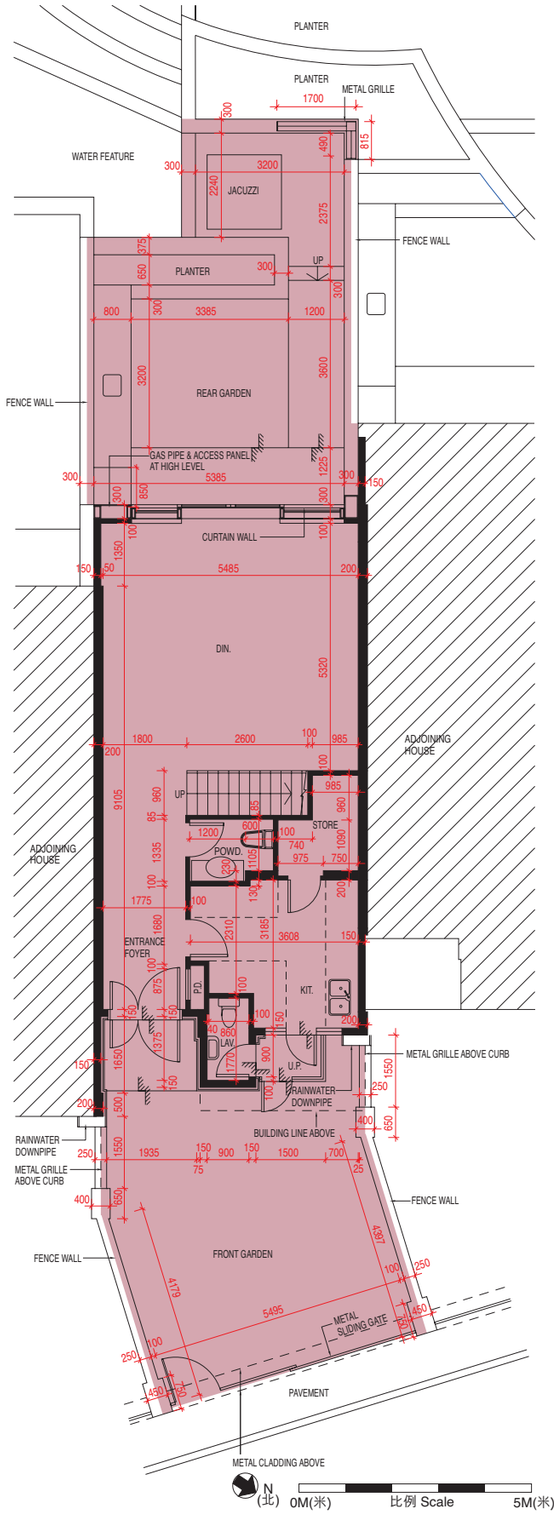
2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

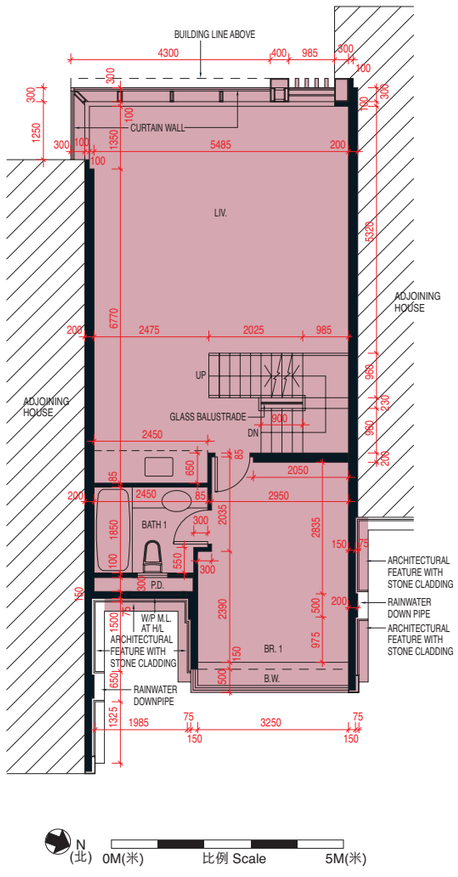
2、5、7號洋房地下
House number 2, 5, 7
Ground Floor



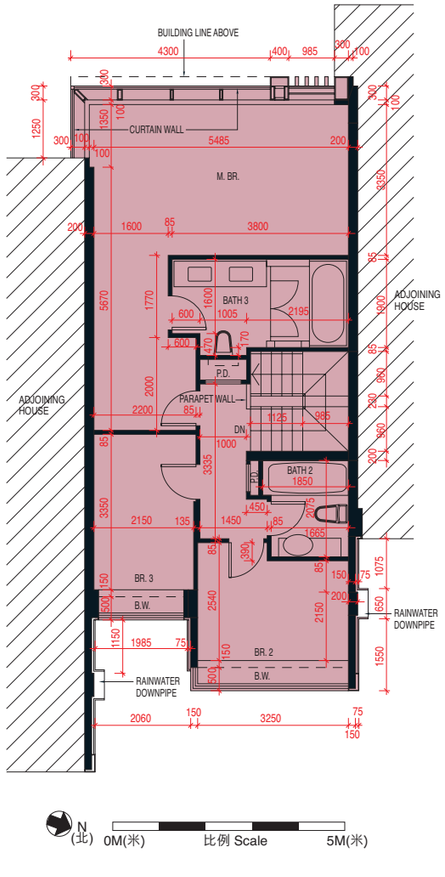
9號洋房地下
House number 9
Ground Floor



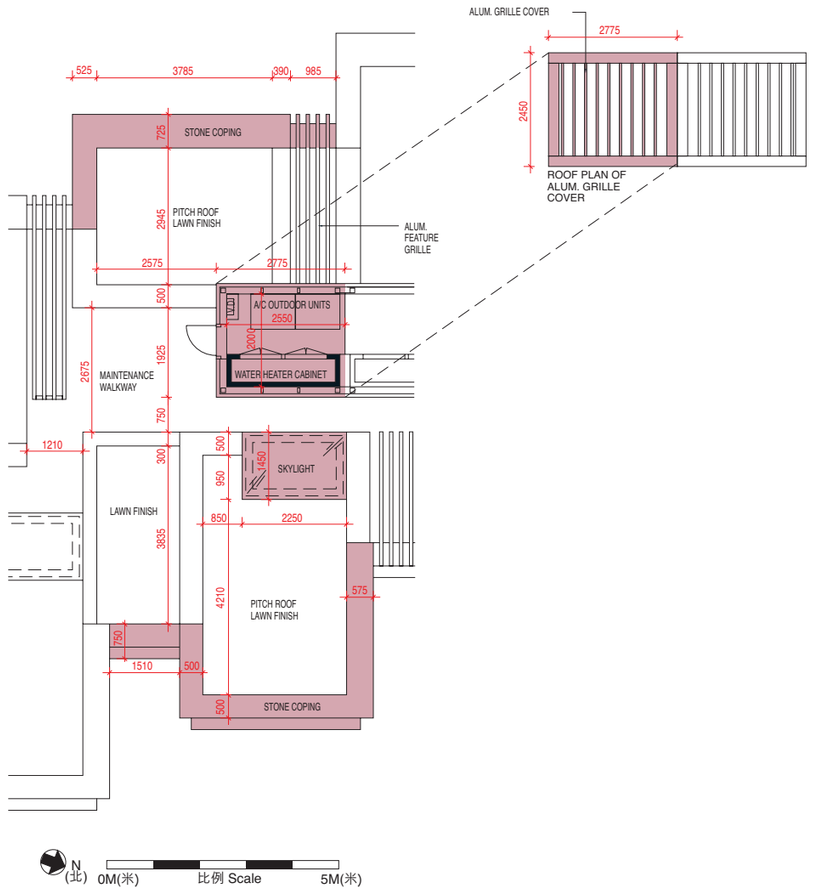
1樓 1st Floor



2樓 2nd Floor



天台 Roof



層與層之間的高度：3.5米
Floor-to-floor height: 3.5m

樓板(不包括灰泥)的厚度：170毫米(適用於1樓)；180毫米(適用於2樓)
Thickness of the floor slabs (excluding plaster): 170mm (applicable to 1st Floor); 180mm (applicable to 2nd Floor)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

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2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

層與層之間的高度：3.5米
Floor-to-floor height: 3.5m

樓板(不包括灰泥)的厚度：170毫米(適用於地下及1樓)
Thickness of the floor slabs (excluding plaster):
170mm (applicable to Ground Floor and 1st Floor)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

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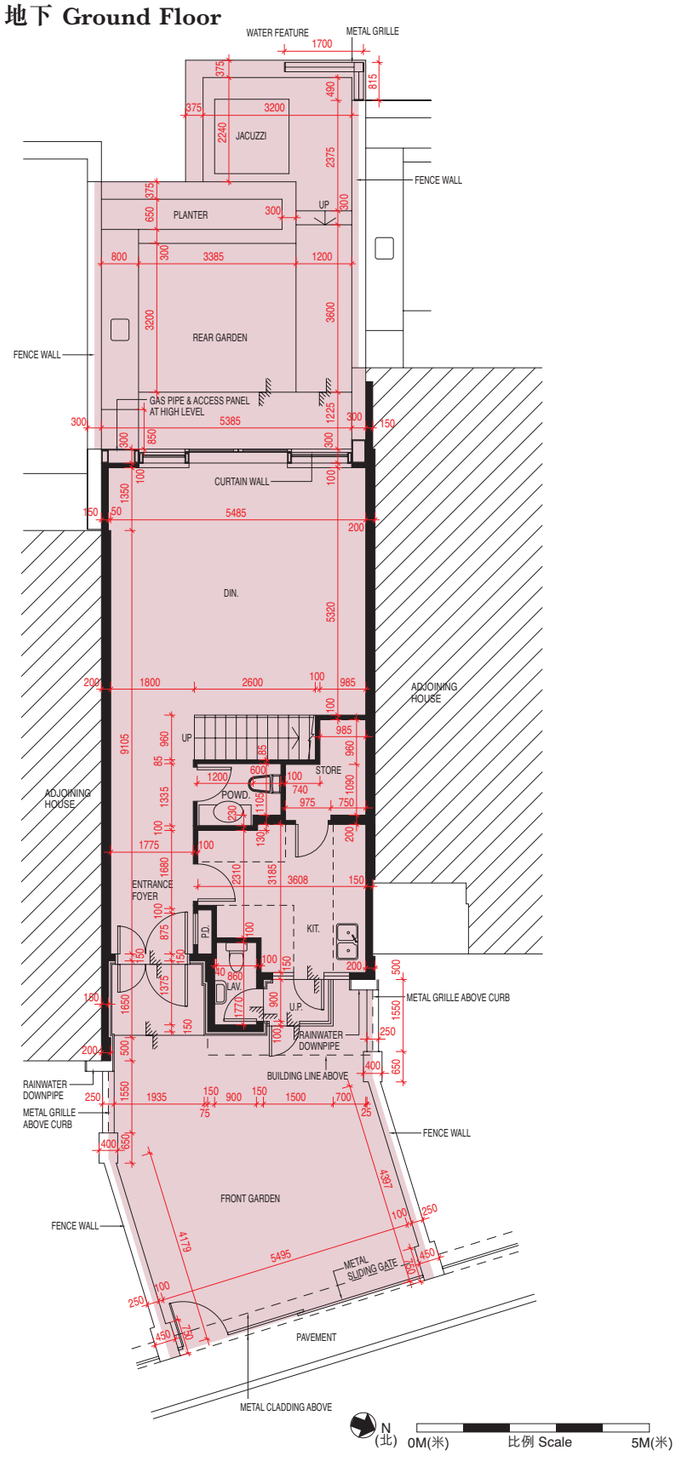
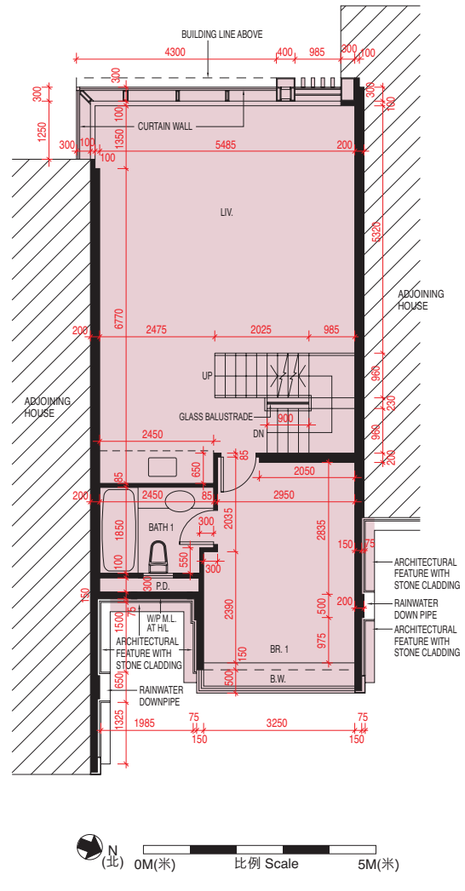
2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

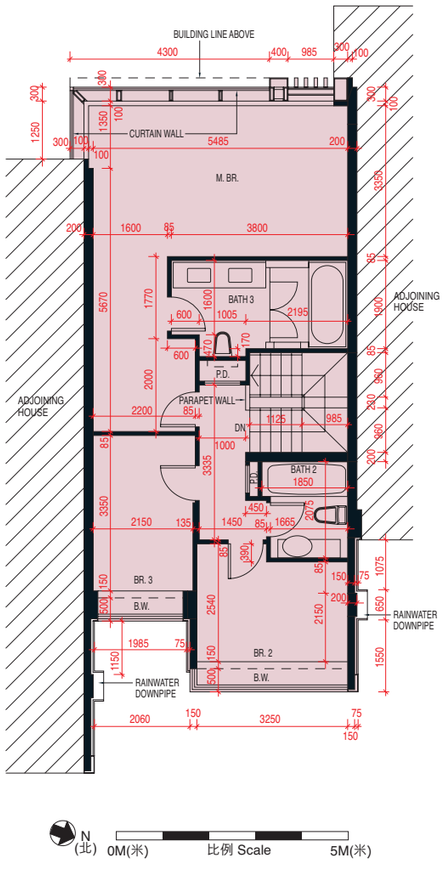
地下 Ground Floor

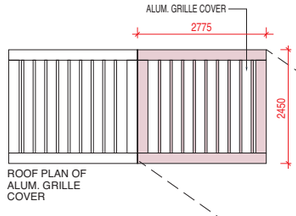


1樓 1st Floor

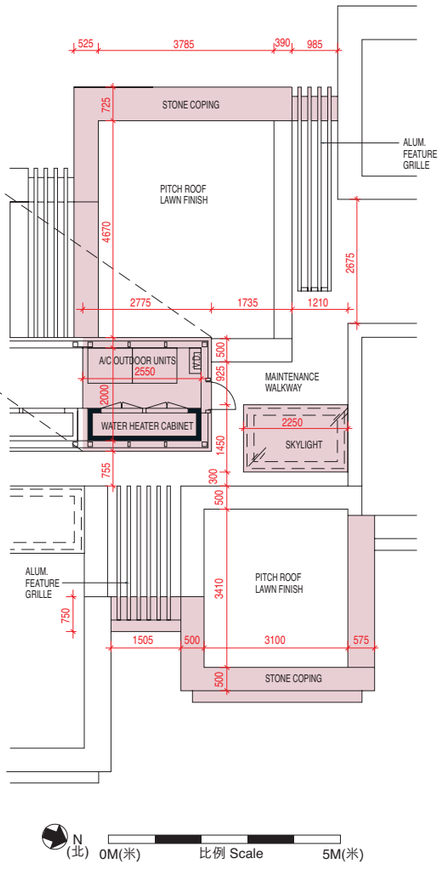


2樓 2nd Floor





天台 Roof



層與層之間的高度：3.5米
Floor-to-floor height: 3.5m

樓板(不包括灰泥)的厚度：180毫米(適用於2樓)
Thickness of the floor slabs (excluding plaster): 180mm (applicable to 2nd Floor)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

層與層之間的高度：3.5米
Floor-to-floor height: 3.5m

樓板(不包括灰泥)的厚度：170毫米(適用於地下及1樓)
Thickness of the floor slabs (excluding plaster): 170mm (applicable to Ground Floor and 1st Floor)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

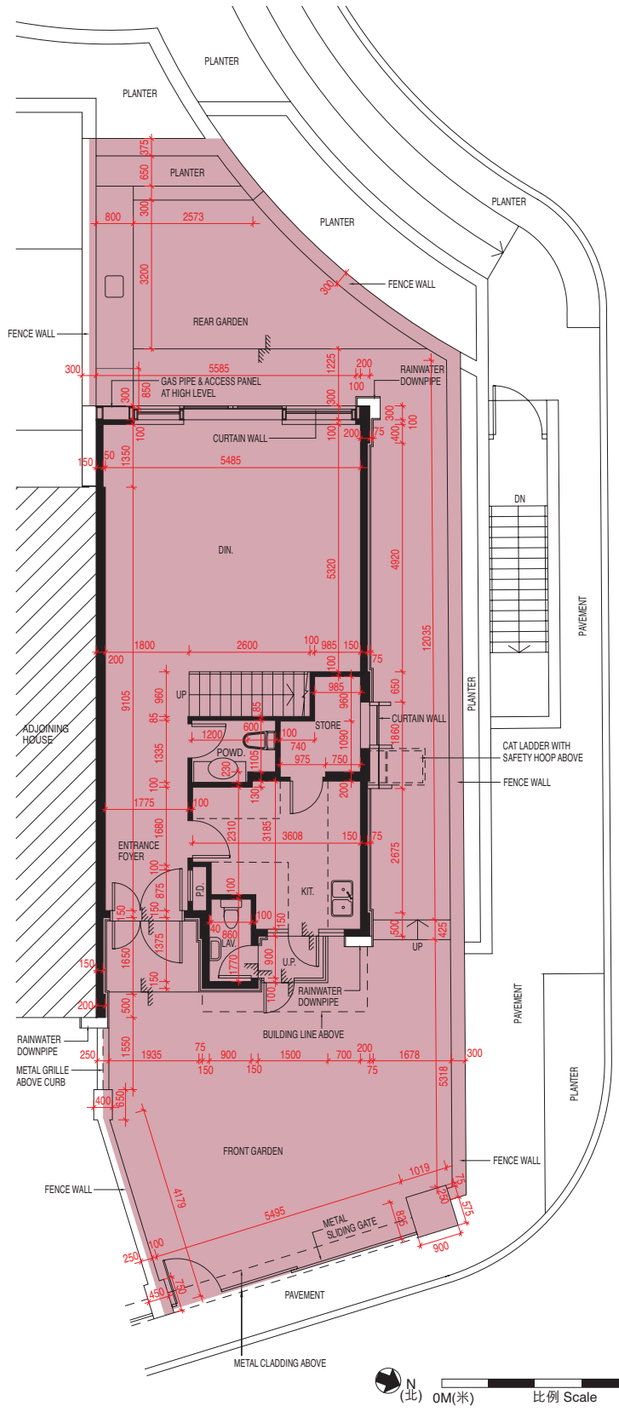
2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

Remarks:

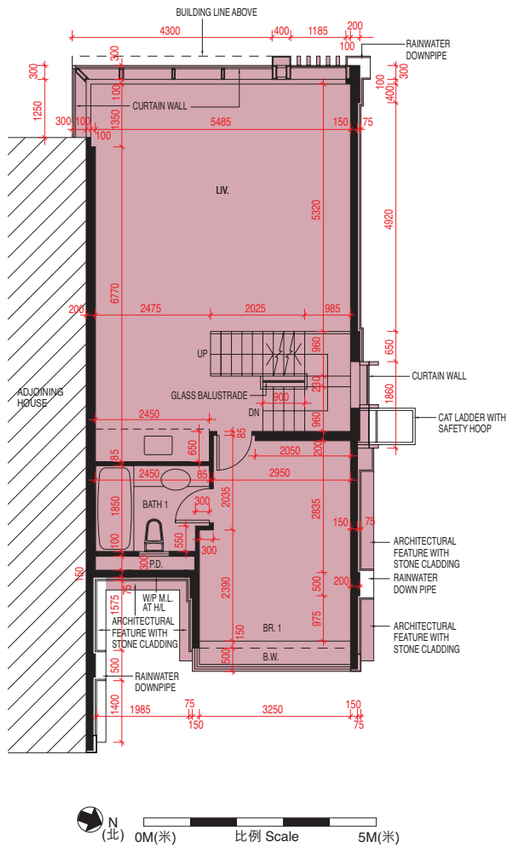
1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

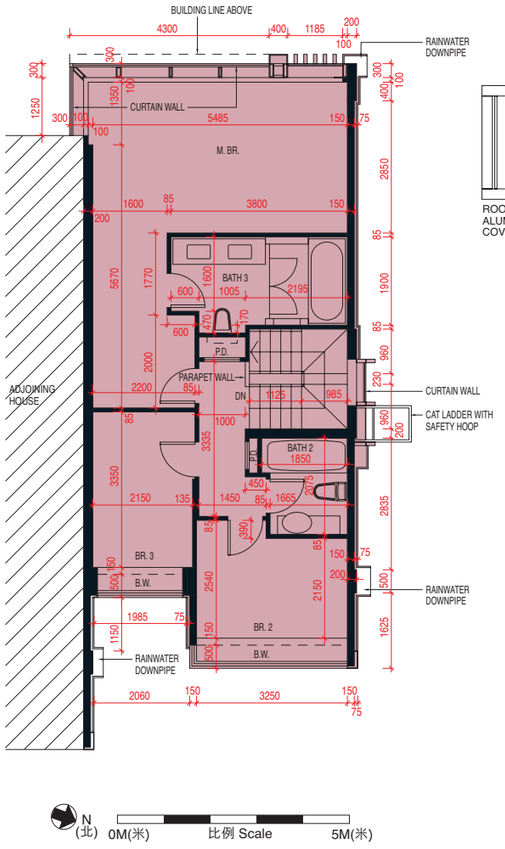
地下 Ground Floor



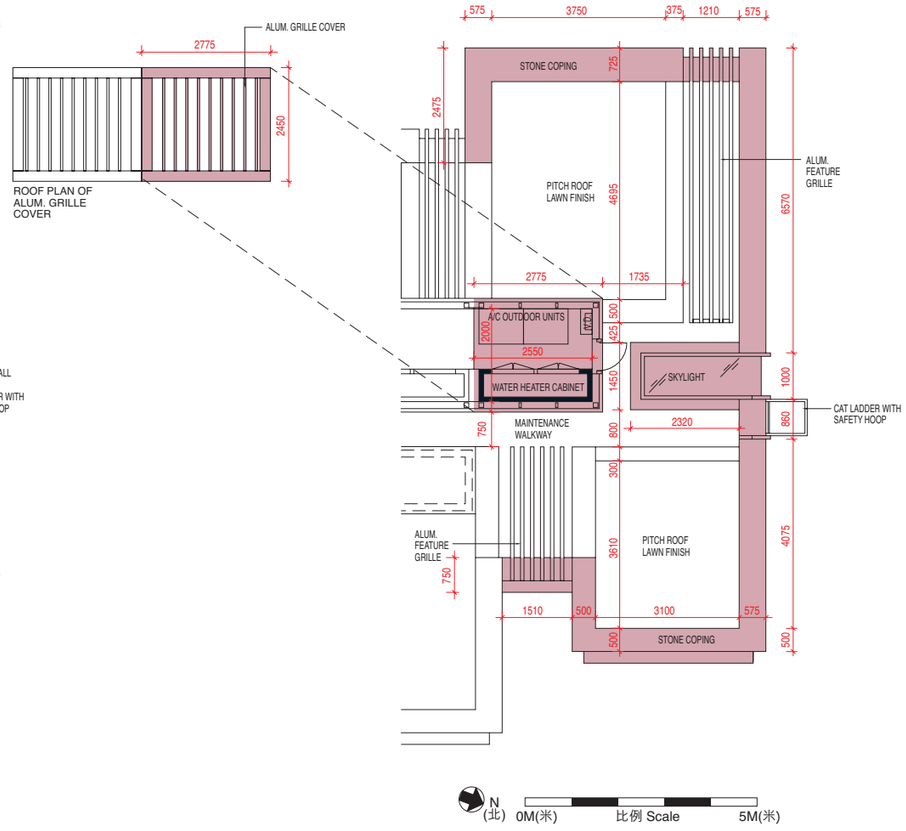
1樓 1st Floor



2樓 2nd Floor



天台 Roof



層與層之間的高度：3.5米
Floor-to-floor height: 3.5m

樓板(不包括灰泥)的厚度：180毫米(適用於2樓)
Thickness of the floor slabs (excluding plaster): 180mm (applicable to 2nd Floor)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

備註：

1) 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁。

Remarks:

1) The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 **(平方呎)** Saleable Area (including balcony, utility platform and verandah, if any) sq. metre **(sq.ft.)**	其他指明項目的面積 (不計算入實用面積) 平方米 **(平方呎)** Area of other specified items (Not included in the Saleable Area) sq.metre **(sq.ft.)**									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	2樓 2nd Floor	A	125.990 **(1,356)** 露台 Balcony: 3.627 **(39)** 工作平台 Utility Platform: 1.500 **(16)**	—	6.145 **(66)**	—	—	—	—	—	—	11.898 **(128)**	—
		B	100.677 **(1,084)** 露台 Balcony: 2.995 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.003 **(43)**	—	—	—	—	—	—	—	—
		C	76.517 **(824)** 露台 Balcony: - 工作平台 Utility Platform: 1.500 **(16)**	—	3.893 **(42)**	—	—	—	—	—	—	11.312 **(122)**	—
	3樓-15樓 3/F-15/F	A	125.991 **(1,356)** 露台 Balcony: 3.627 **(39)** 工作平台 Utility Platform: 1.500 **(16)**	—	6.545 **(70)**	—	—	—	—	—	—	—	—
		B	100.677 **(1,084)** 露台 Balcony: 2.995 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.003 **(43)**	—	—	—	—	—	—	—	—
		C	78.555 **(846)** 露台 Balcony: 2.038 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	—	3.893 **(42)**	—	—	—	—	—	—	—	—

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

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

註Note:

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

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 **(平方呎)** Saleable Area (including balcony, utility platform and verandah, if any) sq. metre **(sq.ft.)**	其他指明項目的面積 (不計算入實用面積) 平方米 **(平方呎)** Area of other specified items (Not included in the Saleable Area) sq.metre **(sq.ft.)**									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	16樓-18樓 16/F - 18/F	A	127.827 **(1,376)** 露台 Balcony: 3.627 **(39)** 工作平台 Utility Platform: 1.500 **(16)**	–	6.545 **(70)**	–	–	–	–	–	–	–	–
		B	101.858 **(1,096)** 露台 Balcony: 2.995 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	–	4.003 **(43)**	–	–	–	–	–	–	–	–
		C	78.555 **(846)** 露台 Balcony: 2.038 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	–	3.893 **(42)**	–	–	–	–	–	–	–	–
	19樓 19/F	A	128.822 **(1,387)** 露台 Balcony: 3.627 **(39)** 工作平台 Utility Platform: 1.500 **(16)**	–	6.545 **(70)**	–	–	–	–	–	–	–	–
		B	101.858 **(1,096)** 露台 Balcony: 2.995 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	–	4.003 **(43)**	–	–	–	–	–	–	–	–
		C	78.555 **(846)** 露台 Balcony: 2.038 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	–	3.893 **(42)**	–	–	–	–	–	–	–	–

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

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

註Note:

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

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	20樓20/F	A	129.818 **(1,397)** 露台 Balcony: 3.627 **(39)** 工作平台 Utility Platform: 1.500 **(16)**	—	6.545 **(70)**	—	—	—	—	—	—	—	—
		B	101.858 **(1,096)** 露台 Balcony: 2.995 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.003 **(43)**	—	—	—	—	—	—	—	—
		C	78.555 **(846)** 露台 Balcony: 2.038 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	—	3.893 **(42)**	—	—	—	—	—	—	—	—
	21樓-25樓 21/F-25/F	A	130.836 **(1,408)** 露台 Balcony: 3.627 **(39)** 工作平台 Utility Platform: 1.500 **(16)**	—	6.670 **(72)**	—	—	—	—	—	—	—	—
		B	101.858 **(1,096)** 露台 Balcony: 2.995 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.003 **(43)**	—	—	—	—	—	—	—	—
		C	78.555 **(846)** 露台 Balcony: 2.038 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	—	3.893 **(42)**	—	—	—	—	—	—	—	—

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

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

註Note:

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

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	26樓-30樓 26/F-30/F	A	130.836 **(1,408)** 露台 Balcony: 3.627 **(39)** 工作平台 Utility Platform: 1.500 **(16)**	—	6.670 **(72)**	—	—	—	—	—	—	—
		B	101.858 **(1,096)** 露台 Balcony: 2.995 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.003 **(43)**	—	—	—	—	—	—	—
		C	81.033 **(872)** 露台 Balcony: 2.038 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	—	3.645 **(39)**	—	—	—	—	—	—	—
	31樓 31/F	A	130.836 **(1,408)** 露台 Balcony: 3.627 **(39)** 工作平台 Utility Platform: 1.500 **(16)**	—	6.670 **(72)**	—	39.493 **(425)**	—	—	—	—	—
		B	101.858 **(1,096)** 露台 Balcony: 2.995 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.003 **(43)**	—	38.165 **(411)**	—	—	—	—	—
		C	81.033 **(872)** 露台 Balcony: 2.038 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	—	3.645 **(39)**	—	—	—	—	—	—	—

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

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

註Note:

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

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	2樓 2nd Floor	A	99.793 **(1,074)** 露台 Balcony: 2.923 **(31)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.015 **(43)**	—	—	—	—	—	—	—	—
		B	100.899 **(1,086)** 露台 Balcony: 2.986 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.303 **(46)**	—	—	—	—	—	—	—	—
		C	73.020 **(786)** 露台 Balcony: - 工作平台 Utility Platform: 1.500 **(16)**	—	3.660 **(39)**	—	—	—	—	—	—	9.645 **(104)**	—
	3樓-15樓 3/F-15/F	A	99.793 **(1,074)** 露台 Balcony: 2.923 **(31)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.015 **(43)**	—	—	—	—	—	—	—	—
		B	100.899 **(1,086)** 露台 Balcony: 2.986 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.303 **(46)**	—	—	—	—	—	—	—	—
		C	75.052 **(808)** 露台 Balcony: 2.032 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	—	3.660 **(39)**	—	—	—	—	—	—	—	—
	16樓-25樓 16/F-25/F	A	101.093 **(1,088)** 露台 Balcony: 2.889 **(31)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.015 **(43)**	—	—	—	—	—	—	—	—
		B	102.233 **(1,100)** 露台 Balcony: 2.986 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.303 **(46)**	—	—	—	—	—	—	—	—
		C	75.052 **(808)** 露台 Balcony: 2.032 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	—	3.660 **(39)**	—	—	—	—	—	—	—	—

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

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

註Note:

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

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 **(平方呎)** Saleable Area (including balcony, utility platform and verandah, if any) sq. metre **(sq.ft.)**	其他指明項目的面積 (不計算入實用面積) 平方米 **(平方呎)** Area of other specified items (Not included in the Saleable Area) sq.metre **(sq.ft.)**								
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	26樓-30樓 26/F-30/F	A	101.093 **(1,088)** 露台 Balcony: 2.889 **(31)** 工作平台 Utility Platform: 1.500 **(16)**	–	4.015 **(43)**	–	–	–	–	–	–	–	–
		B	102.233 **(1,100)** 露台 Balcony: 2.986 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	–	4.303 **(46)**	–	–	–	–	–	–	–	–
		C	76.145 **(820)** 露台 Balcony: 2.032 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	–	3.660 **(39)**	–	–	–	–	–	–	–	–
	31樓 31/F	A	101.093 **(1,088)** 露台 Balcony: 2.889 **(31)** 工作平台 Utility Platform: 1.500 **(16)**	–	4.015 **(43)**	–	32.588 **(351)**	–	–	–	–	–	–
		B	102.233 **(1,100)** 露台 Balcony: 2.986 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	–	4.303 **(46)**	–	28.873 **(311)**	–	–	–	–	–	–
		C	76.145 **(820)** 露台 Balcony: 2.032 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	–	3.660 **(39)**	–	–	–	–	–	–	–	–

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

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

註Note:

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

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 **(平方呎)** Saleable Area (including balcony, utility platform and verandah, if any) sq. metre **(sq.ft.)**	其他指明項目的面積 (不計算入實用面積) 平方米 **(平方呎)** Area of other specified items (Not included in the Saleable Area) sq.metre **(sq.ft.)**								
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第3座 Tower 3	2樓 2nd Floor	A	103.310 **(1,112)** 露台 Balcony: 3.035 **(33)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.303 **(46)**	—	—	—	—	—	—	—	—
		B	123.411 **(1,328)** 露台 Balcony: 3.524 **(38)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.477 **(48)**	—	—	—	—	—	—	—	—
		C	80.765 **(869)** 露台 Balcony: 2.268 **(24)** 工作平台 Utility Platform: -	—	4.538 **(49)**	—	—	—	—	—	—	14.469 **(156)**	—
	3樓-15樓 3/F-15/F	A	103.310 **(1,112)** 露台 Balcony: 3.035 **(33)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.303 **(46)**	—	—	—	—	—	—	—	—
		B	123.411 **(1,328)** 露台 Balcony: 3.524 **(38)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.477 **(48)**	—	—	—	—	—	—	—	—
		C	82.265 **(885)** 露台 Balcony: 2.268 **(24)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.538 **(49)**	—	—	—	—	—	—	—	—

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

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

註Note:

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

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 **(平方呎)** Saleable Area (including balcony, utility platform and verandah, if any) sq. metre **(sq.ft.)**	其他指明項目的面積 (不計算入實用面積) 平方米 **(平方呎)** Area of other specified items (Not included in the Saleable Area) sq.metre **(sq.ft.)**								
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第3座 Tower 3	16樓-30樓 16/F-30/F	A	104.609 **(1,126)** 露台 Balcony: 3.000 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.303 **(46)**	—	—	—	—	—	—	—
		B	123.411 **(1,328)** 露台 Balcony: 3.524 **(38)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.477 **(48)**	—	—	—	—	—	—	—
		C	82.265 **(885)** 露台 Balcony: 2.268 **(24)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.538 **(49)**	—	—	—	—	—	—	—
	31樓 31/F	A	104.609 **(1,126)** 露台 Balcony: 3.000 **(32)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.303 **(46)**	—	32.555 **(350)**	—	—	—	—	—
		B	123.411 **(1,328)** 露台 Balcony: 3.524 **(38)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.477 **(48)**	—	32.539 **(350)**	—	—	—	—	—
		C	82.265 **(885)** 露台 Balcony: 2.268 **(24)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.538 **(49)**	—	—	—	—	—	—	—

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

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

註Note:

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

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第5座 Tower 5	2樓 2nd Floor	A	124.674 **(1,342)** 露台 Balcony: 3.722 **(40)** 工作平台 Utility Platform: -	—	5.990 **(64)**	—	—	—	—	—	—	8.746 **(94)**	—
		B	95.434 **(1,027)** 露台 Balcony: 2.626 **(28)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.938 **(53)**	—	—	—	—	—	—	—	—
		C	65.589 **(706)** 露台 Balcony: - 工作平台 Utility Platform: 1.500 **(16)**	—	2.642 **(28)**	—	—	—	—	—	—	5.215 **(56)**	—
	3樓-21樓 3/F-21/F	A	126.174 **(1,358)** 露台 Balcony: 3.722 **(40)** 工作平台 Utility Platform: 1.500 **(16)**	—	5.990 **(64)**	—	—	—	—	—	—	—	—
		B	95.434 **(1,027)** 露台 Balcony: 2.626 **(28)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.938 **(53)**	—	—	—	—	—	—	—	—
		C	67.588 **(728)** 露台 Balcony: 2.000 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	—	3.043 **(33)**	—	—	—	—	—	—	—	—

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

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

註Note:

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

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 **(平方呎)** Saleable Area (including balcony, utility platform and verandah, if any) sq. metre **(sq.ft.)**	其他指明項目的面積 (不計算入實用面積) 平方米 **(平方呎)** Area of other specified items (Not included in the Saleable Area) sq.metre **(sq.ft.)**								
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第5座 Tower 5	22樓-23樓 22/F-23/F	A	126.174 **(1,358)** 露台 Balcony: 3.722 **(40)** 工作平台 Utility Platform: 1.500 **(16)**	—	5.990 **(64)**	—	—	—	—	—	—	—
		B	96.604 **(1,040)** 露台 Balcony: 2.626 **(28)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.938 **(53)**	—	—	—	—	—	—	—
		C	67.588 **(728)** 露台 Balcony: 2.000 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	—	3.043 **(33)**	—	—	—	—	—	—	—
	25樓-27樓 25/F-27/F	A	126.174 **(1,358)** 露台 Balcony: 3.722 **(40)** 工作平台 Utility Platform: 1.500 **(16)**	—	5.990 **(64)**	—	—	—	—	—	—	—
		B	99.159 **(1,067)** 露台 Balcony: 2.626 **(28)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.938 **(53)**	—	—	—	—	—	—	—
		C	67.588 **(728)** 露台 Balcony: 2.000 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	—	3.043 **(33)**	—	—	—	—	—	—	—

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

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

註Note:

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

AREA SCHEDULE面積表

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第5座 Tower 5	28樓-30樓 28/F-30/F	A	126.174 **(1,358)** 露台 Balcony: 3.722 **(40)** 工作平台 Utility Platform: 1.500 **(16)**	—	5.990 **(64)**	—	—	—	—	—	—	—
		B	99.159 **(1,067)** 露台 Balcony: 2.626 **(28)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.938 **(53)**	—	—	—	—	—	—	—
		C	70.119 **(755)** 露台 Balcony: 2.000 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	—	3.143 **(34)**	—	—	—	—	—	—	—
	31樓 31/F	A	126.174 **(1,358)** 露台 Balcony: 3.722 **(40)** 工作平台 Utility Platform: 1.500 **(16)**	—	5.990 **(64)**	—	35.978 **(387)**	—	—	—	—	—
		B	99.159 **(1,067)** 露台 Balcony: 2.626 **(28)** 工作平台 Utility Platform: 1.500 **(16)**	—	4.938 **(53)**	—	34.890 **(376)**	—	—	—	—	—
		C	70.119 **(755)** 露台 Balcony: 2.000 **(22)** 工作平台 Utility Platform: 1.500 **(16)**	—	3.143 **(34)**	—	—	—	—	—	—	—

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

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

註Note:

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

AREA SCHEDULE面積表

物業的描述 Description of Residential Property	**實用面積** (包括露台、工作平台及陽台(如有)) 平方米 **(平方呎)** **Saleable Area** (including balcony, utility platform and verandah, if any) sq. metre **(sq.ft.)**	**其他指明項目的面積** (不計算入實用面積) 平方米 **(平方呎)** **Area of other specified items** (Not included in the Saleable Area) sq.metre **(sq.ft.)**								
屋號 House number		**空調機房 Air-conditioning plant room**	**窗台 Bay window**	**閣樓 Cockloft**	**平台 Flat roof**	**花園 Garden**	**停車位 Parking space**	**天台 Roof**	**梯屋 Stairhood**	**前庭 Terrace**	**庭院 Yard**
1	207.604 **(2,235)** 露台 Balcony: - 工作平台 Utility Platform: 1.500 **(16)**	—	4.385 **(47)**	—	—	129.418 **(1,393)**	—	—	—	—	—
2、3、5、6、7、8、9	204.025 **(2,196)** 露台 Balcony: - 工作平台 Utility Platform: 1.500 **(16)**	—	4.385 **(47)**	—	—	73.913 **(796)**	—	—	—	—	—
10	207.046 **(2,229)** 露台 Balcony: - 工作平台 Utility Platform: 1.500 **(16)**	—	4.385 **(47)**	—	—	92.076 **(991)**	—	—	—	—	—

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

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

註Note:

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

地庫2 BASEMENT 2

Residential Parking Space 住客停車位

Visitors' Parking Space 訪客停車位

Motor Cycle Parking Space 電單車停車位

Residential Loading and Unloading Space 住宅上落客貨車位

Category of parking space 停車位類別	Nos. 數目	Dimension (W x L) 尺寸 (寬x長)	Area Per Each Space 每個停車位面積
Residential Parking Space 住客停車位	112	2.5米m x 5米m	12.5平方米m^2
	1*	3.5米m x 5米m	17.5平方米m^2
Visitors' Parking Space 訪客停車位	19	2.5米m x 5米m	12.5平方米m^2
	1*	3.5米m x 5米m	17.5平方米m^2
Motor Cycle Parking Space 電單車停車位	21	1米m x 2.4米m	2.4平方米m^2
Residential Loading and Unloading Space 住宅上落客貨車位	4	3.5米m x 11米m	38.5平方米m^2

*傷健人士停車位 Parking Space for Disabled Persons

N (北) 0M(米) Scale(比例) 25M(米)

地庫1 BASEMENT 1

Residential Parking Space
住客停車位

Category of parking space 停車位類別	Nos. 數目	Dimension (W x L) 尺寸 (寬x長)	Area Per Each Space 每個停車位面積
Residential Parking Space 住客停車位	92	2.5米m x 5米m	12.5平方米m^2
	1*	3.5米m x 5米m	17.5平方米m^2

*傷健人士停車位 Parking Space for Disabled Persons

(a) 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

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

(c) 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—

(i) 該臨時合約即告終止；

(ii) 有關的臨時訂金即予沒收；及

(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

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

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

(c) If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement—

(i) that preliminary agreement is terminated;

(ii) the preliminary deposit is forfeited; and

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

1. 發展項目的公用部分：

(i) 「**公用地方**」指所有發展項目公用地方、洋房公用地方、住宅公用地方、大廈公用地方及停車場公用地方。

(ii) 「**公用設施**」指所有發展項目公用設施、洋房公用設施、住宅公用設施、大廈公用設施及停車場公用設施。

(iii) 「**發展項目公用地方**」指該土地(按公契所定義)及發展項目(按公契所定義)內由註冊擁有人(按公契所定義)按公契指定其用途為供單位(按公契所定義)業主(按公契所定義)及佔用人共同使用及享用，而並非按公契或其他契約給予註冊擁有人或任何個別單位的業主和並非特別轉讓的所有該等地方或部分及在不局限前文的概括性原則下，包括非建築範圍(按公契所定義)、行人通道(按公契所定義)、行人走廊(按公契所定義)、未來行人天橋附屬構築物(按公契所定義)、外牆、護牆、升降機、消防員升降機、消防員升降機大堂、暢通易達升降機大堂、穿梭式升降機大堂、公共升降機大堂、升降機槽的玻璃圍牆、玻璃簷篷、園藝區、道路、行人徑、行人道、階梯、行人路、通道、入口、車道、休憩用地、樓梯、斜道、梯級、低壓電掣房、變壓器房(按公契所定義)、位於地面的垃圾存放及物料回收室、消防進水及灑水器進水口、煤氣入口、總水錶房、灑水器泵房、消防泵房、灑水器控制閥室、消防閥控制室、電纜槽、管槽、緊急發電機房、燃料箱房、食水及沖廁水泵房、升降機槽、平台(不包括任何構成大廈公用地方之部分及第一、二、三及五座31樓A單位及B單位其上面天台層之平台)、園藝平台、天台(不屬於任何單位之部分)、電力房、水裝飾、玻璃纖維水箱、儀錶房及水錶櫃、總電訊及廣播設備室、垃圾收集車車位、警衛室、管理員休息室及管理員休息室洗手間、通風槽、過濾機房、調壓水箱、行人走廊平台、維修槽及花槽以及建築物管理條例(香港法例第344章)第2條界定為「公用部分」的該等地方，但不包括停車場公用地方、洋房公用地方、住宅公用地方及大廈公用地方。為作識別之用，發展項目公用地方在附錄於公契經認可人士核實為準確的圖則上以靛藍色顯示。

(iv) 「**發展項目公用設施**」指在發展項目公用地方內安裝作為其便利設施，供發展項目所有單位的業主及佔用人共同使用及享用，而並非供任何個別單位業主獨家享用的所有該等裝置及設施，及在不局限前文的概括性原則下，包括升降機玻璃牆、玻璃護牆/欄杆、鐵閘、圍牆、排水渠、沙井、渠道、總水管、污水渠、雨水渠、水道(如有)、電纜、井(如有)、煤氣閥櫃、管道、電線、鹹水及食水進水喉及總喉、消防或保安設備及設施、泵、電掣、儀錶、照明、衛生裝置、垃圾處理設備及設施、公用天線和其他儀器、設備及設施。

(v) 「**洋房公用地方**」指該土地及發展項目內由註冊擁有人按公契指定其用途為供洋房(按公契所定義)業主及佔用人共同使用及享用，而並非按公契或其他契約給予註冊擁有人或任何個別洋房的業主和並非特別轉讓的所有該等地方或部分及在不局限前文的概括性原則下，包括天台(不包括安裝於天台上之指定地方並屬於任何洋房之空調室外機連鋁柵狀護罩及其部分或附屬的設備、熱水爐櫃、天窗、蓋頂石、鋁製欄柵、通風管道、管槽、罩室及該等空間及附屬維修區之部分)、雨水管槽、斜屋頂草坪裝飾。為作識別之用，洋房公用地方在附錄於公契經認可人士核實為準確的圖則上以綠色顯示。

(vi) 「**洋房公用設施**」指在洋房公用地方內安裝，供所有洋房的業主及佔用人共同使用及享用，而並非供任何個別洋房業主獨家享用或供整個發展項目享用的所有該等裝置及設施，及在不局限前文的概括性原則下，包括裝飾鋁製欄柵、排水明渠、玻璃纖維食水水箱以及其他不論有否套上套管的服務設施及裝置。

(vii) 「**住宅公用地方**」指該土地及發展項目內由註冊擁有人按公契指定其用途為供住宅單位(按公契所定義)業主及佔用人共同使用及享用，而並非按公契或其他契約給予註冊擁有人或任何個別住宅單位的業主和並非特別轉讓的所有該等地方或部分及在不局限前文的概括性原則下，包括訪客停車位(按公契所定義)(包括傷健人士停車位)、上落客貨車位、康樂設施(按公契所定義)、護牆、空氣處理裝置房、電力房、電纜槽、管槽、位於一樓的穿梭升降機、階梯、通道。為作識別之用，住宅公用地方在附錄於公契經認可人士核實為準確的圖則上以黃色顯示。

(viii) 「**住宅公用設施**」指在住宅公用地方內安裝，供所有住宅單位的業主及佔用人共同使用及享用，而並非供任何個別住宅單位業主獨家享用或供整個發展項目享用的所有該等裝置及設施，及在不局限前文的概括性原則下，包括排水渠、電掣、儀錶、管道、泵、電線、電纜、照明、天線、升降機機房內的裝置及設施、水箱、沖廁水水箱、食水水箱、灑水器水箱、調壓水箱、消防水箱、火警警報及消防設備、垃圾處理設備及裝置、康樂設施內的康樂及其他設施和其他不論有否套上套管的服務設施裝置。

(ix) 「**大廈公用地方**」指該土地及發展項目內由註冊擁有人按公契指定其用途為供單元房(按公契所定義)業主及佔用人共同使用及享用，而並非按公契或其他契約給予註冊擁有人或任何個別單元房的業主和並非特別轉讓的所有該等地方或部分及在不局限前文的概括性原則下，包括大廈(按公契所定義)外牆(包括幕牆(如有)(不包括構成任何單元房之部分的幕牆(如有)))、非結構預製外牆(不包括構成任何單元房之部分)、護牆、簷篷(如有)、平台(不包括任何構成發展項目公用地方之部分及第一、二、三及五座31樓A單位及B單位其上面天台層之平台)、屋頂、建築裝飾、空調機平台連同空調機平台護柵、食水及沖廁水泵房、低壓電掣房、電力槽及房、電錶房、消防泵房、清潔泵房、入口大堂、加闊升降機大堂、大廳、升降機、升降機槽、管理員工作台及郵遞處、消防進水及灑水器進水口、管道、排水渠(包括自二樓所有單元房伸延的排水系統)、污水渠、樓梯、行人路、外管槽的鋁製包層、吊船、電錶櫃及房、水錶櫃、標準樓層的垃圾存放及物料回收室、管槽、排氣槽、電纜槽、電扇房、升降機機房、電訊及廣播設備室。為作識別之用，大廈公用地方在附錄於公契經認可人士核實為準確的圖則上以紅色顯示。

(x) 「**大廈公用設施**」指在大廈公用地方內安裝，供所有單元房的業主及佔用人共同使用及享用，而並非供任何個別單元房業主獨家享用或供整個發展項目享用的所有該等裝置及設施，及在不局限前文的概括性原則下，包括玻璃欄杆、管道、排水渠、消防水箱、食水水箱、所有泵房內的玻璃纖維沖廁水水箱和附屬裝置及升降機機房的設施和其他服務、儀器、設備及設施。

(xi) 「**停車場公用地方**」指該土地及發展項目內由註冊擁有人按公契指定其用途為供車位(按公契所定義)業主及佔用人共同使用及享用，按圖則(按公契所定義)及政府批地文件(按公契所定義)興建作停泊車輛用途的所有該等地方或部分，但不包括按政府批地文件特別條款第(30)條規定在經批准的停車場平面圖上指定的停車位，及在不局限前文的概括性原則下，包括車道、斜道、行人道、供傷健人士使用的調動區、循環通道及梯級、供停車場使用的機械通風機房、供停車場使用的機械通風槽室和通風槽及僅服務停車場的排煙槽。為作識別之用，停車場公用地方在附錄於公契經認可人士核實為準確的圖則上用紫色顯示。

(xii) 「**停車場公用設施**」指在停車場公用地方內安裝，供車位的業主及佔用人共同使用及享用，而並非供任何個別車位業主獨家享用或供整個發展項目享用的所有該等裝置及設施，及在不局限前文的概性原則下，包括排水渠、沙井、渠道、總水管(如有)、水箱、污水渠、雨水渠、水道、電纜、井(如有)、管道、電線、鹹水及食水進口喉(如有)及總喉、消防或保安設備及設施、泵、電掣、儀錶、照明、通風槽、停車場管理系統和其他儀器、設備及設施。

2. (a) 分配予發展項目中的每個住宅物業的不分割份數的數目

(I) 每棟洋房獲分配的不分割份數數目

洋房	不分割份數數目
1號洋房	209/33614
2號洋房	206/33614
3號洋房	206/33614
5號洋房	206/33614
6號洋房	206/33614
7號洋房	206/33614
8號洋房	206/33614
9號洋房	206/33614
10號洋房	209/33614

註：不設4號洋房

(II) 每座大廈內的住宅物業的不分割份數的數目

座號	樓層	單元房	不分割份數數目
1	2樓	A	125/33614
		B	99/33614
		C	78/33614
	3樓-15樓（10層樓）	A	124/33614
		B	99/33614
		C	78/33614
	16樓-18樓（3層樓）	A	126/33614
		B	100/33614
		C	78/33614
	19樓	A	127/33614
		B	100/33614
		C	78/33614
	20樓	A	128/33614
		B	100/33614
		C	78/33614
2	21樓-25樓（4層樓）	A	129/33614
		B	100/33614
		C	78/33614
	26樓-30樓（5層樓）	A	129/33614
		B	100/33614
		C	80/33614
	31樓	A	130/33614
		B	101/33614
		C	80/33614
2	2樓	A	98/33614
		B	99/33614
		C	75/33614
	3樓-15樓（10層樓）	A	98/33614
		B	99/33614
		C	75/33614
	16樓-25樓（9層樓）	A	100/33614
		B	101/33614
		C	75/33614
	26樓-30樓（5層樓）	A	100/33614
		B	101/33614
		C	76/33614
	31樓	A	101/33614
		B	102/33614
		C	76/33614
3	2樓	A	102/33614
		B	121/33614
		C	81/33614
	3樓-15樓（10層樓）	A	102/33614
		B	121/33614
		C	81/33614
	16樓-30樓（14層樓）	A	103/33614
		B	121/33614
		C	81/33614
	31樓	A	104/33614
		B	122/33614
		C	81/33614
5	2樓	A	124/33614
		B	94/33614
		C	67/33614
	3樓-21樓（16層樓）	A	124/33614
		B	94/33614
		C	67/33614
	22樓-23樓（2層樓）	A	124/33614
		B	95/33614
		C	67/33614
	25樓-27樓（3層樓）	A	124/33614
		B	98/33614
		C	67/33614
	28樓-30樓（3層樓）	A	124/33614
		B	98/33614
		C	70/33614
	31樓	A	125/33614
		B	99/33614
		C	70/33614

註：不設第4座
不設4、13、14及24樓

(b) 每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。

(c) 發展項目所有住宅物業之管理份數總數為32,294。

(d) 發展項目之管理份數總數為33,345。

3. 有關發展項目的管理人的委任年期：

根據《建築物管理條例》(香港法例第344章)及公契第VI章A部分第2條第(b)及(c)款的規定，公契管理人獲公契委任為管理該土地及發展項目的第一任管理人，初步任期為公契之日起的首2年，其後繼續管理發展項目，直至其委任被終止。

4. 發展項目的住宅物業擁有人分擔管理開支的基準：

管理人應根據以下原則釐定各業主應分擔之管理開支金額：

(a) 發展項目的每個單位業主須按他的單位獲分配的管理份數(按公契所定義)的數目對發展項目所有單位的管理份數的總數之比例分擔年度管理預算(按公契所定義)A部分評

估的款項。A部分須涵蓋管理人認為歸屬管理及維持發展項目公用地方及發展項目公用設施或僅供全體業主享用的預計管理開支(不包括管理預算B部分、C部分、D部分及E部分載有的該等預計管理開支)。

(b) 每個業主除以上第(a)分條應付的款項外，還須就他作為每個住宅單位業主按他的住宅單位獲分配的管理份數的數目對發展項目所有住宅單位的管理份數的總數之比例分擔年度管理預算B部分評估的款項。B部分須涵蓋管理人認為歸屬管理及維持住宅公用地方及住宅公用設施或僅供住宅單位的全體業主享用的預計管理開支，包括但不限於康樂設施的操作、保養、維修、清潔、照明及保安的開支。為免存疑，B部分亦須涵蓋管理人合理認為歸屬使用訪客停車位及上落客貨車位的有關停車場公用地方及停車場公用設施預計管理開支的該等部分。

(c) 每個業主除以上第(a)分條應付的款項外，還須就他作為每棟洋房業主按他的洋房獲分配的管理份數的數目對發展項目所有洋房的管理份數的總數之比例分擔年度管理預算C部分評估的款項。C部分須涵蓋管理人認為歸屬管理及維持洋房公用地方及洋房公用設施或僅供洋房的全體業主享用的預計管理開支。

(d) 每個業主除以上第(a)分條應付的款項外，還須就他作為每個單元房業主按他的單元房獲分配的管理份數的數目對發展項目內所有單元房的管理份數的總數之比例分擔年度管理預算D部分評估的款項。D部分須涵蓋管理人認為歸屬管理及維持大廈公用地方及大廈公用設施或僅供單元房的全體業主享用的預計管理開支。

(e) 每個業主除以上第(a)分條應付的款項外，還須就他作為每個車位業主按他的車位獲分配的管理份數的數目對發展項目所有車位的管理份數的總數之比例分擔年度管理預算E部分評估的款項。E部分須涵蓋管理人認為歸屬管理及維修停車場公用地方及停車場公用設施或僅供車位的全體業主享用的預計管理開支。但為免存疑，不包括載於年度管理預算B部分歸屬使用訪客停車位及上落客貨車位的有關停車場公用地方及停車場公用設施的預計管理開支的該等部分。

5. 計算管理費按金的基準：

各單位之首任業主應於取得單位管有權時，向管理人存入作為保證如期支付根據公契其可能或將應付的所有金額之按金，金額相等於首年度預算管理開支的每月分擔款項的一個月款項，該等款項不可用作抵銷應付的管理開支每月款項或其他款項，亦不可退還，但可轉讓。

6. 擁有人在發展項目中保留作自用的範圍(如有的話)：

不適用

1. The common parts of the Development:

(i) "**Common Areas**" means all of the Development Common Areas, House Common Areas, Residential Common Areas, Tower Common Areas and Car Park Common Areas.

(ii) "**Common Facilities**" means all of the Development Common Facilities, House Common Facilities, Residential Common Facilities, Tower Common Facilities and Car Park Common Facilities.

(iii) "**Development Common Areas**" means all those areas or parts of the Land (as defined in the DMC) and the Development (as defined in the DMC), the right to the use of which is designated by the Registered Owner (as defined in the DMC) in accordance with the provisions of the DMC for the common use and benefit of the Owners (as defined in the DMC) and occupiers of the Units (as defined in the DMC) and is not given by the DMC or otherwise to the Registered Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, the Non-building Area (as defined in the DMC), the Pedestrian Link (as defined in the DMC), the Pedestrian Walkway (as defined in the DMC), the Future Footbridge Associated Structures (as defined in the DMC), external walls, parapet-walls, lift(s), fireman lift(s), fireman lift lobby(ies), accessible lift lobby(ies), shuttle lift lobby(ies), public lift lobby(ies), glass wall(s) enclosing lift shaft(s), glass canopy(ies), landscaped areas, roads, footpaths, pavements, stairs, walkways, passageways, entrances, driveways, open spaces, staircases, ramps, steps, low voltage switch rooms, Transformer Rooms (as defined in the DMC), refuse storage and material recovery chamber at ground floor, fire services inlet and sprinkler inlet, gas inlet, master water meter room, sprinkler pump rooms, fire services pump room, sprinkler control valve room, fire services valve control room, cable duct(s), pipe duct(s), emergency generator room(s), fuel tank room, potable and flushing water pump room(s), lift shafts, flat roofs (excluding those forming part of the Tower Common Areas and flat roof(s) on main roof floor immediately above Flat A and Flat B on 31st floor of Towers 1, 2, 3 and 5), landscaped flat roof, roofs (which do not form part of any Units), electrical rooms, water features, fiber glass water tank(s), meter room and water meter cabinets, main telecommunications and broadcasting equipment rooms, refuse collection vehicle space, guard room, caretaker's quarter and caretaker's quarter toilet, vent shafts, filtration plant room(s), surge and water tanks, flat roofs for Pedestrian Walkway, services duct and planter and such areas within the meaning of "common parts" as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Car Park Common Areas, the House Common Areas, the Residential Common Areas and the Tower Common Areas. For the purpose of identification, the Development Common Areas are shown coloured Indigo on the plans certified as to their accuracy by or on behalf of the Authorized Person annexed to the DMC.

(iv) "**Development Common Facilities**" means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of the Owners and occupiers of all the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Owner of a Unit and, without limiting the generality of the foregoing, including lift glass wall(s), glass parapet/ balustrade, metal gate, fence walls, drains, manhole, channels, water mains, sewers, gutters, watercourses (if any), cables, wells (if any), town gas valve cabinet, pipes, wires, salt and fresh water intakes and mains, fire fighting or security equipment and facilities, pumps, switches, meters, lights, sanitary fittings, refuse disposal equipment and facilities, communal aerials and other apparatus equipment and facilities.

(v) "**House Common Areas**" means all those areas or parts of the Land and the Development, the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for common use and benefit of the Owners and occupiers of Houses (as defined in the DMC) and is not given by the DMC or otherwise to the Registered Owner or the Owner of any individual House and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include roof (excluding air-conditioning outdoor unit with aluminum grille cover and parts or equipment ancillary thereto, water heater cabinet, skylight, stone coping, aluminum feature grilles, vent duct(s), pipe duct(s), dog houses and associated maintenance space(s) installed in the designated area(s) and situated on roof floor and forming part of any House), rainwater pipe duct, pitch roof lawn finish. For the purpose of identification, the House Common Areas are shown coloured Green on the plans certified as to their accuracy by and on behalf of the Authorized Person annexed to the DMC.

(vi) "**House Common Facilities**" means all those installations and facilities in the House Common Areas used in common by or installed for the common benefit of the Owners and occupiers of all the Houses and not for the exclusive use or benefit of any individual Owner of a House or the Development as a whole and which, without limiting the generality of the foregoing, include aluminum feature grille, surface channel, fiberglass potable water tanks and other service facilities apparatus whether ducted or otherwise.

(vii) "**Residential Common Areas**" means all those areas or parts of the Land and the Development, the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for common use and benefit of the Owners and occupiers of Residential Units (as defined in the DMC) and is not given by the DMC or otherwise to the Registered Owner or the Owner of any individual Residential Unit and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include Visitors' Parking Spaces (as defined in the DMC) (with parking space(s) for vehicles of disabled persons), loading and unloading spaces, Recreational Facilities (as defined in the DMC), parapet-walls, air handling unit rooms, electrical room, cable duct(s), pipe duct(s), shuttle lift at 1st Floor, stairs, passageways. For the purpose of identification, the Residential Common Areas are shown coloured Yellow on the plans certified as to their accuracy by and on behalf of the Authorized Person annexed to the DMC.

(viii) "**Residential Common Facilities**" means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of the Owners and occupiers of all the Residential Units and not for the exclusive use or benefit of any individual Owner of a Residential Unit or the Development as a whole and which, without limiting the generality of the foregoing, include drains, switches, meters, pipes, pumps, wires, cables, lights, antennae, installations and facilities in the lift machine rooms, water tanks, flushing water tank, potable water tanks, sprinkler water tanks, surge tanks, fire services water tanks, fire warning and fighting equipment, refuse disposal equipment and apparatus, recreational and other facilities in the Recreational Facilities and other service facilities apparatus whether ducted or otherwise.

(ix) "**Tower Common Areas**" means all those areas or parts of the Land and the Development, the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for common use and benefit of the Owners and occupiers of the Flats (as defined in the DMC) and is not given by the DMC or otherwise to the Registered Owner or the Owner of any individual Flat and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include the external walls of the Towers (as defined in the DMC) (including curtain walls (if any) (excluding curtain walls (if any) which form part of any Flat)), non-structural prefabricated external walls (excluding those forming part of any Flat), parapet walls, canopies (if any), flat roof(s) (excluding those forming part of the Development Common Areas and flat roof(s) on main roof floor immediately above Flat A and Flat B on 31st floor of Towers 1, 2, 3 and 5), top roof(s), architectural features, air-conditioning platforms with air-conditioning platform grilles, potable & flushing pump rooms, low voltage switch room(s), electrical duct and room, electrical meter room, fire services pump rooms, cleansing pump room, entrance lobbies, wider lift lobbies, halls, lifts, lift shafts, caretaker's counters and mail areas, fire services inlets and sprinkler inlets, pipes, drains including the drainage system discharging from all Flats on the 2nd Floor,

sewers, staircases, walkways, aluminum cladding panel for external pipe duct, gondola, electrical meter cabinet and room, water meter cabinet, refuse storage and material recovery room(s) at typical floors, pipe duct(s), vent duct(s), cable duct(s), fan room(s), lift machine room(s), telecommunication and broadcasting equipment room(s). For the purpose of identification, the Tower Common Areas are shown coloured Red on the plans annexed to the DMC certified as to their accuracy by and on behalf of the Authorized Person.

(x) "**Tower Common Facilities**" means all those installations and facilities in the Tower Common Areas used in common by or installed for the common benefit of the Owners and occupiers of all the Flats and not for the exclusive use or benefit of any individual Owner of a Flat or the Development as a whole and which, without limiting the generality of the foregoing, include glass railing, pipes, drains, fire services water tanks, potable flushing water tanks, fiberglass flushing water tanks and the associated installations in all pump rooms and facilities in the lift machine room and other services, apparatus, equipment and facilities.

(xi) "**Car Park Common Areas**" means all those areas or parts of the Land and the Development, the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners and occupiers of Car Parks (as defined in the DMC) and which are constructed for parking purposes in accordance with the Plans (as defined in the DMC) and the Government Grant (as defined in the DMC) except those parking spaces designated on the approved carpark layout plan under Special Condition No. (30) of the Government Grant and which include, without limiting the generality of the foregoing, the driveways, ramps, pavement, manoeuvring space for disabled, circulation passages and steps, and machinery rooms for mechanical ventilation (for Car Park), duct room and vent shafts for mechanical ventilation (for Car Park) and smoke vent shafts serving the Car Parks only. For the purpose of identification, the Car Park Common Areas are shown coloured Violet on the plans certified as to their accuracy by or on behalf of the Authorized Person annexed to the DMC.

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

2. (a) The number of undivided shares assigned to each residential property in the Development:

(I) Number of undivided shares allocated to each House

House	No. of undivided shares
No.1	209/33614
No.2	206/33614
No.3	206/33614
No.5	206/33614
No.6	206/33614
No.7	206/33614
No.8	206/33614
No.9	206/33614
No.10	209/33614

Note: There is no designation of House No.4.

(II) Number of undivided shares allocated to each residential property in the Towers

Tower number	Floor	Flat	No. of undivided shares
1	2/F	A	125/33614
		B	99/33614
		C	78/33614
	3/F – 15/F (10 storeys)	A	124/33614
		B	99/33614
		C	78/33614
	16/F – 18/F (3 storeys)	A	126/33614
		B	100/33614
		C	78/33614
	19/F	A	127/33614
		B	100/33614
		C	78/33614
	20/F	A	128/33614
		B	100/33614
		C	78/33614
1	21/F – 25/F (4 storeys)	A	129/33614
		B	100/33614
		C	78/33614
	26/F – 30/F (5 storeys)	A	129/33614
		B	100/33614
		C	80/33614
	31/F	A	130/33614
		B	101/33614
		C	80/33614
2	2/F	A	98/33614
		B	99/33614
		C	75/33614
	3/F – 15/F (10 storeys)	A	98/33614
		B	99/33614
		C	75/33614
	16/F – 25/F (9 storeys)	A	100/33614
		B	101/33614
		C	75/33614
	26/F – 30/F (5 storeys)	A	100/33614
		B	101/33614
		C	76/33614
	31/F	A	101/33614
		B	102/33614
		C	76/33614
3	2/F	A	102/33614
		B	121/33614
		C	81/33614
	3/F – 15/F (10 storeys)	A	102/33614
		B	121/33614
		C	81/33614
	16/F – 30/F (14 storeys)	A	103/33614
		B	121/33614
		C	81/33614
	31/F	A	104/33614
		B	122/33614
		C	81/33614

Tower number	Floor	Flat	No. of undivided shares
5	2/F	A	124/33614
		B	94/33614
		C	67/33614
	3/F – 21/F (16 storeys)	A	124/33614
		B	94/33614
		C	67/33614
	22/F – 23/F (2 storeys)	A	124/33614
		B	95/33614
		C	67/33614
	25/F – 27/F (3 storeys)	A	124/33614
		B	98/33614
		C	67/33614
	28/F – 30/F (3 storeys)	A	124/33614
		B	98/33614
		C	70/33614
	31/F	A	125/33614
		B	99/33614
		C	70/33614

Note: There is no designation of Tower 4.

There are no designation of 4/F, 13/F, 14/F and 24/F.

(b) The number of management shares of a residential property is the same as the number of undivided shares allocated to that residential property. However, the total number of undivided shares in the Development is different from the total number of management shares in the Development.

(c) The total number of management shares of all residential properties in the Development is 32,294.

(d) The total number of management shares in the Development is 33,345.

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

Subject to the provisions of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) and sub-clauses (b) and (c) of clause 2 of subsection A of section VI of the DMC, the DMC Manager is appointed as the first manager to manage the Land and the Development for the initial term of 2 years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated.

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

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

(a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget (as defined in the DMC) in the proportion which the number of the Management Shares (as defined in the DMC) allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development. Part A shall cover the estimated management expenditure which in the opinion of the Manager are attributable to the management and maintenance of the Development Common Areas and the Development Common Facilities or for the benefit of all the Owners (excluding those estimated management expenditure contained in Part B, Part C, Part D and Part E of the Management Budget).

(b) Each Owner in addition to the amount payable under (a) above shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development. Part B shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Residential Common Areas and Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities and, for the avoidance of doubt, Part B shall also contain such parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Visitors' Parking Spaces and the loading and unloading spaces.

(c) Each Owner in addition to the amount payable under (a) above shall in respect of each House of which he is the Owner contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to his House bears to the total number of the Management Shares allocated to all Houses of and in the Development. Part C shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the House Common Areas and the House Common Facilities or solely for the benefit of all the Owners of the Houses.

(d) Each Owner in addition to the amount payable under (a) above shall in respect of each Flat of which he is the Owner contribute to the amount assessed under Part D of the annual Management Budget in the proportion which the number of Management Shares allocated to his Flat bears to the total number of the Management Shares allocated to all Flats of and in the Development. Part D shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Tower Common Areas and Tower Common Facilities or solely for the benefit of all the Owners of the Flats.

(e) Each Owner in addition to the amount payable under (a) above shall in respect of each Car Park of which he is the owner contribute to the amount assessed under Part E of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Park bears to the total number of Management Shares allocated to all Car Parks of and in the Development. Part E shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Car Park Common Areas and the Car Park Common Facilities or solely for the benefit of all the Owners of the Car Parks excluding for the avoidance of doubt, parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Visitors' Parking Spaces and the loading and unloading spaces which shall be treated as falling within Part B of the annual Management Budget.

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

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

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

Not applicable.

1. 該發展項目位於九龍內地段第11120號(「該地段」)。

2. 根據2010年8月17日訂立並在土地註冊處以賣地條件第20110號註冊的賣地協議及條件(「批地文件」)持有該地段，由2010年8月17日起計為期50年。

3. 批地文件特別條款第(7)條規定：

   (a) 除本特別條款第(b)分條規定外，該地段或其中任何部分或在其上已建或擬建的任何建築物不得用作非工業(不包括倉庫、酒店及加油站)以外的任何其他用途。

   (b) 於該地段上已建或擬建的任何建築物或其中任何部分不得用作以下各項規定以外的任何其他用途：

      (i) 最低三層樓(樓層計算包括任何地庫層)作非工業(不包括倉庫、酒店及加油站)用途，本特別條款第(b)(iii)分條規定除外；

      (ii) 所有其他樓層(不包括任何地庫層)作私人住宅用途；及

      (iii) 任何地庫層作非工業(不包括住宅、倉庫、酒店及加油站)用途。

4. 批地文件特別條款第(2)條規定：

   (a) 買方須：

      (i) 於2016年3月31日或之前(或地政總署署長(「署長」)可批准的其他延長時期內)按署長批准的方式、材料、標準、水平、定線及設計自行出資進行下列工程，在一切方面使署長滿意：

         (I) 鋪設及平整附錄於批地文件的圖則上以綠色顯示(以下簡稱「綠色區域」)的未來公共道路的部分；及

         (II) 按署長自行酌情要求，提供及建造橋樑、隧道、立交橋、地下通道、溝渠、高架橋、天橋、行人路、道路或其他指定構築物(以下統稱「構築物」)

         使車輛及行人可以往來綠色區域；

      (ii) 於2016年3月31日或之前或署長批准的其他延長期限內，自行出資在綠色區域鋪設地面、路邊石及渠道，並按署長要求提供明渠、污水渠、排水渠、連接總水喉的消防栓、街燈、交通標誌、街道設施及道路標記，使署長滿意；及

      (iii) 自行出資保養綠色區域連同構築物及於其上或其中建造、安裝及提供的所有構築物、鋪設物、溝渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至按批地文件特別條款第(3)條指定交還綠色區域的管有權為止。

5. 批地文件特別條款第(3)條規定：

   僅為了進行批地文件特別條款第(2)條指定的必要工程及批地文件特別條款第(17)(a)條指定涉及FB2及FB3(按批地文件特別條款第(17)(a)(i)(II)及(III)條分別界定)的必要工程，買方在批地文件之日獲授予綠色區域的管有權。買方須在政府要求時交還綠色區域，及在任何情況下，於署長發出函件表明本批地文件的一般及特別條件(「該等條件」)已履行使他滿意之日，即視為已交還綠色區域給政府。買方須在他管有綠色區域期間，在任何合理時間下准許所有政府及公共車輛及行人自由通過綠色區域，和自由出入附錄於批地文件的圖則上用"G.L.A. — K383"標示的土地，而該等車輛及行人須從批地文件附錄的圖則上標示並標記的P點及Q點之間署長要求的最少淨空高度下，經R點之間進出，並確保上述進出及通行不會受到按批地文件特別條款第(2)條或批地文件特別條款第(17)(a)條或其他規定進行的工程之干涉或阻礙。

6. 批地文件特別條款第(4)條規定：

   未經署長的預先書面同意，買方不得使用綠色區域作儲物用途或搭建任何臨時構築物或任何用途，除了進行批地文件特別條款第(2)條指定的工程；特別條款第(17)(a)條指定涉及FB2及FB3(按批地文件特別條款第(17)(a)(i)(II)及(III)條分別界定)的工程；及按批地文件特別條款第(3)條規定允許自由進入及通行。

7. 批地文件特別條款第(5)(a)條規定：

   買方須在管有綠色區域期間，於合理時間內：

   (i) 准許署長、其官員、承建商及獲其授權的任何其他人士有權出入、經過及再經過該地段及綠色區域，旨在視察、檢查及監管按批地文件特別條款第(2)(a)條進行的任何工程和批地文件特別條款第(17)(a)條指定涉及FB2及FB3(按批地文件特別條款第(17)(a)(i)(II)及(III)條分別界定)的工程和視察、檢查及監管按批地文件特別條款第(2)(b)條進行的任何工程和批地文件特別條款第(17)(c)條指定涉及FB2及FB3(按批地文件特別條款第(17)(a)(i)(II)及(III)條分別界定)的工程及任何其他署長認為有必要在綠色區域進行的工程；

   (ii) 准許政府和政府授權的有關公用事業公司按其要求時有權出入、經過及再經過該地段及綠色區域，旨在綠色區域或任何毗鄰土地之內、之上或之下進行任何工程，包括但不限於鋪設和其後保養一切管道、電線、槽、電纜槽及其他傳導媒介及輔助設備，以便提供電話、電力、煤氣(如有)及其他服務給該地段或任何毗鄰或毗連土地或處所。買方須充分配合政府和政府正式授權的有關公用事業公司在綠色區域內進行上述工程的一切事宜；及

   (iii) 准許水務署的官員和其授權的其他人士按他們要求時有權出入、經過及再經過該地段及綠色區域，旨在進行有關操作、保養、修理、更換及更改綠色區域內的任何其他水務裝置之工程。

8. 批地文件特別條款第(6)條規定：

   買方須在一切方面符合該等條件及任何時候在香港施行適用於建築、衛生及規劃之一切法例、附例及規例之規定，在該地段上興建建築物，並於2016年3月31日或之前竣工和使該等建築物可供入住。

9. 批地文件特別條款第(8)條規定：

   未經署長的預先書面同意，不得移除或干擾在該地段或毗鄰地段種植的樹木。署長在授予書面同意時，可以對移植、代償性環境美化或補種施加他認為合適的條件。

10. 批地文件特別條款第(9)條規定：

    買方須在該地段及平台(如有)的任何不興建建築物的部分，自行出資綠化及種植樹木及灌木，並在其後保養及保持該部分使其處於安全、乾淨、整潔、齊整及健康狀態，使署長滿意。

11. 批地文件特別條款第(10)(f)(i)條規定：

    批地文件附錄的圖則上用粉紅色加黑斜線顯示的範圍(以下簡稱「觀景廊區」)內已建或擬建的建築物或構築物或其部分或建築物或構築物的任何增建物或裝置不能超過香港主水平基準之上15米高度，該地段已建或擬建的建築物或構築物或其部分或建築物或構築物的任何增建物或裝置不能伸展超過觀景廊區內的香港主水平基準之上15米以上的空域，但是：

    (I) 經署長的預先書面批准，在觀景廊區已建或擬建的建築物天台或構築物頂部搭建或安置的機房、水箱、梯屋及類似屋頂構築物可超過本分條指定的高度限制；

    (II) 署長可自行酌情決定在計算本分條指定的高度限制時把觀景廊區搭建、興建或提供的設施(按批地文件特別條款第(12)(a)條界定)不受本分條指定的高度限制，該設施的面積不符合受批地文件特別條款第(39)(a)條界定的「總樓面面積」的定義；及

    (III) 署長批准用作美化環境或安全用途所設計與制訂的邊界牆、圍欄及其他構築物可超過本分條指定的高度限制。

12. 批地文件特別條款第(10)(h)條規定：

    未經署長的預先書面同意，不得在批地文件附錄的圖則上用粉紅色加黑點顯示的範圍(以下簡稱「非建築範圍」)的地面之

上、以上或上面搭建或興建任何建築物或構築物或任何建築物或構築物的支撐物(按批地文件特別條款第(16)(c)條界定及提供的邊界牆、圍牆、行人路和為了連接批地文件特別條款第(17)(a)(i)(II)條界定及興建的FB2所興建或擬建的構築物除外),亦不得放置或儲存任何性質的材料或物件。

13. 批地文件特別條款第(12)條規定:

(a) 買方可在該地段內搭建、建造及提供署長書面批准的康樂設施及其輔助設施(以下簡稱「設施」)。該設施的類型、尺寸、設計、高度及方位亦須經署長預先書面批准。

(c) 若設施的任何部分在總樓面面積的計算根據本特別條款第(b)分條獲豁免(以下簡稱「獲豁免設施」):

(i) 獲豁免設施必須被納入及構成批地文件特別條款第(20)(a)(v)條所提及的公用地方之部分;

(ii) 買方須自行出資維持獲豁免設施於修繕妥當的狀態,並須營辦獲豁免設施,並使署長滿意;及

(iii) 獲豁免設施只可供在該地段已建或擬建的住宅大廈的住戶及其真正訪客使用,其他人概不得使用。

14. 批地文件特別條款第(16)條規定:

(a) 買方須按署長批准的位置、水平、定線和其指定的方式及設計、材料及標準,在各方面均令署長滿意下,自行出資鋪設、塑造、提供、興建、表面整飾分段的行人路或行人道(連同署長可自行酌情指定的樓梯、斜路、照明裝置、升降機及扶手電梯)(以下簡稱「行人通道」)用作本特別條款第(b)分條指定的用途。

(b) 行人通道須採用最短的路線並興建上蓋,以及妥為興建及設計以符合以下要求:

(i) 在署長批准建築物的位置及水平連通該地段內擬建的每座建築物;及

(ii) 在署長批准的位置及水平連通該地段內的一切主要設施,包括在其上提供的商舖、住宅大廈、休憩用地及社區設施、行人走廊(按本特別條款第(c)分條界定)及未來行人天橋輔助構築物(按批地文件特別條款第(17)(b)分條界定)。

(c) 買方須於2016年3月31日或之前按署長批准的位置、水平、路線、定線和指定方式、設計、材料及標準,在各方面均令署長滿意下,自行出資興建及提供一條闊度不可少於6米的行人走廊連同署長批准或要求的扶手電梯、行人升降機、樓梯、斜路或其他構築物(以下簡稱為「行人走廊」),以連接有蓋行人天橋(按批地文件特別條款第(17)(a)分條界定)、未來行人天橋輔助構築物(按批地文件特別條款第(17)(b)分條界定)及該地段的地面,並讓行人自由通過行人走廊,從批地文件附錄的圖則上標示並標記的U點及V點經W點出入在批地文件附錄的圖則上用「愛景街」標示的道路(該道路在下文稱為「愛景街」)之上的公共行人徑。買方在進行有關建築行人走廊的任何工程之前必須提交行人走廊的草圖、設計及規格包括一張標示行人走廊的路徑、位置及水平的圖則給署長審批。買方必須取得署長對上述草圖、設計、規格及圖則的書面批准後才能進行有關建築行人走廊的任何工程。買方須遵守署長施加的任何要求。

(d) 當買方履行本特別條款第(c)分條規定的責任後,在批地文件授予的整個批租期維持行人走廊每日24小時開放給公眾免費使用,不得干擾。

(e) 買方須自行出資保養行人通道及行人走廊使其處於修繕妥當的狀態,使署長滿意。

15. 批地文件特別條款第(17)條規定:

(a) (i) 買方須於2016年3月31日或之前,在一切方面均使署長滿意下,自行出資興建以下行人天橋:

(I) 在批地文件附錄的圖則上以「FB1」標示並標記的大約位置或署長要求的其他位置興建一座單層有蓋行人天橋(以下簡稱「FB1」),其內淨闊度必須為至少7米及內淨高度必須為至少2.3米,以連接該地段或該地段已建或擬建的建築物與在批地文件附錄的圖則上用「K.I.L. 11076」標示並標記的該塊或該幅土地(以下簡稱「毗鄰地段」)上已建或擬建的建築物;

(II) 在批地文件附錄的圖則上以「FB2」標示並標記的大約位置或署長要求的其他位置興建一座單層有蓋行人天橋(以下簡稱「FB2」),其內淨闊度必須為至少5米及內淨高度必須為至少2.3米,以連接該地段或該地段已建或擬建的建築物與在批地文件附錄的圖則上用「WALKWAY」標示並標記的現有行人路;及

(III) 在批地文件附錄的圖則上以「FB3」標示並標記的大約位置或署長要求的其他位置興建一座單層有蓋行人天橋(以下簡稱「FB3」),其內淨闊度必須為至少8米及內淨高度必須為至少2.3米,以連接FB2與在毗鄰地段上已建或擬建的建築物。

FB1、FB2及FB3在下文統稱為「有蓋行人天橋」。

(ii) 買方須按署長要求的方式、設計、材料、水平、定線、位置及標準興建有蓋行人天橋,包括但不限於提供及興建署長可自行酌情要求的支撐物、連接物、斜路、輔助樓梯及樓梯平台、扶手電梯、升降機和內部及外部設備及固定裝置、照明裝置和為了任何有蓋行人天橋的任何未來延伸所需的任何支撐物及連接物。

(b) 買方須於2016年3月31日或之前按署長要求的規格、連接點及水平,在一切方面均令署長滿意下,按署長要求自行出資在該地段已建或擬建的建築物內興建支撐物及連接物連同斜路、輔助樓梯及樓梯平台、扶手電梯及升降機(該支撐物及連接物連同輔助設施在下文統稱為「未來行人天橋輔助構築物」),以便接收、連接及支撐在批地文件附錄的圖則上以「PROP FB4」標示並標記的大約位置或署長要求的其他位置擬興建的一座行人天橋(如興建)(以下簡稱為「未來行人天橋」),以便未來行人天橋可連接該地段或其上的任何建築物及行人可通過未來行人天橋出入行人通道及行人走廊。

(d) (i) 除供公眾人士步行或乘坐輪椅使用的通道外,有蓋行人天橋不能用作任何其他用途。除供接收、連接及支撐未來行人天橋和供一切公眾人士步行或乘坐輪椅出入,未來行人天橋輔助構築物不能用作任何其他用途。

(ii) 除非署長批准或要求,買方不得使用或准許或容許他人使用有蓋行人天橋或未來行人天橋輔助構築物或其任何部分(不論外部或內部)作廣告用途或展示任何標誌、通告或海報。

(iii) 買方不得在有蓋行人天橋或未來行人天橋輔助構築物內作出或准許或容許他人作出任何事情,以致或可能導致對在有蓋行人天橋或未來行人天橋輔助構築物之下或附近經過的任何人士或車輛或任何毗鄰或毗連地段或樓宇的任何業主或佔用人造成滋擾、騷擾、不便或損害。

(iv) 當按該等條件完成行人走廊和任何一座或多座有蓋行人天橋後,買方須在任何時候允許任何公眾人士免費及暢通無阻地步行或乘坐輪椅經過、再經過、行經及上落有蓋行人天橋或當時存在的任何一座或多座有蓋行人天橋,以作任何合法用途;以及進入該地段或其中任何部分和在其上已建或擬建的任何建築物以便出入有蓋行人天橋或當時存在的任何一座或多座行人天橋,並在未來行人天橋存在期間准許任何公眾人士不論日夜的任何時間免費及暢通無阻地步行或乘坐輪椅經過、再經過、行經及上落未來行人天橋輔助構築物,以及進入該地段或其中任何部分和在其上已建或擬建的任何建築物以便出入未來行人天橋。

(v) 買方不得准許或容許任何小販在有蓋行人天橋或未來行人天橋輔助構築物擺賣，並驅趕在該地方擺賣的任何小販。買方須在有蓋行人天橋的所有入口處和未來行人天橋輔助構築物旁邊的顯眼處張貼告示，其內容為禁止在有蓋行人天橋和未來行人天橋輔助構築物擺買。

(e) 買方須就買方、其傭工、工人及承建商因興建、改建、維修、保養、更換或使用有蓋行人天橋和未來行人天橋輔助構築物所作出的任何事情或作任何行為而造成或有關的一切責任、訴訟、司法程序、費用、索償、開支、損失、損害、收費及各種要求，彌償及保持彌償政府、其官員、代理、承建商、工人或其他獲政府正式授權的人士。

(f) 除本特別條款第(g)分條規定之外，買方須在獲批地的整個批租年期內自行出資管理與保養有蓋行人天橋及未來行人天橋輔助構築物，使其處於修繕妥當的狀態，在一切方面均令署長滿意。

(g) 按本特別條款第(a)分條完成FB2及FB3的建築，使署長滿意後，買方須交還予政府FB2及FB3的管有權，政府毋須支付任何費用或補償給買方，及在任何情況下，於署長發出函件表明該等條件已履行使他滿意之日，即視為已交還FB2及FB3的管有權給政府。當FB2及FB3被交還或被視作交還後，買方在本特別條款第(f)分條中對FB2及FB3的責任將終止，但是該責任的終止並不會影響政府對買方於交還或視為交還FB2及FB3的管有權給政府之前買方違反、不遵守或不履行在本特別條款第(f)分條的責任而進行追索之權利，或在任何方面影響政府對買方在本特別條款第(e)分條之權利。即使該等條件有任何規定，政府、其官員、代理、承建商、工人或其他獲政府正式授權的人士，不論有否帶同工具、設備、機械、機器或車輛，經合理預先通知買方後，具有不受限制的權利，出入、經過及再經過該地段或其中任何部分和在其上的任何已建或擬建的建築物，毋須支付任何費用，旨在視察、管理、保養及維修已交還或視為交還管有權予政府的FB2及FB3，及興建行人天橋以代替FB2及FB3或其中任何一座。

(h) (i) 即使該等條件有任何規定，政府、其官員、代理、承建商、工人或其他獲政府正式授權人士，不論有否帶同工具、設備、機械、機器或車輛，經合理預先通知買方後，具有不受限制的權利出入、經過及再經過該地段或其中的任何部分和在其上已建或擬建的任何建築物，毋須支付任何費用，以便進行以下各項工程：

(I) 設計與建築未來行人天橋和進行該設計與建築所必要的地盤勘察及測量；

(II) 連接未來行人天橋與未來行人天橋輔助構築物(該連接在下文稱為「連接段」)；及

(III) 視察、管理、維修及保養連接段及未來行人天橋。

(ii) 在不影響本特別條款第(h)(i)分條的規定下，在署長於任何時候及不時要求的期間，買方須准許未來行人天橋連接的該塊或該幅土地當時的任何政府承租人或租客(以下簡稱為「毗鄰業主」)、他正式授權的職員、承建商、他或他們的工人及他或他們授權的任何其他人士(以下簡稱「毗鄰業主授權的人士」)，不論有否帶同工具、設備、機械、機器或車輛，經合理預先通知買方後，具有不受限制的權利出入、經過及再經過該地段或其中任何部分和在其上已建或擬建的建築物，毋須支付任何費用，以進行本特別條款第(h)(i)分條所列的工程。

(i) 特此為政府及毗鄰業主豁除和保留權利以該地段已建或擬建的建築物支撐未來行人天橋，以及連接未來行人天橋與該地段已建或擬建的建築物。

(j) 當署長要求時，買方自己或通過按公契(按批地文件特別條款第(20)(a)(i)條界定)委任該地段當時的管理人或按建築物管理條例、其下的任何規例及任何修訂法例成立的該地段的業主立案法團，在一切方面均令署長滿意下，自行出資進行署長要求臨時關閉該地段已建或擬建的建築物之任何出口的一切必要工程，以便連接未來行人天橋，並須自行出資進行臨時關閉所必要的一切保養工程，使署長滿意。

(k) 為免存疑，買方承認及同意政府不會保證或作出任何明文或默示的擔保興建未來行人天橋或將其連接該地段。

(l) (i) 即使FB2及FB3按本特別條款第(g)分條交還或視為交還給政府，如該地段或其中任何部分進行重建，以至必須拆卸有蓋行人天橋或其任何部分，買方須在署長指定期限內自行出資，按署長批准或要求的設計、材料、闊度、水平及位置，重建及完成新的有蓋行人天橋或行人天橋或其中任何部分作為代替，使署長滿意。

(ii) 如該地段或其中任何部分進行重建，令未來行人天橋輔助構築物或其中任何部分需要被拆卸，買方須在署長指定期限內自行出資，按署長批准或要求的設計、材料、闊度、水平及位置，興建及完成新的支撐物及連接物，以連接未來行人天橋或任何替代未來行人天橋或該等部分的新的行人天橋，使署長滿意。

16. 批地文件特別條款第(23)條(連同其他)規定：

(a) (i) 除批地文件特別條款第(25)條規定外，必須在該地段內提供車位，使署長滿意，以供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的車輛，而該等車輛只可屬於該地段已建或擬建的建築物之住宅單位住戶和他們的真正來賓、訪客或被邀請者(以下簡稱「住宅停車位」)。住宅停車位的比例按以下表格列明該地段已建或擬建的住宅單位的面積計算(除非署長同意採用不同於以下表格列明的住宅停車位數目之比率)：

每個住宅單位的面積	**擬提供的住宅停車位數目**
少於40平方米	每12個住宅單位或其中部分得一個停車位
不少於40平方米，但少於70平方米	每7個住宅單位或其中部分得一個停車位
不少於70平方米，但少於100平方米	每2.8個住宅單位或其中部分得一個停車位
不少於100平方米，但少於160平方米	每1.4個住宅單位或其中部分得一個停車位
不少於160平方米	每0.9個住宅單位或其中部分得一個停車位

(iii) 除批地文件特別條款第(25)條規定外，如果該地段已建或擬建的任何住宅單位大廈提供超過75個住宅單位，則上述每座住宅單位大廈設有5個停車位或署長批准的其他比率提供額外車位，而該等停車位只供屬於在該地段已建或擬建的建築物之住宅單位住戶的真正來賓、訪客或被邀請人停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的車輛。

(iv) 按本特別條款第(a)(i)分條及(a)(iii)分條提供的停車位不得用作該分條指定以外的任何用途，特別是該等停車位不能用作儲存、陳列或展示車輛或作汽車出售或其他用途。

(b) (i) 除批地文件特別條款第(25)條規定外，除非署長同意其他比率，必須按下列比率在該地段內提供車位作停泊車輛用途，使署長滿意：

(I) 該地段已建或擬建作寫字樓用途的建築物的總樓面面積之首15,000平方米，每150平方米或其中部分設有一個車位；餘下的總樓面面積，每200平方米或其中部分設有一個車位；及

(II) 該地段已建或擬建作非工業用途（不包括私人住宅、寫字樓、倉庫、酒店及加油站）的建築物的總樓面面積，每200平方米或其中部分得一個車位。

(iii) 按本特別條款第(b)(i)(I)及(b)(i)(II)分條提供的車位，不得用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的車輛以外之任何用途，而該等車位只可停泊該地段已建或擬建的(作上述條款分別列明的用途)建築物之佔用者和他們的真正來賓、訪客或被邀請人的車輛，特別是上述車位不得用作汽車儲存、陳列或展示車輛作汽車出售或其他用途。

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

(I) 按本特別條款第(a)(i)分條(可按批地文件特別條款第(26)條修訂)每200個車位或其中部分，若該部分超過100個車位，設有不少於一個車位(惟至少保留與指定一個車位)；

(II) 按本特別條款第(b)(i)(I)分條(可按批地文件特別條款第(26)條修訂)每200個車位或其中部分，若該部分超過100個車位，設有不少於一個車位(惟至少保留與指定一個車位)；

(III) 按本特別條款第(b)(i)(II)分條(可按批地文件特別條款第(26)條修訂)每200個車位或其中部分，若該部分超過100個車位，設有不少於一個車位(惟至少保留與指定一個車位)；

(IV) 如果按本特別條款第(a)(iii)分條提供一個或多個車位，上述提供的停車位中有一個車位。

(ii) 除批地文件特別條款第(25)條規定外，按本特別條款第(c)(i)分條提供的車位須設在署長書面批准的位置及水平。

(iii) 按本特別條款第(c)(i)分條提供的車位，不得用作供《道路交通條例》、其下的任何規例及任何修訂法例界定的殘疾人士停泊車輛以外之任何用途，而該等車位只可停泊該地段已建或擬建的建築物之住戶或佔用人和他們的真正來賓、訪客或被邀請人的車輛，特別是該等車位不得用作汽車儲存、陳列或展示車輛作汽車出售或其他用途。

(d) (i) 除批地文件特別條款第(25)條規定外，除非署長同意其他比率，必須按下列比率在該地段內提供車位，供按《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的電單車作停泊用途，使署長滿意：

(I) 按本特別條款第(a)(i)分條(可按批地文件特別條款第(26)條修訂)規定須提供的住宅車位總數之百分之十(10%)(以下簡稱「住宅電單車車位」)；

(II) 按本特別條款第(b)(i)(I)分條(可按批地文件特別條款第(26)條修訂）規定須提供的車位總數之百分之十(10%)；

(III) 按本特別條款第(b)(i)(II)分條(可按批地文件特別條款第(26)條修訂）規定須提供的車位總數之百分之十(10%)；

如果提供的車位數目是小數，須進至下一個整數。

(ii) 住宅電單車車位不得用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的電單車以外之任何用途，而該等電單車車位只可停泊該地段已建或擬建的建築物之住宅單位住戶和他們的真正來賓、訪客或被邀請人的車輛，特別是上述車位不得用作汽車儲存、陳列或展示車輛作汽車出售或其他用途。

(iii) 按本特別條款第(d)(i)(II)及(d)(i)(III)分條提供的車位不得用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的電單車以外之任何用途，而該等電單車車位只可停泊該地段已建或擬建的(作本特別條款第(b)(i)(II)及(b)(i)(III)分條分別列明的用途的)建築物之佔用人和他們的真正來賓、訪客或被邀請人的車輛，特別是上述車位不得用作汽車儲存、陳列或展示以作汽車出售或其他用途。

(e) (i) 按本特別條款第(a)及(b)分條提供的每個車位（本特別條款第(c)分條提供的車位除外）的面積應為2.5米闊、5.0米長及至少2.4米淨空高度。

(ii) 按本特別條款第(c)分條提供的每個車位的面積應為3.5米闊、5.0米長及至少2.4米淨空高度。

(iii) 按本特別條款第(d)分條提供的每個車位的面積為1.0米闊、2.4米長及至少2.4米淨空高度或署長可批准的其他最少淨空高度。

17. 批地文件特別條款第(24)條規定：

(a) 除批地文件特別條款第(25)條規定外，必須按下列比率在該地段內提供裝卸區作貨車裝卸用途，使署長滿意：

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

(ii) 該地段已建或擬建作寫字樓用途的建築物的總樓面面積的每2,000平方米或其中部分設一個裝卸區；及

(iii) 該地段已建或擬建作非工業(不包括私人住宅、寫字樓、倉庫、酒店及加油站)用途的建築物的總樓面面積的每800平方米或其中部分設一個裝卸區。

(b) 按本特別條款第(a)分條規定提供的裝卸區必須為3.5米闊、11.0米長及至少4.7米淨空高度。該等裝卸區不能用作上述建築物貨車裝卸以外的任何用途。

18. 批地文件特別條款第(25)條規定：

在該地段內提供的所有車位及裝卸區須設置在該地段已建或擬建的建築物的地庫層。除了地庫層外，不得設置在該地段任何部分或在其上的任何已建或擬建的建築物。

19. 批地文件特別條款第(28)(a)條規定：

住宅停車位及住宅電單車車位不得：

(i) 轉讓，除非

(I) 連同該地段的不可分割份數及該地段已建或擬建的大廈住宅單位的獨家使用及管有權；或

(II) 給已經是該地段的不可分割份數及該地段已建或擬建的大廈住宅單位的獨家使用及管有權的業主之人士；或

(ii) 分租，除非給該地段已建或擬建的大廈住宅單位的住戶，

但是在任何情況下，不得轉讓或分租總數超出3個住宅停車位和住宅電單車車位予該地段已建或擬建大廈任何一個住宅單位的業主或住戶。

20. 批地文件特別條款第(32)條規定：

(a) 如果任何土地需要或已經被分割、移走或退讓或堆積或堆填或進行任何類型的斜坡護土工程，不論有否經署長預先書面同意，亦不論是在該地段內或任何政府土地內，旨在構建、平整或開發該地段或其中任何部分或買方按該等條件需要進行的任何其他工程或作任何其他用途，買方須自行出資進行與修建該等斜坡護土工程、護土牆或其他承托物、保護物、排水或附屬工程或其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泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。買方須在批地文件授予的租期期間自行出資保養該土地、斜坡護土工程、護土牆或其他承托物、保護

物、排水或附屬工程或其他工程，使共處於修繕妥當的狀態，使署長滿意。

(b) 本特別條款第(a)分條的規定並沒有影響政府該等條件下的權利，特別是批地文件特別條款第(31)條賦予政府的權利。

(c) 倘若因為任何構建、平整、開發或買方進行其他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，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，買方須自行出資進行修復或彌補，使署長滿意。

21. 批地文件特別條款第(34)條規定：

如果在開發或重建該地段或其中任何部分時已安裝預應力地樁，買方須自行出資在預應力地樁的服務年限期間定期保養與檢查預應力地樁，使署長滿意，並在署長不時自行酌情要求時提供上述檢驗工程的報告和資料給署長。

22. 批地文件特別條款第(35)(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(以下簡稱「廢料」)腐蝕、沖刷或傾倒到公共小巷、道路或路渠、前灘或海底、污水渠、雨水渠、排水渠、明渠或其他政府物業(以下簡稱「政府物業」)，買方須自行出資清理該等廢料並彌補對政府物業造成的任何損壞。

23. 批地文件特別條款第(36)條規定：

買方須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及充分的處理、技巧及預防措施，避免對該地段或其中任何部分或綠色區域或其任何部分之上、上面、之下或毗鄰的任何政府或其他的現有斜坡排水渠、水路、水道、總水喉、道路、行人路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務設施」)造成任何損壞。買方必須自行出資在一切方面維修、彌補及修復上述工程對該地段或綠色區域或任何服務設施造成的任何損壞、干擾或阻礙(除非署長另作選擇，否則明渠、污水渠、雨水渠、排水渠或總水喉須由署長負責修復，否則買方須根據要求時向政府支付該等工程的費用)，使署長滿意。

24. 批地文件特別條款第(37)條規定：

(a) 買方須自行出資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，並使署長滿意，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。

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠、排水渠及污水渠(如已鋪設及運作)的工程可由署長進行，及買方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買方自行出資進行，使署長滿意。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，須由買方自行出資保養，直至要求時由買方移交給政府，由政府出資負責其後的保養。買方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。

25. 批地文件特別條款第(40)條規定：

不得在該地段搭建或製造墳墓或骨灰龕，亦不得在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。

註：本章節提及的買方包括批地文件下的買方，及在上下文義允許或要求下，包括他的遺囑執行人、遺產管理人及承讓人和如其是法團的話，包括其繼承人及承讓人。

1. The Development is situated on Kowloon Inland Lot No.11120 ("the lot").

2. The lot is held under an Agreement and Conditions of Sale dated the 17th day of August 2010 and registered in the Land Registry as Conditions of Sale No.20110 ("the Land Grant") for a term of 50 years commencing from the 17th day of August 2010.

3. Special Condition No.(7) of the Land Grant stipulates that:

   (a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filing station) purposes.

   (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:

      (i) as to the lowest three floors (including any basement floor in counting the number of floors), for non-industrial (excluding godown, hotel and petrol filling station) purposes subject to sub-clause (b)(iii) of this Special Condition;

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

      (iii) as to any basement floor, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

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

   (a) The Purchaser shall:

      (i) on or before the 31st day of March, 2016 (or such other extended periods as may be approved by the Director of Lands ("the Director")), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

         (I) lay and form those portions of future public roads shown and coloured green on the plan annexed to the Land Grant (hereinafter referred to as "the Green Area"); and

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

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

      (ii) on or before the 31st day of March, 2016 or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

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

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

   For the purpose only of carrying out the necessary works specified in Special Condition No.(2) of the Land Grant, and the necessary works specified in Special Condition No.(17)(a) of the Land Grant so far as they relate to FB2 and FB3 (as respectively defined in Special Condition No.(17)(a)(i)(II) and (III) of the Land Grant), the Purchaser shall on the date of the Land Grant be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that the General and Special Conditions ("these Conditions") have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access to and passage over and along the Green Area and free right of ingress to and egress from the land marked "G.L.A. – K 383" on the plan annexed to the Land Grant with such minimum headroom as the Director may require between the points P and Q through R shown and marked on the plan annexed to the Land Grant for all Government and public vehicular and pedestrian traffic and shall ensure that such access and passage shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(2) of the Land Grant or Special Condition No.(17)(a) of the Land Grant or otherwise.

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

   The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(2) of the Land Grant and the works specified in Special Condition No.(17)(a) of the Land Grant so far as they relate to FB2 and FB3 (as respectively defined in Special Condition No.(17)(a)(i)(II) and (III) of the Land Grant) and the allowance of free access and passage as provided in Special Condition No.(3) of the Land Grant.

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

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

   (i) permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(2)(a) of the Land Grant and the works specified in Special Condition No.(17)(a) of the Land Grant so far as they relate to FB2 and FB3 (as respectively defined in Special Condition No.(17)(a)(i)(II) and (III) of the Land Grant) and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(2)(b) of the Land Grant and the works under Special Condition No.(17)(c) of the Land Grant so far as they relate to FB2 and FB3 (as respectively defined in Special Condition No.(17)(a)(i)(II) and (III) of the Land Grant) and any other works which the Director may consider necessary in the Green Area;

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

   (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any waterworks installations within the Green Area.

8. Special Condition No.(6) of the Land Grant stipulates that:

   The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March, 2016.

9. Special Condition No.(8) of the Land Grant stipulates that:

   No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

10. Special Condition No.(9) of the Land Grant stipulates that:

    The Purchaser shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

11. Special Condition No.(10)(f)(i) of the Land Grant stipulates that:

    no building or structure or part of the building or structure or any addition or fitting to such building or structure erected or to be erected on the area shown coloured pink hatched black on the plan annexed to the Land Grant (hereinafter referred to as "the View Corridor Area") may exceed the aggregate height of 15 metres above the Hong Kong Principal Datum and no building or structure or any part thereof erected or to be erected on the lot or any addition or fitting to such building or structure may be protruded into the airspace above the level of 15 metres above the Hong Kong Principal Datum within the View Corridor Area, provided that:-

    (I) with the prior written approval of the Director, machine rooms, water tanks, stairhoods and similar rooftop structures may be erected or placed on the roof of the building or buildings or the top of the structure or structures erected or to be erected in the View Corridor Area so as to exceed the height limit specified in this sub-clause;

    (II) the Director at his sole discretion may in calculating the height limit specified in this sub-clause exclude such parts of the Facilities (as defined in Specific Condition No.(12)(a) of the Land Grant) erected, constructed or provided in the View Corridor Area, the area of which does not fall within the definition of "gross floor area" as provided in Special Condition (39)(a) of the Land Grant; and

    (III) such boundary walls, fences, and such other structures designed and designated for landscaping purposes or for safety reasons and as shall be approved by the Director may be permitted to exceed the height limit specified in this sub-clause.

12. Special Condition No.(10)(h) of the Land Grant stipulates that:

    except with the prior written consent of the Director, no building or structure or support for any building or structure (other than boundary walls, fences, the Pedestrian Walkway as defined in and to be provided in accordance with Special Condition No.(16)(c) of the Land Grant and the structures constructed or to be constructed to connect with FB2 as defined in and to be constructed in accordance with Special Condition No.(17)(a)(i)(II) of the Land Grant) shall be erected or constructed and no material or object of whatsoever nature shall be placed or stored on, over or above the ground level of the area shown coloured pink stippled black (hereinafter referred to as "Non-Building Area") on the plan annexed to the Land Grant.

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

    (a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

    (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):

        (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(20)(a)(v) of the Land Grant;

        (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and

        (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the lot and their bona fide visitors and by no other person or persons.

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

    (a) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface such segregated pedestrian ways or paths (together with such staircases, ramps, lightings, lifts and escalators as the Director at his absolute discretion may require) (hereinafter referred to as "the Pedestrian Link") for the purposes as specified in sub-clause (b) of this Special Condition at such positions, levels and alignment, in such manner and designs, with such materials and to such standards as the Director shall approve.

    (b) The Pedestrian Link shall follow the shortest possible routes and shall be covered and constructed and designed so as to:

        (i) link up each and every building to be erected on the lot at such locations and levels of the building as the Director shall approve; and

        (ii) link up all major facilities within the lot including the shops, residential blocks, open space and community facilities provided thereon, the Pedestrian Walkway (as defined in sub-clause (c) of this Special Condition) and the Future Footbridge Associated Structures (as defined in Special Condition No.(17)(b) of the Land Grant) at such locations and levels as the Director shall approve.

    (c) The Purchaser shall on or before the 31st day of March, 2016 at his own expense and in all respects to the satisfaction of the Director, at such locations, levels, routing and alignment, in such manner and designs, with such materials and to such standards as the Director shall approve, construct and provide a pedestrian walkway with a width of not less than 6 metres and with such escalators, passenger lifts, staircases, ramps or such other structures as may be approved or required by the Director (hereinafter referred to as "the Pedestrian Walkway") to link up the Covered Footbridges (as defined in Special Condition No.(17)(a) of the Land Grant), the Future Footbridge Associated Structures (as defined in Special Condition No.(17)(b) of the Land Grant) and the ground level of the lot and to provide free pedestrian access through, over and along the Pedestrian Walkway to and from the public footpath along the road marked "OI KING STREET" on the plan annexed to the Land Grant (the said road being hereinafter referred to as "Oi King Street") between the points U and V through W shown and marked on the plan annexed to the Land Grant. The Purchaser shall, before carrying out any works in relation to the construction of the Pedestrian Walkway, submit drawings, designs and specifications of the Pedestrian Walkway including a plan indicating the routing, locations and levels of the Pedestrian Walkway to the Director for his approval. The Purchaser shall not carry out any works whatsoever in relation to the construction of the Pedestrian Walkway until the Director shall have given his written approval to the drawings, designs, specifications and plan aforesaid, and the Purchaser shall comply with any requirements as may be imposed by the Director.

    (d) The Purchaser shall upon the compliance of the obligations under sub-clause (c) of this Special Condition and then throughout the whole term thereby agreed to be granted keep the Pedestrian Walkway open for the use by the public 24 hours a day free of charge without any interruption.

    (e) The Purchaser shall maintain at his own expense the Pedestrian Link and the Pedestrian Walkway in good and substantial condition and repair to the satisfaction of the Director.

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

    (a) (i) The Purchaser shall on or before the 31st day of March, 2016 at his own expense and in all respects to the satisfaction of the Director construct the following footbridges:

        (I) a single-storey covered footbridge, having a minimum clear internal width of 7 metres and a minimum clear internal headroom of 2.3 metres, to connect the lot or the building or buildings erected or to be erected on

the lot with the building or buildings erected or to be erected on all that piece or parcel of ground shown and marked "K.I.L. 11076" on the plan annexed to the Land Grant (hereinafter referred to as "the Adjoining Lot") at the approximate position shown and marked "FB1" on the plan annexed to the Land Grant or at such other position as shall be required by the Director (hereinafter referred to as "FB1");

(II) a single-storey covered footbridge, having a minimum clear internal width of 5 metres and a minimum clear internal headroom of 2.3 metres, to connect the lot or the building or buildings erected or to be erected on the lot with the existing walkway shown and marked "WALKWAY" on the plan annexed to the Land Grant at the approximate position shown and marked "FB2" on the plan annexed to the Land Grant or at such other position as shall be required by the Director (hereinafter referred to as "FB2"); and

(III) a single-storey covered footbridge, having a minimum clear internal width of 8 metres and a minimum clear internal headroom of 2.3 metres, to connect FB2 with the building or buildings erected or to be erected on the Adjoining Lot at the approximate position shown and marked "FB3" on the plan annexed to the Land Grant or at such other position as shall be required by the Director (hereinafter referred to as "FB3").

FB1, FB2 and FB3 shall hereinafter be referred to collectively as "the Covered Footbridges".

(ii) The Purchaser shall construct the Covered Footbridges in such manner and designs, with such materials, at such levels, alignment, disposition and to such standards as shall be required by the Director, which requirements include but are not limited to the provision and construction of such supports, connections, ramps, associated staircases and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings and any supports and connections for any future extension of any of the Covered Footbridges as the Director at his sole discretion may require.

(b) The Purchaser shall on or before the 31st day of March, 2016 at his own expense and in all respects to the satisfaction of the Director construct in the building or buildings erected or to be erected on the lot supports and connections to such specifications and at such points and at such levels with such ramps, associated staircases and landings, escalators and lifts as shall be required by the Director (which supports and connections together with the associated facilities are hereinafter collectively referred to as "the Future Footbridge Associated Structures") for the purpose of receiving, connecting and supporting a proposed pedestrian footbridge which, if constructed, will be located at the approximate position shown and marked "PROP FB4" on the plan annexed to the Land Grant or at such other position as shall be designated by the Director (hereinafter referred to as "the Future Footbridge") so that the Future Footbridge can be connected to the lot or any building or buildings erected thereon and that pedestrian access can be gained over the Future Footbridge to and from the Pedestrian Link and the Pedestrian Walkway.

(d) (i) The Covered Footbridges shall not be used for any purpose other than for the passage of all members of the public on foot or by wheelchair and the Future Footbridge Associated Structures shall not be used for any purpose other than for receiving, linking to and supporting the Future Footbridge, and for the passage of all members of the public on foot or by wheelchair for gaining access to and from the Future Footbridge.

(ii) The Purchaser shall not use or permit or suffer to be used any part of the Covered Footbridges or the Future Footbridge Associated Structures either externally or internally for advertising or for the display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director.

(iii) The Purchaser shall not do or permit or suffer to be done in the Covered Footbridges or the Future Footbridge Associated Structures anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under or near the Covered Footbridges or the Future Footbridge Associated Structures or to any owner or occupier of any adjacent or neighbouring lot or lots or premises.

(iv) The Purchaser shall, after having completed the Pedestrian Walkway and any one or more of the Covered Footbridges pursuant to these Conditions at all times permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Covered Footbridges or any one or more of them which is or are in existence and to enter into, upon and through the lot or any part thereof and any building or buildings erected or to be erected thereon as is necessary for the purpose of gaining access to and from the Covered Footbridges or any one or more of them which is or are in existence and shall at all times during the day or night throughout the period during which the Future Footbridge is in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Future Footbridge Associated Structures and to enter into, upon and through the lot or any part thereof and any building or buildings erected or to be erected thereon as is necessary for gaining access to and from the Future Footbridge.

(v) The Purchaser shall not permit or suffer any hawker to carry on business on the Covered Footbridges or the Future Footbridge Associated Structures and shall remove therefrom any hawker found to be so doing. Notices to the effect that hawking is prohibited on the Covered Footbridges and the Future Footbridge Associated Structures shall be displayed prominently by the Purchaser near all entrances to the Covered Footbridges and near the Future Footbridge Associated Structures.

(e) The Purchaser shall indemnify and keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liability 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 construction, alteration, repair, maintenance and replacement or use of the Covered Footbridges and the Future Footbridge Associated Structures.

(f) Subject to sub-clause (g) of this Special Condition, the Purchaser shall throughout the whole of the term thereby agreed to be granted at his own expense manage and maintain the Covered Footbridges and the Future Footbridge Associated Structures in good and substantial repair and condition in all respects to the satisfaction of the Director.

(g) After the construction of both FB2 and FB3 have been completed in accordance with sub-clause (a) of this Special Condition to the satisfaction of the Director, the Purchaser shall deliver to the Government the possession of both FB2 and FB3 without any payment or compensation by the Government to the Purchaser and in any event the possession of FB2 and FB3 shall be deemed to have been delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser's obligation under sub-clause (f) of this Special Condition in relation to FB2 and FB3 shall cease upon the delivery or deemed delivery of FB2 and FB3 to the Government but the cessation of obligations shall not prejudice the Government's rights against the Purchaser for any breach, non-observance, non-compliance or non-fulfilment of the Purchaser's obligation under sub-clause (f) of this Special Condition prior to the delivery or deemed delivery of possession of FB2 and FB3 to the Government or in any way affect the Government's rights against the Purchaser under sub-clause (e)

of this Special Condition. Notwithstanding anything contained in these Conditions, the Government, its officers, agents, contractors, workmen or other duly authorized personnel with or without tools, equipment, plant, machinery or motor vehicles shall upon reasonable prior notice being given to the Purchaser have the right of unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon free of costs for the purposes of inspecting, managing, maintaining and repairing FB2 and FB3 the possession of which have been delivered or deemed delivered to the Government and for constructing footbridges in replacement of FB2 and FB3 or any one of them.

(h) (i) Notwithstanding anything contained in these Conditions, the Government, its officers, agents, contractors, workmen or other duly authorized personnel with or without tools, equipment, plant, machinery or motor vehicles shall upon reasonable prior notice being given to the Purchaser have the right of unrestricted ingress, egress, and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon free of costs for any of the following the purposes:

(I) designing and constructing the Future Footbridge and carrying out site investigation and survey necessary for its design and construction;

(II) connecting the Future Footbridge to the Future Footbridge Associated Structures (the said connections are hereinafter referred to as "the Connections"); and

(III) inspecting, managing, repairing and maintaining the Connections and the Future Footbridge.

(ii) Without prejudice to the provisions of sub-clause (h)(i) of this Special Condition, the Purchaser shall, if and when and for such period or periods as required by the Director at any time and from time to time, permit any Government lessee or tenant for the time being of all that piece or parcel of ground to which the Future Footbridge is connected (hereinafter referred to as "the Adjoining Owner"), his duly authorized officers, contractors, his or their workmen and any other persons authorized by him or them (hereinafter referred to as "the Adjoining Owner's Authorized Persons") with or without tools, equipment, machinery or motor vehicles upon reasonable prior notice being given to the Purchaser the right of unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon free of costs for any of the purposes set out in sub-clause (h)(i) of this Special Condition.

(i) There shall be excepted and reserved to the Government and the Adjoining Owner the right of support for and the right of connection to the Future Footbridge by and to the building or buildings erected or to be erected on the lot.

(j) Upon demand by the Director, the Purchaser shall himself or through the manager appointed in accordance with the DMC (as defined in Special Condition No.(20)(a)(i) of the Land Grant) for the time being of the lot or the Owners' Corporation incorporated pursuant to the Building Management Ordinance, any regulations made thereunder and any amending legislation in respect of the lot at his own expense and in all respects to the satisfaction of the Director carry out all necessary works as shall be required by the Director for the temporary closure of any opening in the building or buildings erected or to be erected on the lot so as to enable the Future Footbridge to be connected thereto and shall at his own expense carry out all necessary maintenance works for the temporary closure to the satisfaction of the Director.

(k) For the avoidance of doubt, the Purchaser acknowledges and agrees that the Government does not guarantee and gives no warranty, express or implied, that the Future Footbridge will be constructed or connected to the lot.

(l) (i) Notwithstanding the delivery or deemed delivery of FB2 and FB3 to the Government in accordance with sub-clause (g) of this Special Condition, in the event of any redevelopment of the lot or any part thereof whereby the Covered Footbridges or any part thereof are required to be demolished, the Purchaser shall, within such time limit as shall be required by the Director, at his own expense and to the satisfaction of the Director, replace the same by the construction and completion of such new covered footbridge or footbridges or a part or parts thereof with such design, materials and at such width, levels and positions as the Director shall approve or require.

(ii) In the event of any redevelopment of the lot or any part thereof whereby the Future Footbridge Associated Structures or any part thereof are required to be demolished, the Purchaser shall, within such time limit as shall be required by the Director, at his own expense and to the satisfaction of the Director, replace the same by the construction and completion of such new supports and connections for connecting to the Future Footbridge or any new footbridge that may be constructed in replacement of the Future Footbridge or a part or parts thereof with such design, materials and at such width, levels and positions as the director shall approve or require.

16. Special Condition No.(23) of the Land Grant stipulates, inter alia, that:

(a) (i) Subject to the provision of Special Condition No.(25) of the Land Grant, spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below (unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below):

Size of each residential unit	**No. of the Residential Parking Spaces to be provided**
Less than 40 square metres	One space for every 12 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 7 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.8 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.4 residential units or part thereof
Not less than 160 square metres	One space for every 0.9 residential units or part thereof

(iii) Subject to the provisions of Special Condition No.(25) of the Land Grant, if more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the lot shall be provided at a rate of 5 spaces for every such block of residential units or at such other rates as may be approved by the Director.

(iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

(b) (i) Subject to the provision of Special Condition No.(25) of the Land Grant, spaces shall be provided within the lot to

the satisfaction of the Director for the parking of motor vehicles at the following rates unless the Director consents to another rate:-

(I) one space for every 150 square metres or part thereof of the first 15,000 square metres of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purpose and one space for every 200 square metres or part thereof of the remaining gross floor area to be used for such purpose; and

(II) one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes.

(iii) The spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-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.

(c) (i) Out of the respective spaces provided under sub-clauses (a)(i), (a)(iii), (b)(i)(I) and (b)(i)(II) of this Special Condition, the Purchaser shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation at the following rates or at such other rates as may be approved by the Director:

(I) not less than one space for every 200 spaces provided in accordance with sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No.(26) of the Land Grant) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated);

(II) not less than one space for every 200 spaces provided in accordance with sub-clause (b)(i)(I) of this Special Condition (as may be varied under Special Condition No.(26) of the Land Grant) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated);

(III) not less than one space for every 200 spaces provided in accordance with sub-clause (b)(i)(II) of this Special Condition (as may be varied under Special Condition No.(26) of the Land Grant) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated); and

(IV) if one or more spaces are provided in accordance with sub-clause (a)(iii) of this Special Condition, one space out of such spaces so provided.

(ii) Subject to the provision of Special Condition No.(25) of the Land Grant, the spaces to be provided under sub-clause(c)(i) of this Special Condition shall be located at such position and level as shall be approved in writing by the Director.

(iii) The spaces provided under sub-clause (c)(i) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

(d) (i) Subject to the provision of Special Condition No.(25) of the Land Grant, 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, at the following rates unless the Director consents to another rate:

(I) 10 percent of the total number of the Residential Parking Spaces required to be provided under sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No.(26) of the Land Grant) (hereinafter referred to as "the Residential Motor Cycle Parking Spaces");

(II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition (as may be varied under Special Condition No.(26) of the Land Grant); and

(III) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition (as may be varied under Special Condition No.(26) of the Land Grant);

provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

(iii) The spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of this Special Condition 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 or buildings erected or to be erected on the lot for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition 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.

(e) (i) Each of the spaces provided under sub-clause (a) and (b) of this Special Condition (except the parking spaces provided under sub-clause (c) of this Special Condition) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(ii) Each of the spaces provided under sub-clause (c) of this Special Condition shall measure 3.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(iii) Each of the spaces provided under sub-clause (d) of this Special Condition shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

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

(a) Subject to the provision of Special Condition No.(25) of the Land Grant, spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates:

(i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential unit;

(ii) one space for every 2000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purposes; and

(iii) one space for every 800 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes.

(b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

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

All the parking and loading and unloading spaces to be provided within the lot shall be provided in the basement floor or floors of the building or buildings erected or to be erected on the lot, and shall not be provided in any parts of the lot or of the building or buildings erected or to be erected thereon other than such basement floor or floors.

19. Special Condition No.(28)(a) of the Land Grant stipulates that:

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

(i) assigned except

(I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

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

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

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

20. Special Condition No.(32) of the Land Grant stipulates that:

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No.(31) of the Land Grant.

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

21. Special Condition No.(34) of the Land Grant stipulates that:

Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Purchaser 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 at his absolute discretion require.

22. Special Condition No.(35)(a) of the Land Grant stipulates that:

In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties.

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

The Purchase shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area (hereinafter collectively referred to as "the Services"). The Purchaser shall 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 the Green Area or both the lot or any part thereof and the Green Area or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works).

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

(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot.

(b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works.

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

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

Remarks: The expression "Purchaser" as mentioned in this section includes 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.

1. 批地文件規定須興建並提供予政府或供公眾使用的設施：

綠色區域及構築物(兩者按批地文件特別條款第(2)(a)條界定)、行人走廊(按批地文件特別條款第(16)(c)條界定)及有蓋行人天橋及未來行人天橋輔助構築物(兩者按批地文件特別條款第(17)(a)及(b)條界定)。

2. 關於指明住宅物業的批地文件內涉及上述設施的條文：

I. **綠色區域及構築物**

特別條款第(2)(a)條規定：

買方須：

(i) 於2016年3月31日或之前(或地政總署署長(「署長」)可批准的其他延長時期內)按署長批准的方式、材料、標準、水平、定線及設計自行出資進行下列工程，在一切方面使署長滿意：

(I) 鋪設及平整附錄於批地文件的圖則上以綠色顯示(以下簡稱「綠色區域」)的未來公共道路的部分；及

(II) 按署長自行酌情要求，提供及建造橋樑、隧道、立交橋、地下通道、溝渠、高架橋、天橋、行人路、道路或其他指定構築物(以下統稱「構築物」)

使車輛及行人可以往來綠色區域；

(ii) 於2016年3月31日或之前或署長批准的其他延長期限內，自行出資在綠色區域鋪設地面、路邊石及渠道，並按署長要求提供明渠、污水渠、排水渠、連接總水喉的消防栓、街燈、交通標誌、街道設施及道路標記，使署長滿意；及

(iii) 自行出資保養綠色區域連同構築物及於其上或其中建造、安裝及提供的所有構築物、鋪設物、溝渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至按批地文件特別條款第(3)條指定交還綠色區域的管有權為止。

特別條款第(3)條規定：

僅為了進行批地文件特別條款第(2)條指定的必要工程及批地文件特別條款第(17)(a)條指定涉及FB2及FB3(按批地文件特別條款第(17)(a)(i)(II)及(III)條分別界定)的必要工程，買方在批地文件之日獲授予綠色區域的管有權。買方須在政府要求時交還綠色區域，及在任何情況下，於署長發出函件表明本批地文件的一般及特別條件(「該等條件」)已履行使他滿意之日，即視為已交還綠色區域給政府。買方須在他管有綠色區域期間，在任何合理時間下准許所有政府及公共車輛及行人自由通過綠色區域，和自由出入附錄於批地文件的圖則上用"G.L.A. — K383"標示的土地，而該等車輛及行人須從批地文件附錄的圖則上標示並標記的P點及Q點之間署長要求的最少淨空高度下，經R點之間進出，並確保上述進出及通行不會受到按批地文件特別條款第(2)條或批地文件特別條款第(17)(a)條或其他規定進行的工程之干涉或阻礙。

特別條款第(4)條規定：

未經署長的預先書面同意，買方不得使用綠色區域作儲物用途或搭建任何臨時構築物或任何用途，除了進行批地文件特別條款第(2)條指定的工程；特別條款第(17)(a)條指定涉及FB2及FB3(按批地文件特別條款第(17)(a)(i)(II)及(III)條分別界定)的工程；及按批地文件特別條款第(3)條規定允許自由進入及通行。

特別條款第(5)(a)條規定：

買方須在管有綠色區域期間，於合理時間內：

(i) 准許署長、其官員、承建商及獲其授權的任何其他人士有權出入、經過及再經過該地段及綠色區域，旨在視察、檢查及監管按批地文件特別條款第(2)(a)條進行的任何工程和批地文件特別條款第(17)(a)條指定涉及FB2及FB3(按批地文件特別條款第(17)(a)(i)(II)及(III)條分別界定)的工程和視察、檢查及監管按批地文件特別條款第(2)(b)條進行的任何工程和批地文件特別條款第(17)(c)條指定涉及FB2及FB3(按批地文件特別條款第(17)(a)(i)(II)及(III)條分別界定)的工程及任何其他署長認為有必要在綠色區域進行的工程；

(ii) 准許政府和政府授權的有關公用事業公司按其要求時有權出入、經過及再經過該地段及綠色區域，旨在綠色區域或任何毗鄰土地之內、之上或之下進行任何工程，包括但不限於鋪設和其後保養一切管道、電線、槽、電纜槽及其他傳導媒介及輔助設備，以便提供電話、電力、煤氣(如有)及其他服務給該地段或任何毗鄰或毗連土地或處所。買方須充分配合政府和政府正式授權的有關公用事業公司在綠色區域內進行上述工程的一切事宜；及

(iii) 准許水務署的官員和其授權的其他人士按他們要求時有權出入、經過及再經過該地段及綠色區域，旨在進行有關操作、保養、修理、更換及更改綠色區域內的任何其他水務裝置之工程。

II. **行人走廊**

特別條款第(16)(c)條規定：

買方須於2016年3月31日或之前按署長批准的位置、水平、路線、定線和指定方式、設計、材料及標準，在各方面均令署長滿意下，自行出資興建及提供一條闊度不可少於6米的行人走廊連同署長批准或要求的扶手電梯、行人升降機、樓梯、斜路或其他構築物(以下簡稱為「行人走廊」)，以連接有蓋行人天橋(按批地文件特別條款第(17)(a)分條界定)、未來行人天橋輔助構築物(按批地文件特別條款第(17)(b)分條界定)及該地段的地面，並讓行人自由通過行人走廊，從批地文件附錄的圖則上標示並標記的U點及V點經W點出入在批地文件附錄的圖則上用「愛景街」標示的道路(該道路在下文稱為「愛景街」)之上的公共行人徑。買方在進行有關建築行人走廊的任何工程之前必須提交行人走廊的草圖、設計及規格包括一張標示行人走廊的路徑、位置及水平的圖則給署長審批。買方必須取得署長對上述草圖、設計、規格及圖則的書面批准後才能進行有關建築行人走廊的任何工程。買方須遵守署長施加的任何要求。在本特別條款中，署長對地面水平的定義之決定是最終的及對買方具有約束力。

特別條款第(16)(d)條規定：

當買方履行本特別條款第(c)分條規定的責任後，在批地文件授予的整個批租期維持行人走廊每日24小時開放給公眾免費使用，不得干擾。

III. **有蓋行人天橋及未來行人天橋輔助構築物**

特別條款第(17)(a)(i)條規定：

買方須於2016年3月31日或之前，在一切方面均使署長滿意下，自行出資興建以下行人天橋：

(I) 在批地文件附錄的圖則上以「FB1」標示並標記的大約位置或署長要求的其他位置興建一座單層有蓋行人天橋(以下簡稱「FB1」)，其內淨闊度必須為至少7米及內淨高度必須為至少2.3米，以連接該地段或該地段已建或擬建的建築物與在批地文件附錄的圖則上用「K.I.L. 11076」標示並標記的該塊或該幅土地(以下簡稱「毗鄰地段」)上已建或擬建的建築物；

(II) 在批地文件附錄的圖則上以「FB2」標示並標記的大約位置或署長要求的其他位置興建一座單層有蓋行人天橋 (以下簡稱「FB2」)，其內淨闊度必須為至少5米及內淨高度必須為至少2.3米，以連接該地段或該地段已建或擬建的建築物與在批地文件附錄的圖則上用「WALKWAY」標示並標記的現有行人路；及

(III) 在批地文件附錄的圖則上以「FB3」標示並標記的大約位置或署長要求的其他位置興建一座單層有蓋行人天橋(以下簡稱「FB3」)，其內淨闊度必須為至少8米及內淨高度必須為至少2.3米，以連接FB2與在毗鄰地段上已建或擬建的建築物。

FB1、FB2及FB3在下文統稱為「有蓋行人天橋」。

特別條款第(17)(a)(ii)條規定：

買方須按署長要求的方式、設計、材料、水平、定線、位置及標準興建有蓋行人天橋，包括但不限於提供及興建署長可自行酌情要求的支撐物、連接物、斜路、輔助樓梯及樓梯平台、扶手電梯、升降機和內部及外部設備及固定裝置、照明裝置和為了任何有蓋行人天橋的任何未來延伸所需的任何支撐物及連接物。

特別條款第(17)(a)(iii)條規定：

在不影響本特別條款第(a)(ii)分條的一般適用範圍下，買方在進行有關興建FB2的任何工程之前必須向署長提交FB2的草圖、設計及規格，和一份在建築FB2時分流行駛在批地文件附錄的圖則上用G.L.A. - K383標示並標記的該幅或該塊土地前的一段愛景街的車輛與行人交通的計劃書供署長審批。買方未取得署長對FB2的草圖、設計及規格和上述計劃書的書面批准之前不得進行建築FB2有關的任何工程，買方須遵守署長可施加的有關要求。

特別條款第(17)(b)條規定：

買方須於2016年3月31日或之前按署長要求的規格、連接點及水平，在一切方面均令署長滿意下，按署長要求自行出資在該地段已建或擬建的建築物內興建支撐物及連接物連同斜路、輔助樓梯及樓梯平台、扶手電梯及升降機(該支撐物及連接物連同輔助設施在下文統稱為「未來行人天橋輔助構築物」)，以便接收、連接及支撐在批地文件附錄的圖則上以「PROP FB4」標示並標記的大約位置或署長要求的其他位置擬興建的一座行人天橋(如興建)(以下簡稱為「未來行人天橋」)，以便未來行人天橋可連接該地段或其上的任何建築物及行人可通過未來行人天橋出入行人通道及行人走廊。

特別條款第(17)(d)條規定：

(i) 除供公眾人士步行或乘坐輪椅使用的通道外，有蓋行人天橋不能用作任何其他用途。除供接收、連接及支撐未來行人天橋和供一切公眾人士步行或乘坐輪椅出入，未來行人天橋輔助構築物不能用作任何其他用途。

(ii) 除非署長批准或要求，買方不得使用或准許或容許他人使用有蓋行人天橋或未來行人天橋輔助構築物或其任何部分(不論外部或內部)作廣告用途或展示任何標誌、通告或海報。

(iii) 買方不得在有蓋行人天橋或未來行人天橋輔助構築物內作出或准許或容許他人作出任何事情，以致或可能導致對在有蓋行人天橋或未來行人天橋輔助構築物之下或附近經過的任何人士或車輛或任何毗鄰或毗連地段或樓宇的任何業主或佔用人造成滋擾、騷擾、不便或損害。

(iv) 當按該等條件完成行人走廊和任何一座或多座有蓋行人天橋後，買方須在任何時候允許任何公眾人士免費及暢通無阻地步行或乘坐輪椅經過、再經過、行經及上落有蓋行人天橋或當時存在的任何一座或多座有蓋行人天橋，以作任何合法用途；以及進入該地段或其中任何部分和在其上已建或擬建的任何建築物以便出入有蓋行人天橋或當時存在的任何一座或多座行人天橋，並在未來行人天橋存在期間准許任何公眾人士不論日夜的任何時間免費及暢通無阻地步行或乘坐輪椅經過、再經過、行經及上落未來行人天橋輔助構築物，以及進入該地段或其中任何部分和在其上已建或擬建的任何建築物以便出入未來行人天橋。

(v) 買方不得准許或容許任何小販在有蓋行人天橋或未來行人天橋輔助構築物擺賣，並驅趕在該地方擺賣的任何小販。買方須在有蓋行人天橋的所有入口處和未來行人天橋輔助構築物旁邊的顯眼處張貼告示，其內容為禁止在有蓋行人天橋和未來行人天橋輔助構築物擺買。在該等條件中「小販」一詞須按公眾衛生及市政條例第2條及其後的任何修訂條文界定，但是在本特別條款中，「在公眾地方」一詞應從上述定義(a)段中刪除並用「在有蓋行人天橋及未來行人天橋輔助構築物」一詞代替。

3. 顯示上述設施位置的圖則：

   請參閱載於本節末之圖則。

4. 公眾有權按照批地文件使用上述設施。

5. 有關指明住宅物業的公契涉及上述設施的條文：

有蓋行人天橋、未來行人天橋輔助構築物及行人走廊

條文	公契的規定
第一章	在本公契中，除文意另有所指，下列字及詞句具有下述所給予它們的涵意： 「有蓋行人天橋」指註冊業主按政府批地文件特別條款第(17)(a)條興建，在政府批地文件附錄的圖則上分別用「FB1」、「FB2」及「FB3」標示並標記的三座單層有蓋行人天橋。 「未來行人天橋輔助構築物」指按地政總署署長要求的規格、連接點及水平興建的支撐物及連接物連同斜路、輔助樓梯及樓梯平台、扶手電梯及升降機，以便接收、連接及支撐政府批地文件特別條款第(17)(b)條界定的未來行人天橋。 「行人走廊」指政府批地文件特別條款第(16)(c)條界定的行人走廊。
第六章 第A2條	管理人須按本公契規定以妥善方式管理該土地及發展項目。除本公契另有明文規定，管理人須負責並具有充分及不受限制的授權作出妥善管理該土地及發展項目所必要或適當的一切行為及事情。在任何方面不限制前文的概括性的原則下，管理人具有下列職責及權力，即： (br) 按政府批地文件規定管理及保養行人通道、行人走廊、以FB1標示的有蓋行人天橋及未來行人天橋輔助構築物。
第六章 第D3條	管理預算的管理開支包括但不限於下列各項： (m) 按政府批地文件特別條款第(16)(e)條保養行人通道及行人走廊的費用及開支。

6. 批地文件規定須由發展項目的住宅物業業主出資管理、營運或維持以供公眾使用的設施：

行人走廊、以FB1標示的有蓋行人天橋及未來行人天橋輔助構築物

特別條款	批地文件的規定
(16)(e)	買方須自行出資保養行人通道及行人走廊處於修繕妥當狀態，使署長滿意。
(17)(f)	除本特別條款第(g)分條規定外，買方須在獲批地的整個批租年期內自行出資管理與保養有蓋行人天橋及未來行人天橋輔助構築物處於修繕妥當的狀態，在一切方面使署長滿意。
(17)(g)	按本特別條款第(a)分條完成FB2及FB3的建築，使署長滿意後，買方須交還予政府FB2及FB3的管有權，政府毋須支付任何費用或補償給買方及在任何情況下，於署長發出函件表明該等條件已履行使他滿意之日，即視作已交還FB2及FB3的管有權予政府。當FB2及FB3被交還或被視作交還後，買方在本特別條款第(f)分條中對FB2及FB3的責任將終止。

發展項目住宅物業業主需要按有關住宅物業分攤的管理開支支付管理、操作或保養該設施或公眾休憩用地的開支之部分。

7. 批地文件規定須由發展項目的住宅物業業主出資管理、營運或維持供公眾使用的任何休憩用地的大小；

不適用。

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

不適用。

1. The facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use:

   The Green Area and the Structures (both defined in Special Condition No.(2)(a) of the Land Grant), the Pedestrian Walkway (defined in Special Condition No.(16)(c) of the Land Grant) and the Covered Footbridges and the Future Footbridge Associated Structures (both defined in Special Condition No.(17)(a) and (b) of the Land Grant).

2. The provisions of the Land Grant in respect of the specified residential properties that concern those facilities:

   I. <u>The Green Area and the Structures</u>

   Special Condition No.(2)(a) stipulates that:

   The Purchaser shall:

   (i) on or before the 31st day of March, 2016 (or such other extended periods as may be approved by the Director of Lands ("the Director")), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

   (I) lay and form those portions of future public roads shown and coloured green on the plan annexed to the Land Grant (hereinafter referred to as "the Green Area"); and

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

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

   (ii) on or before the 31st day of March, 2016 or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

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

   Special Condition No.(3) stipulates that:

   For the purpose only of carrying out the necessary works specified in Special Condition No.(2) of the Land Grant, and the necessary works specified in Special Condition No.(17)(a) of the Land Grant so far as they relate to FB2 and FB3 (as respectively defined in Special Condition No.(17)(a)(i)(II) and (III) of the Land Grant), the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that the General and Special Conditions ("these Conditions") have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access to and passage over and along the Green Area and free right of ingress to and egress from the land marked "G.L.A. – K 383" on the plan annexed to the Land Grant with such minimum headroom as the Director may require between the points P and Q through R shown and marked on the plan annexed to the Land Grant for all Government and public vehicular and pedestrian traffic and shall ensure that such access and passage shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(2) of the Land Grant or Special Condition No.(17)(a) of the Land Grant or otherwise.

   Special Condition No.(4) stipulates that:

   The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(2) of the Land Grant and the works specified in Special Condition No.(17)(a) of the Land Grant so far as they relate to FB2 and FB3 (as respectively defined in Special Condition No.(17)(a)(i)(II) and (III) of the Land Grant) and the allowance of free access and passage as provided in Special Condition No.(3) of the Land Grant.

   Special Condition No.(5)(a) stipulates that:

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

   (i) permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(2)(a) of the Land Grant and the works specified in Special Condition No.(17)(a) of the Land Grant so far as they relate to FB2 and FB3 (as respectively defined in Special Condition No.(17)(a)(i)(II) and (III) of the Land Grant) and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(2)(b) of the Land Grant and the works under Special Condition No.(17)(c) of the Land Grant so far as they relate to FB2 and FB3 (as respectively defined in Special Condition No.(17)(a)(i)(II) and (III) of the Land Grant) and any other works which the Director may consider necessary in the Green Area;

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

   (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any waterworks installations within the Green Area.

   II. <u>The Pedestrian Walkway</u>

   Special Condition No.(16)(c) stipulates that:

   The Purchaser shall on or before the 31st day of March, 2016 at his own expense and in all respects to the satisfaction of the Director, at such locations, levels, routing and alignment, in such manner and designs, with such materials and to such standards as the Director shall approve, construct and provide a pedestrian walkway with a width of not less than 6 metres and with such escalators, passenger lifts, staircases, ramps or such other structures as may be approved or required by the Director (hereinafter referred to as "the Pedestrian Walkway") to link up the Covered Footbridges (as defined in Special Condition No.(17)(a) of the Land Grant), the Future Footbridge Associated Structures (as defined in Special Condition No.(17)(b) of the Land Grant) and the ground level of the lot and to provide free pedestrian access through, over and along the Pedestrian Walkway to and from the public footpath along the road marked "OI KING STREET" on the plan annexed to the Land Grant (the said road being hereinafter referred to as "Oi King Street") between the points U and V through W shown and marked on the plan annexed to the Land Grant. The Purchaser shall, before carrying out any works in relation to the construction of the Pedestrian Walkway, submit drawings, designs and specifications of the Pedestrian

Walkway including a plan indicating the routing, locations and levels of the Pedestrian Walkway to the Director for his approval. The Purchaser shall not carry out any works whatsoever in relation to the construction of the Pedestrian Walkway until the Director shall have given his written approval to the drawings, designs, specifications and plan aforesaid, and the Purchaser shall comply with any requirements as may be imposed by the Director. For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level shall be final and binding upon the Purchaser.

Special Condition No.(16)(d) stipulates that:

The Purchaser shall upon the compliance of the obligations under sub-clause (c) of this Special Condition and then throughout the whole term thereby agreed to be granted keep the Pedestrian Walkway open for the use by the public 24 hours a day free of charge without any interruption.

III. The Covered Footbridges and the Future Footbridge Associated Structures

Special Condition No.(17)(a)(i) stipulates that:

The Purchaser shall on or before the 31st day of March, 2016 at his own expense and in all respects to the satisfaction of the Director construct the following footbridges:

(I) a single-storey covered footbridge, having a minimum clear internal width of 7 metres and a minimum clear internal headroom of 2.3 metres, to connect the lot or the building or buildings erected or to be erected on the lot with the building or buildings erected or to be erected on all that piece or parcel of ground shown and marked "K.I.L. 11076" on the plan annexed to the Land Grant (hereinafter referred to as "the Adjoining Lot") at the approximate position shown and marked "FB1" on the plan annexed to the Land Grant or at such other position as shall be required by the Director (hereinafter referred to as "FB1");

(II) a single-storey covered footbridge, having a minimum clear internal width of 5 metres and a minimum clear internal headroom of 2.3 metres, to connect the lot or the building or buildings erected or to be erected on the lot with the existing walkway shown and marked "WALKWAY" on the plan annexed to the Land Grant at the approximate position shown and marked "FB2" on the plan annexed to the Land Grant or at such other position as shall be required by the Director (hereinafter referred to as "FB2"); and

(III) a single-storey covered footbridge, having a minimum clear internal width of 8 metres and a minimum clear internal headroom of 2.3 metres, to connect FB2 with the building or buildings erected or to be erected on the Adjoining Lot at the approximate position shown and marked "FB3" on the plan annexed to the Land Grant or at such other position as shall be required by the Director (hereinafter referred to as "FB3").

FB1, FB2 and FB3 shall hereinafter be referred to collectively as "the Covered Footbridges".

Special Condition No.(17)(a)(ii) stipulates that:

The Purchaser shall construct the Covered Footbridges in such manner and designs, with such materials, at such levels, alignment, disposition and to such standards as shall be required by the Director, which requirements include but are not limited to the provision and construction of such supports, connections, ramps, associated staircases and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings and any supports and connections for any future extension of any of the Covered Footbridges as the Director at his sole discretion may require.

Special Condition No.(17)(a)(iii) stipulates that:

Without prejudice to the generality of the provision in sub-clause (a)(ii) of this Special Condition, the Purchaser shall, before carrying out any works in relation to the construction of FB2, submit to the Director for his written approval drawings, designs and specifications of FB2 and a scheme for diverting the vehicular and pedestrian traffic along Oi King Street fronting all that piece or parcel of ground shown and marked "G.L.A. – K383" on the plan annexed to the Land Grant during the construction of FB2. The Purchaser shall not carry out any works whatsoever in relation to the construction of FB2 until the Director shall have given his written approval to the drawings, designs and specifications of FB2 and the scheme aforesaid, and the Purchaser shall comply with such requirements as may be imposed by the Director.

Special Condition No.(17)(b) stipulates that:

The Purchaser shall on or before the 31st day of March, 2016 at his own expense and in all respects to the satisfaction of the Director construct in the building or buildings erected or to be erected on the lot supports and connections to such specifications and at such points and at such levels with such ramps, associated staircases and landings, escalators and lifts as shall be required by the Director (which supports and connections together with the associated facilities are hereinafter collectively referred to as "the Future Footbridge Associated Structures") for the purpose of receiving, connecting and supporting a proposed pedestrian footbridge which, if constructed, will be located at the approximate position shown and marked "PROP FB4" on the plan annexed to the Land Grant or at such other position as shall be designated by the Director (hereinafter referred to as "the Future Footbridge") so that the Future Footbridge can be connected to the lot or any building or buildings erected thereon and that pedestrian access can be gained over the Future Footbridge to and from the Pedestrian Link and the Pedestrian Walkway.

Special Condition No.(17)(d) stipulates that:

(i) The Covered Footbridges shall not be used for any purpose other than for the passage of all members of the public on foot or by wheelchair and the Future Footbridge Associated Structures shall not be used for any purpose other than for receiving, linking to and supporting the Future Footbridge, and for the passage of all members of the public on foot or by wheelchair for gaining access to and from the Future Footbridge.

(ii) The Purchaser shall not use or permit or suffer to be used any part of the Covered Footbridges or the Future Footbridge Associated Structures either externally or internally for advertising or for the display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director.

(iii) The Purchaser shall not do or permit or suffer to be done in the Covered Footbridges or the Future Footbridge Associated Structures anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under or near the Covered Footbridges or the Future Footbridge Associated Structures or to any owner or occupier of any adjacent or neighbouring lot or lots or premises.

(iv) The Purchaser shall, after having completed the Pedestrian Walkway and any one or more of the Covered Footbridges pursuant to these Conditions at all times permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Covered Footbridges or any one or more of them which is or are in existence and to enter into, upon and through the lot or any part thereof and any building or buildings erected or to be erected thereon as is necessary for the purpose of gaining access to and from the Covered Footbridges or any one or more of them which is or are in existence and shall at all times during the day or night throughout the period during which the Future Footbridge is in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Future Footbridge Associated Structures and to enter into, upon and through the lot or any part thereof and any building or buildings erected or to be erected thereon as is necessary for gaining access to and from the Future Footbridge.

(v) The Purchaser shall not permit or suffer any hawker to carry on business on the Covered Footbridges or the Future Footbridge Associated Structures and shall remove therefrom any hawker found to be so doing. Notices to the effect that hawking is prohibited on the Covered Footbridges and the Future Footbridge Associated Structures shall be displayed prominently by the Purchaser near all entrances to the Covered Footbridges and near the Future Footbridge Associated Structures. For the

purposes of these Conditions, "hawker" shall be as defined in section 2 of the Public Health and Municipal Services Ordinance as amended by any subsequent legislation provided that for the purpose of this Special Condition, the words "in any public place" shall be omitted from paragraph (a) of such definition and shall be substituted by the words "on the Covered Footbridges and the Future Footbridge Associated Structures".

3. Plan that shows the location of the facilities above mentioned:

   Please refer to the plan set out at the end of this section.

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

5. The provisions of deed of mutual covenant in respect of the specified residential properties that concern the above mentioned facilities:

   The Covered Footbridges, the Future Footbridge Associated Structures and the Pedestrian Walkway

Clause	Provisions of the deed of mutual covenant
Section I	In this Deed, the following words and expressions shall have the following meanings ascribed to them except where the context otherwise requires or permits: "Covered Footbridges" means three single-storey covered footbridges respectively shown and marked "FB1", "FB2" and "FB3" on the plan annexed to the Government Grant constructed by the Registered Owner in accordance with Special Condition No. (17)(a) of the Government Grant. "Future Footbridge Associated Structures" means the supports and connections to such specifications and at such points and at such levels with such ramps, associated staircases and landings, escalators and lifts as shall be required by the Director of Lands for the purpose of receiving, connecting and supporting the Future Footbridge as defined in Special Condition No. (17)(b) of the Government Grant. "Pedestrian Walkway" means the Pedestrian Walkway as defined in Special Condition No. (16)(c) of the Government Grant.
Section VI, Clause A2	The Manager will manage the Land and the Development in a proper manner and in accordance with this Deed and except as otherwise herein expressly provided the Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper management of the Land and the Development. Without in any way limiting the generality of the foregoing, the Manager shall have the following duties and powers namely: (br) To manage and maintain the Pedestrian Link, the Pedestrian Walkway, the Covered Footbridge marked FB1 and the Future Footbridge Associated Structures subject to and in accordance with the Government Grant.
Section VI, Clause D3	The management expenditure in the Management Budget shall include but not be limited to the following: (m) The costs and expenses of maintaining the Pedestrian Link and the Pedestrian Walkway pursuant to Special Condition No.(16)(e) of the Government Grant.

6. The facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development:

   The Pedestrian Walkway, the Covered Footbridge marked FB1 and the Future Footbridge Associated Structures

Special Condition	Provisions of the Land Grant
(16)(e)	The Purchaser shall maintain at his own expense the Pedestrian Link and the Pedestrian Walkway in good and substantial condition and repair to the satisfaction of the Director.
(17)(f)	Subject to sub-clause (g) of this Special Condition, the Purchaser shall throughout the whole of the term thereby agreed to be granted at his own expense manage and maintain the Covered Footbridges and the Future Footbridge Associated Structures in good and substantial repair and condition in all respects to the satisfaction of the Director.
(17)(g)	After the construction of both FB2 and FB3 have been completed in accordance with sub-clause (a) of this Special Condition to the satisfaction of the Director, the Purchaser shall deliver to the Government the possession of both FB2 and FB3 without any payment or compensation by the Government to the Purchaser and in any event the possession of FB2 and FB3 shall be deemed to have been delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser's obligation under sub-clause (f) of this Special Condition in relation to FB2 and FB3 shall cease upon the delivery or deemed delivery of FB2 and FB3 to the Government.

   The Owners of the residential properties in the development are required to meet a proportion of the expenses of managing, operating or maintaining the facilities or open spaces through the management expenses apportioned to the residential properties concerned.

7. Size of any open space required under the Land Grant to be managed, operated or maintained for public use at the expense of owners of the residential properties in the Development:

   Not Applicable.

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

   Not Applicable.

地下 G/F

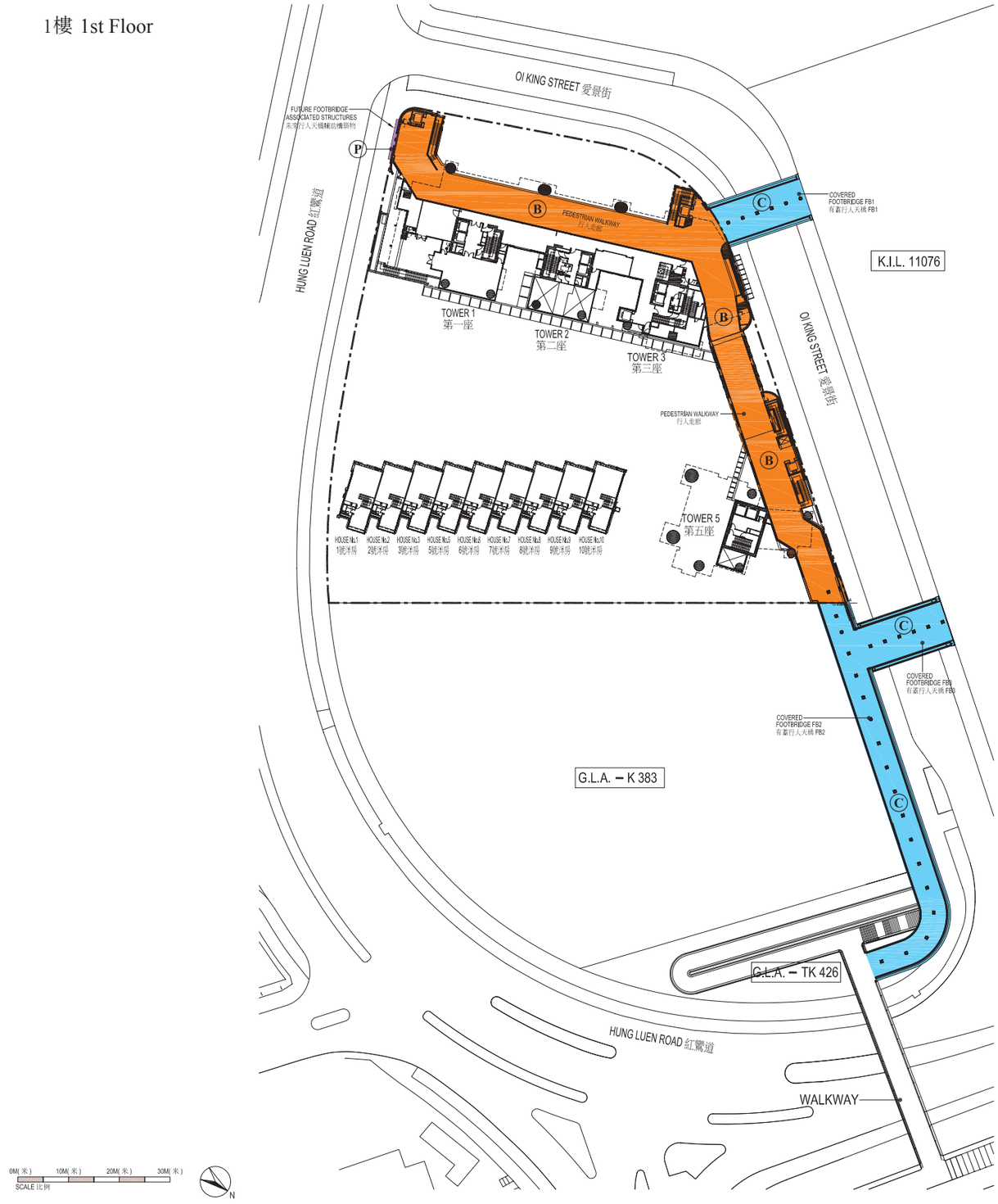
GROUND FLOOR PLAN
地下平面圖

BOUNDARY OF THE DEVELOPMENT
發展項目的邊界

B PEDESTRIAN WALKWAY
行人走廊

G GREEN AREA
綠色區域

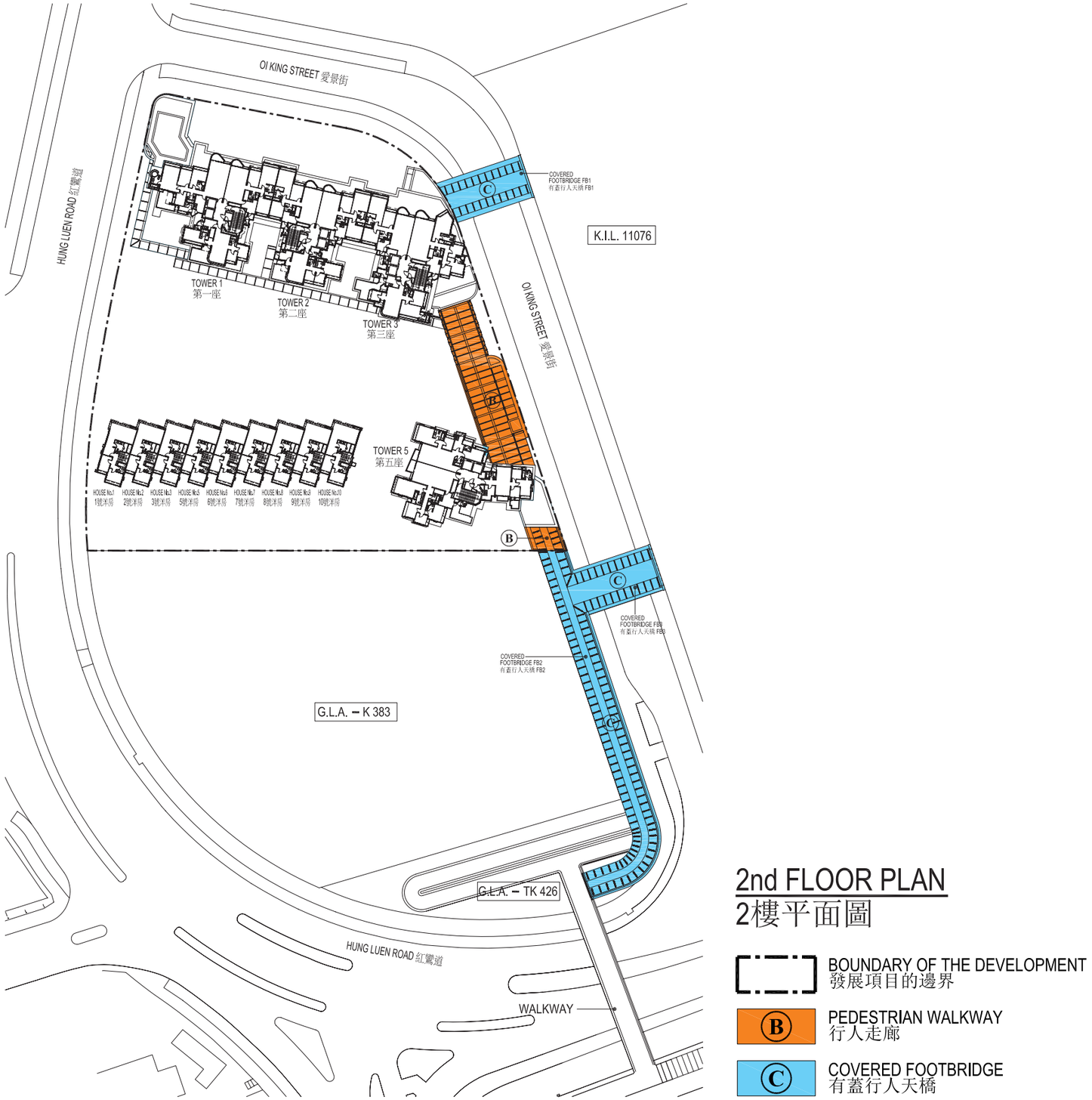
1樓 1st Floor



1st FLOOR PLAN
1樓平面圖

- BOUNDARY OF THE DEVELOPMENT 發展項目的邊界
- B — PEDESTRIAN WALKWAY 行人走廊
- P — FUTURE FOOTBRIDGE ASSOCIATED STRUCTURES 未來行人天橋輔助構築物
- C — COVERED FOOTBRIDGE 有蓋行人天橋

2樓 2nd Floor



2nd FLOOR PLAN
2樓平面圖

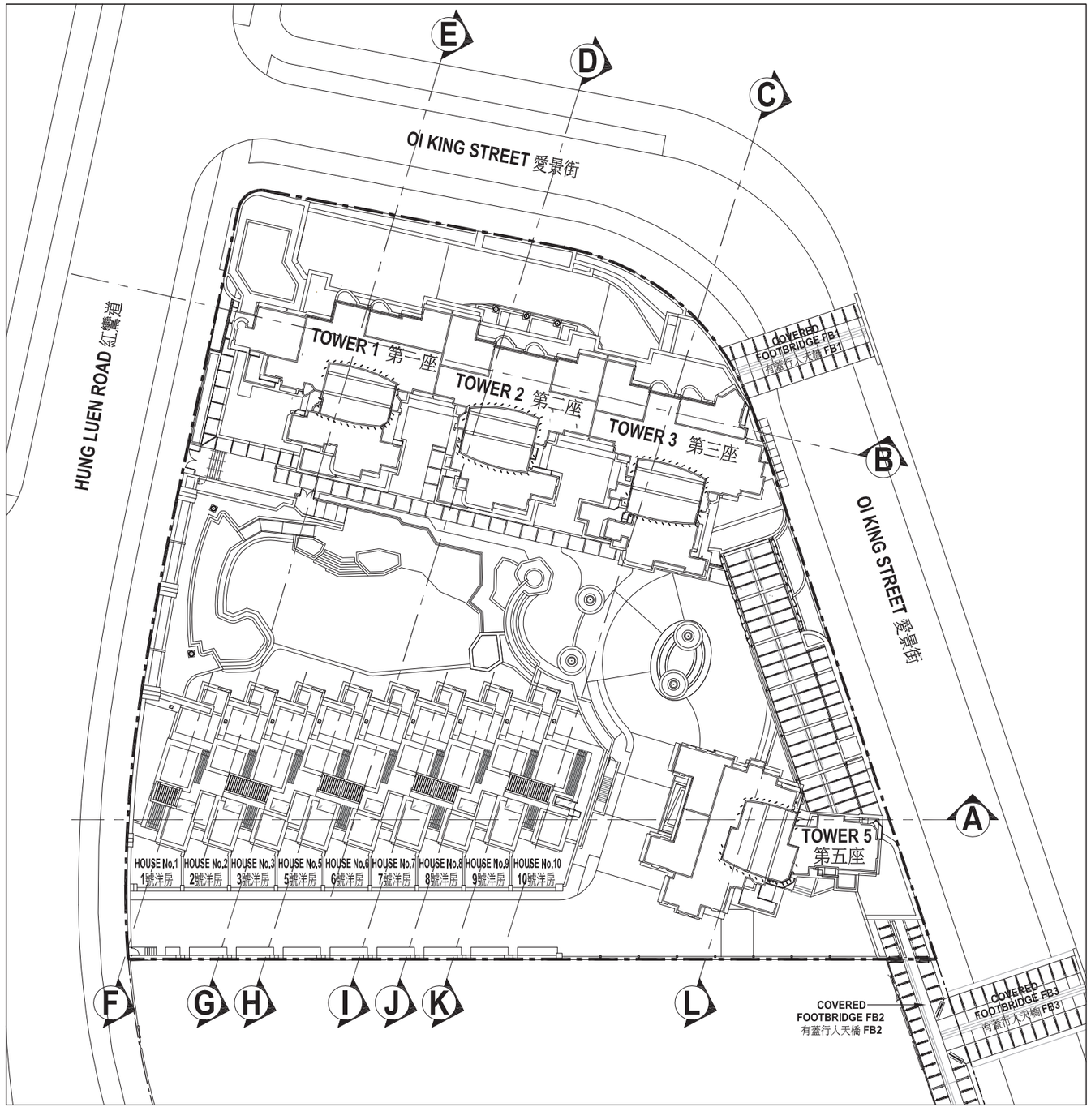
BOUNDARY OF THE DEVELOPMENT
發展項目的邊界

Ⓑ PEDESTRIAN WALKWAY
行人走廊

Ⓒ COVERED FOOTBRIDGE
有蓋行人天橋

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

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser-
   (a) that firm may not be able to protect the purchaser's interests; and
   (b) the purchaser may have to instruct a separate firm of solicitors; and
   (c) that in the case of paragraph (b) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

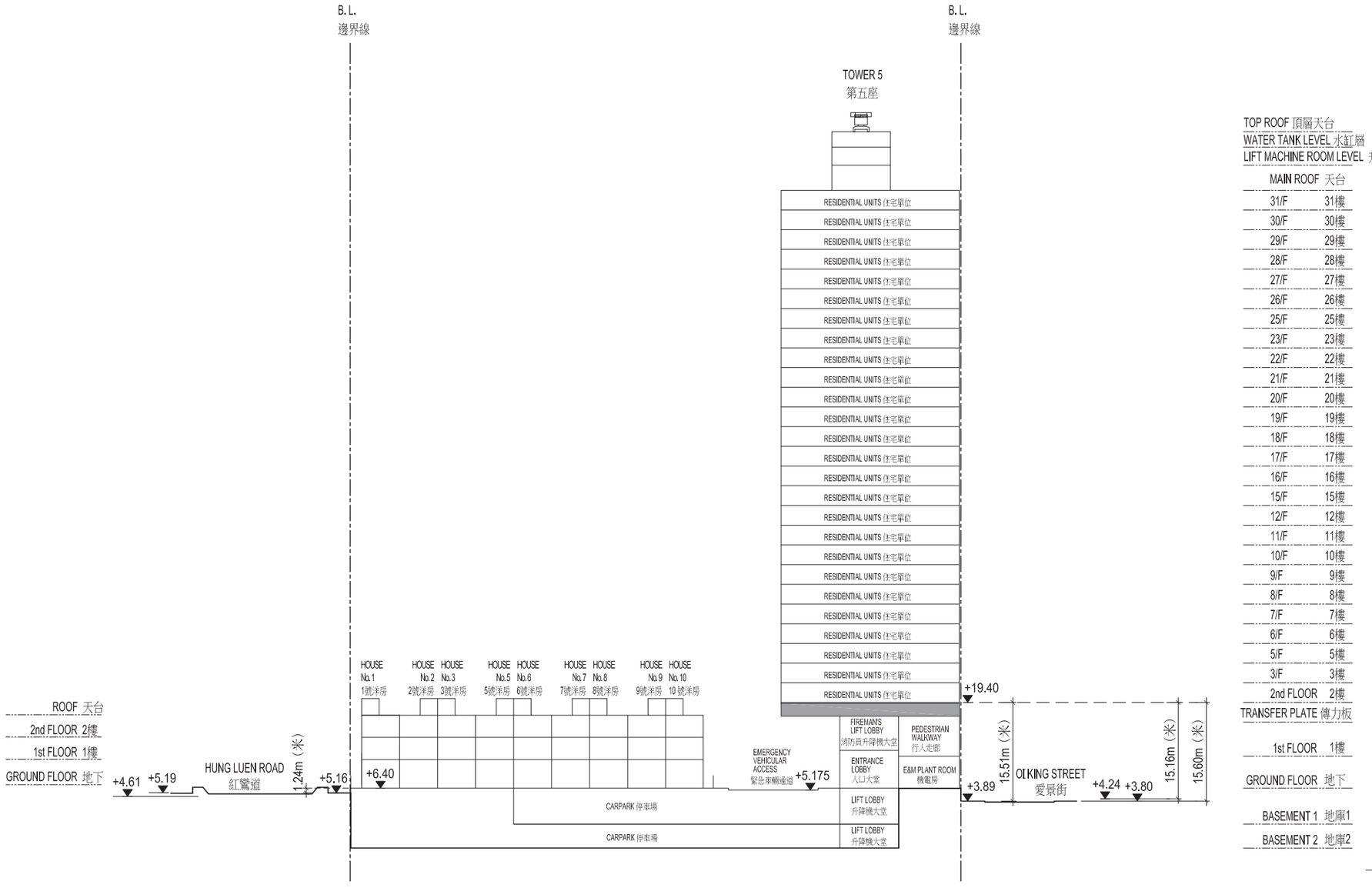


發展項目的邊界
BOUNDARY OF THE DEVELOPMENT

0M(米) 10M(米) 20M(米) 30M(米)
比例 Scale

N(北)

索引圖 KEY PLAN



CROSS-SECTION PLAN A-A
橫截面圖 A-A

虛線為大廈的最低住宅樓層水平
— — — Dotted line denotes level of the lowest residential floor for towers

虛線為洋房的最低住宅樓層水平
– – – – – – Dotted line denotes level of the lowest residential floor for houses

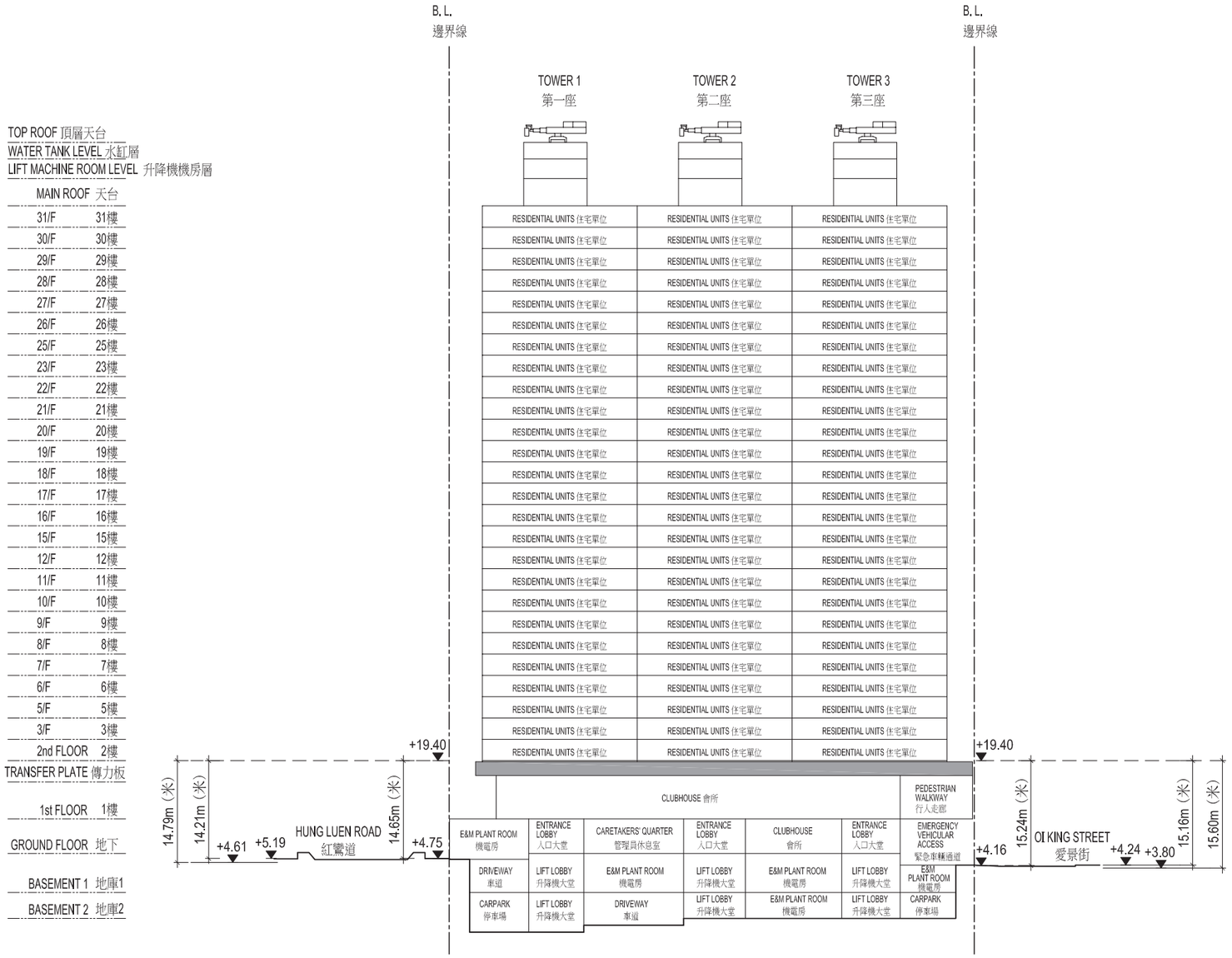
B.L. = 邊界線 Boundary Line

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

毗連建築物(發展項目第5座)的一段愛景街為香港主水平基準以上3.80至4.24米。
The part of the Oi King Street adjacent to the building (Tower 5 of the Development) is 3.80 to 4.24 metres above the Hong Kong Principal Datum.

毗連建築物(發展項目1號洋房)的一段紅鸞道為香港主水平基準以上4.61至5.19米。
The part of the Hung Luen Road adjacent to the building (House No.1 of the Development) is 4.61 to 5.19 metres above the Hong Kong Principal Datum.

毗連建築物(發展項目第5座及10號洋房)的一段緊急車輛通道為香港主水平基準以上5.175米。
The part of the Emergency Vehicular Access adjacent to the buildings (Tower 5 of the Development and House No.10) is 5.175 metres above the Hong Kong Principal Datum.



CROSS-SECTION PLAN B-B
橫截面圖 B-B

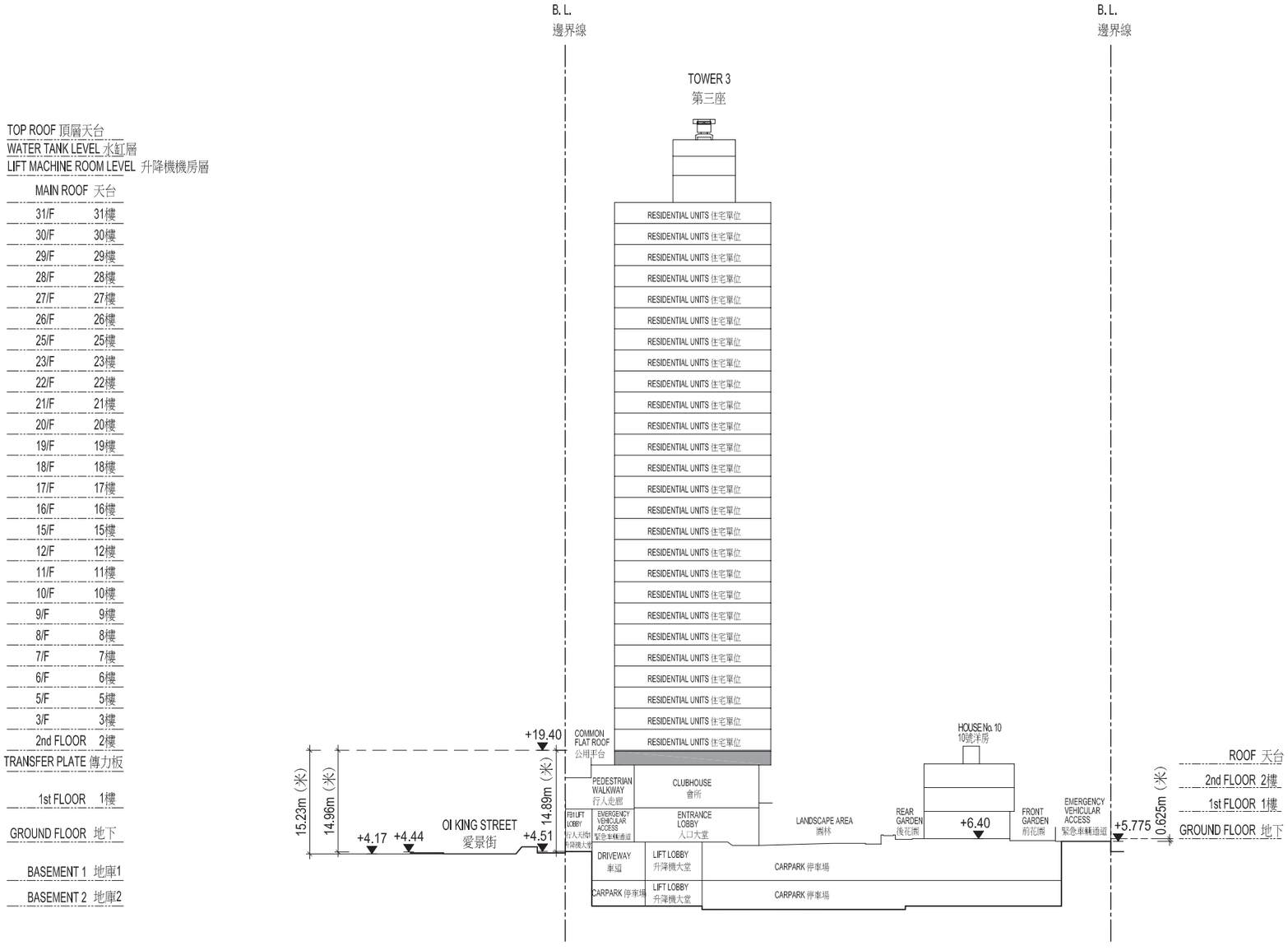
虛線為大廈的最低住宅樓層水平
— — — Dotted line denotes level of the lowest residential floor for towers

B.L. = 邊界線 Boundary Line

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

毗連建築物(發展項目第3座)的一段愛景街為香港主水平基準以上3.80至4.24米。
The part of the Oi King Street adjacent to the building (Tower 3 of the Development) is 3.80 to 4.24 metres above the Hong Kong Principal Datum.

毗連建築物(發展項目第1座)的一段紅鸞道為香港主水平基準以上4.61至5.19米。
The part of the Hung Luen Road adjacent to the building (Tower 1 of the Development) is 4.61 to 5.19 metres above the Hong Kong Principal Datum.



CROSS-SECTION PLAN C-C
橫截面圖 C-C

虛線為大廈的最低住宅樓層水平
— — — Dotted line denotes level of the lowest residential floor for towers

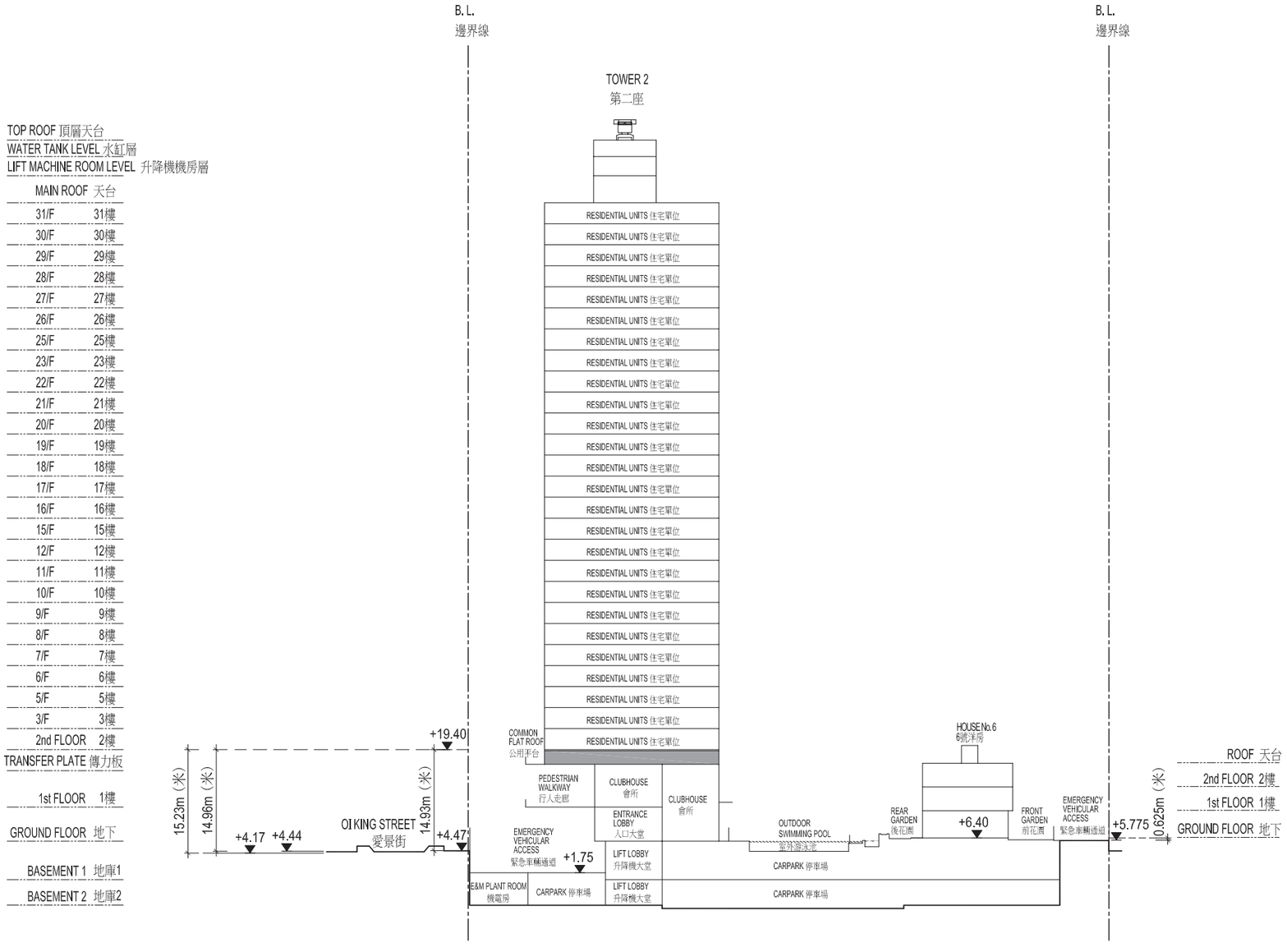
虛線為洋房的最低住宅樓層水平
- - - - - - Dotted line denotes level of the lowest residential floor for houses

B.L. = 邊界線 Boundary Line

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

毗連建築物(發展項目第3座)的一段愛景街為香港主水平基準以上4.17至4.44米。
The part of the Oi King Street adjacent to the building (Tower 3 of the Development) is 4.17 to 4.44 metres above the Hong Kong Principal Datum.

毗連建築物(發展項目10號洋房)的一段緊急車輛通道為香港主水平基準以上5.775米。
The part of the Emergency Vehicular Access adjacent to the building (House No.10 of the Development) is 5.775 metres above the Hong Kong Principal Datum.



CROSS-SECTION PLAN D-D
橫截面圖 D-D

虛線為大廈的最低住宅樓層水平
— — — Dotted line denotes level of the lowest residential floor for towers

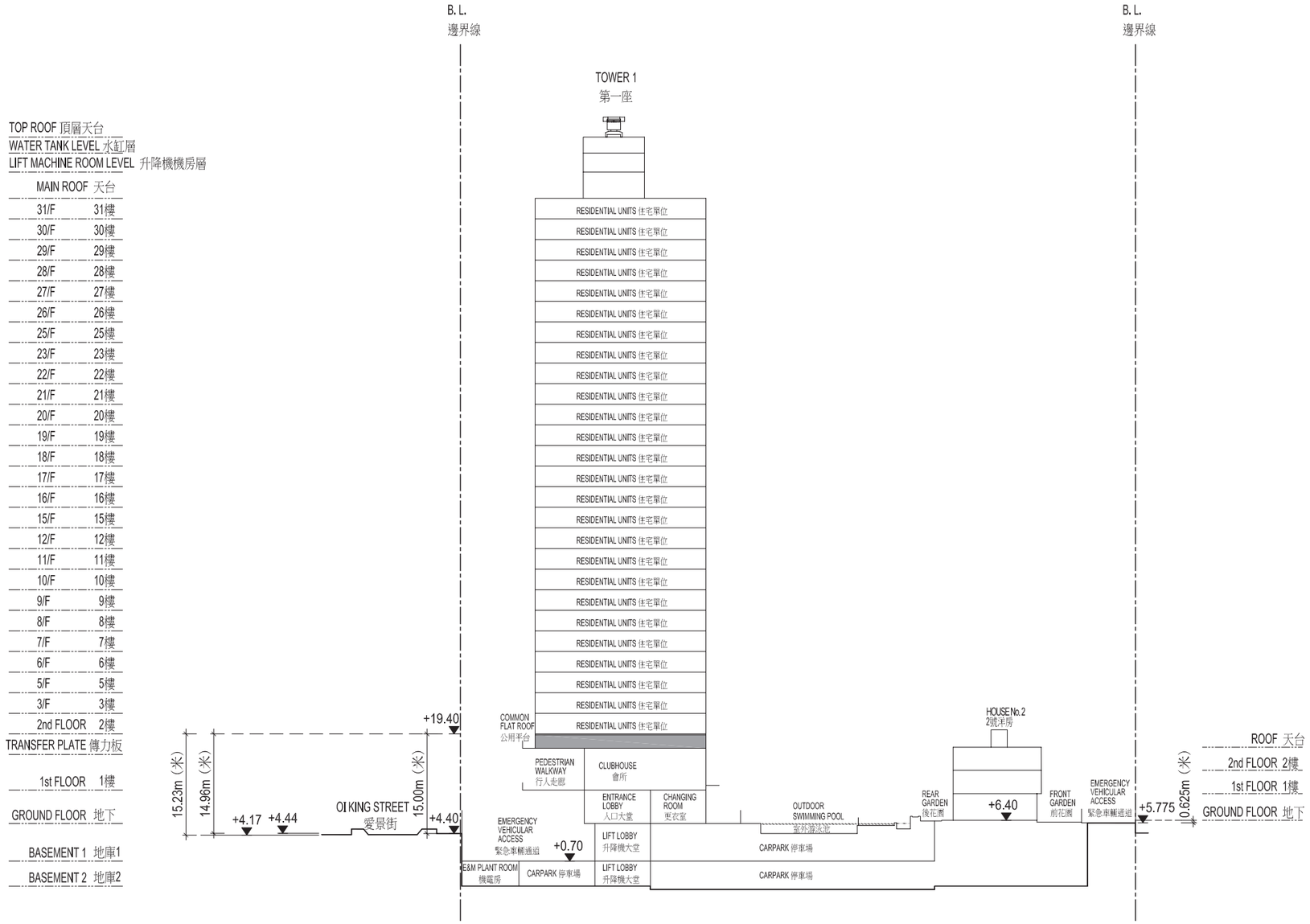
虛線為洋房的最低住宅樓層水平
– – – – – – Dotted line denotes level of the lowest residential floor for houses

B.L. = 邊界線 Boundary Line

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

毗連建築物(發展項目第2座)的一段愛景街為香港主水平基準以上4.17至4.44米。
The part of the Oi King Street adjacent to the building (Tower 2 of the Development) is 4.17 to 4.44 metres above the Hong Kong Principal Datum.

毗連建築物(發展項目6號洋房)的一段緊急車輛通道為香港主水平基準以上5.775米。
The part of the Emergency Vehicular Access adjacent to the building (House No.6 of the Development) is 5.775 metres above the Hong Kong Principal Datum.



CROSS-SECTION PLAN E-E
橫截面圖 E-E

虛線為大廈的最低住宅樓層水平
— — — Dotted line denotes level of the lowest residential floor for towers

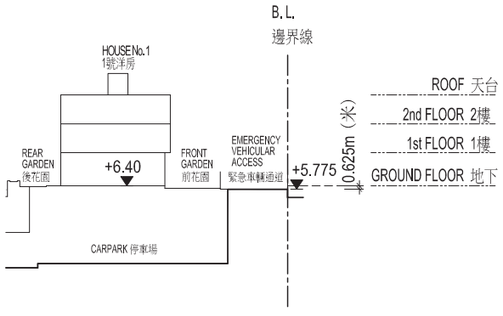
虛線為洋房的最低住宅樓層水平
- - - - - - Dotted line denotes level of the lowest residential floor for houses

B.L. = 邊界線 Boundary Line

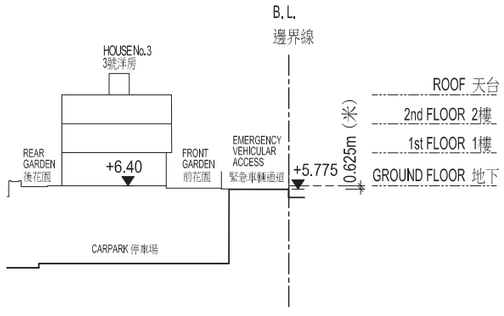
▼ 香港主水平基準以上高度(米) height in metres above Hong Kong Principal Datum (HKPD)

毗連建築物(發展項目第1座)的一段愛景街為香港主水平基準以上4.17至4.44米。
The part of the Oi King Street adjacent to the building (Tower 1 of the Development) is 4.17 to 4.44 metres above the Hong Kong Principal Datum.

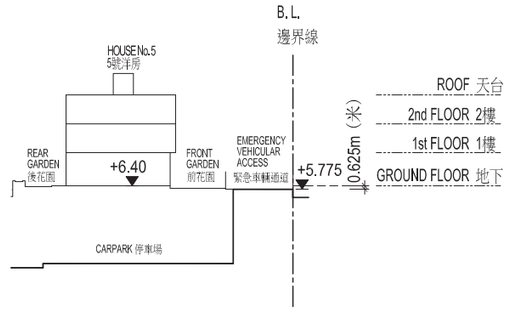
毗連建築物(發展項目2號洋房)的一段緊急車輛通道為香港主水平基準以上5.775米。
The part of the Emergency Vehicular Access adjacent to the building (House No.2 of the Development) is 5.775 metres above the Hong Kong Principal Datum.



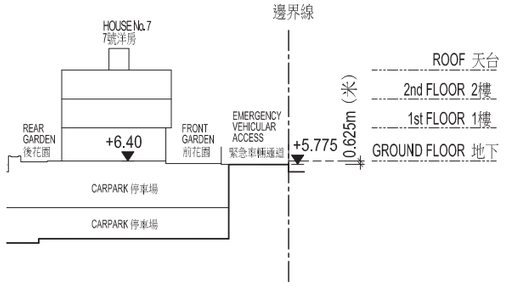
CROSS-SECTION PLAN F-F
橫截面圖 F-F



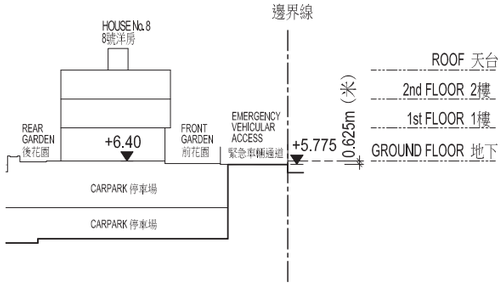
CROSS-SECTION PLAN G-G
橫截面圖 G-G



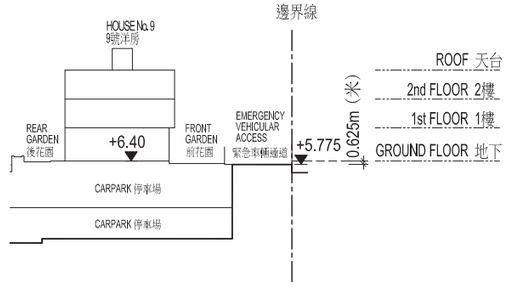
CROSS-SECTION PLAN H-H
橫截面圖 H-H



CROSS-SECTION PLAN I-I
橫截面圖 I-I



CROSS-SECTION PLAN J - J
橫截面圖 J - J



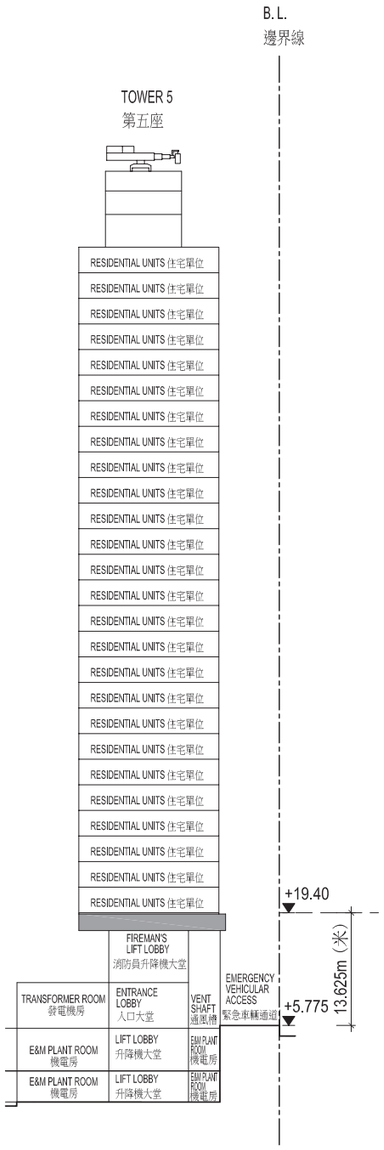
CROSS-SECTION PLAN K-K
橫截面圖 K-K

毗連建築物(發展項目1、3、5、7、8及9號洋房)的一段緊急車輛通道為香港主水平基準以上5.775米。
The part of the Emergency Vehicular Access adjacent to the buildings (House Nos.1, 3, 5, 7, 8 and 9 of the Development) is 5.775 metres above the Hong Kong Principal Datum.

虛線為洋房的最低住宅樓層水平
------ Dotted line denotes level of the lowest residential floor for houses

B.L. = 邊界線 Boundary Line

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



TOP ROOF 頂層天台
WATER TANK LEVEL 水缸層
LIFT MACHINE ROOM LEVEL 升降機機房層
MAIN ROOF 天台

31/F	31樓
30/F	30樓
29/F	29樓
28/F	28樓
27/F	27樓
26/F	26樓
25/F	25樓
23/F	23樓
22/F	22樓
21/F	21樓
20/F	20樓
19/F	19樓
18/F	18樓
17/F	17樓
16/F	16樓
15/F	15樓
12/F	12樓
11/F	11樓
10/F	10樓
9/F	9樓
8/F	8樓
7/F	7樓
6/F	6樓
5/F	5樓
3/F	3樓
2nd FLOOR	2樓
TRANSFER PLATE 傳力板	
1st FLOOR	1樓
GROUND FLOOR	地下
BASEMENT 1	地庫1
BASEMENT 2	地庫2

CROSS-SECTION PLAN L-L
橫截面圖 L-L

— — — 虛線為大廈的最低住宅樓層水平
Dotted line denotes level of the lowest residential floor for towers

B.L. = 邊界線
Boundary Line

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

毗連建築物(發展項目第5座)的一段緊急車輛通道為香港主水平基準以上5.775米。
The part of the Emergency Vehicular Access adjacent to the building (Tower 5 of the Development) is 5.775 metres above the Hong Kong Principal Datum.