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SALES BROCHURE

售樓説明書

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure –
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor 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.

[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.

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 PASP and ASP and 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.

<u>For first-hand uncompleted residential properties</u>

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.

<u>For first-hand uncompleted residential properties and completed residential properties pending compliance</u>

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 estimate 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.

[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.

- 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.

<u>For first-hand completed residential properties</u>

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:

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

Sales of First-hand Residential Properties Authority

Transport and Housing Bureau
August 2017

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

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

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

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

4. **物業的面積及四周環境**
   - 留意載於售樓説明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》(第 621 章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
   - 售樓説明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓説明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓説明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
   - 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓説明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

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

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

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

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

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。

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

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

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

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

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

適用於一手未落成住宅物業

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

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. **預計的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的關鍵日期[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。

適用於一手已落成住宅物業

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

17. **參觀物業**
- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

[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。

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

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：

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

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development

The Met. Acappella

Name of the street and at which the Development is situated

Tai Po Road-Tai Wai

Provisional street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

7838

The Development consists of one multi-unit building with two wings

Wing 1 and Wing 2

Total number of storeys of the multi-unit building

Wing 1: 13 storeys
Wing 2: 12 storeys
The above number of storeys does not include Roof.

Floor numbering in the multi-unit building as provided in the approved building plans for the Development

Wing 1: G/F-3/F, 5/F-12/F & 15/F
Wing 2: 1/F-3/F, 5/F-12/F & 15/F

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F and 14/F are omitted

Refuge floors (if any) of the multi-unit building

There is no refuge floor

Estimated material date for the Development, as provided by the Authorized Person for the Development

30 April 2019.

The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

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

發展項目名稱

薈蒿

發展項目所位於的街道的名稱

大埔公路-大圍段

差餉物業估價署署長為識別發展項目的目的而編配的臨時門牌號數

7838

發展項目包含一幢分為兩翼的多單位建築物

1翼及2翼

該幢多單位建築物的樓層的總數

1翼: 13層
2翼: 12層
上述樓層數目不包括天台。

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

1翼: 地下至3樓、5樓至12樓及15樓
2翼: 1樓至3樓、5樓至12樓及15樓

該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

不設4樓、13樓及14樓

該幢多單位建築物內的庇護層(如有的話)
不設庇護層

發展項目的認可人士提供的該發展項目的預計關鍵日期

2019年4月30日

預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

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

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

Vendor

Ever World Limited

Holding Companies of the Vendor

More Action Investments Limited
Sparkle Hope Limited
Miracle Cheer Limited
Wang On Properties Limited
Earnest Spot Limited
Wang On Enterprises (BVI) Limited
Wang On Group Limited

Authorized Person for the Development, and the firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his professional capacity

Mr. Henry Lau King Chiu of Dennis Lau & Ng Chun Man Architects & Engineers (H.K.) Limited

Building contractor for the Development

Chevalier Construction (Hong Kong) Limited

Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Baker & McKenzie

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

Any other person who has made a loan for the construction of the Development

More Action Investments Limited

賣方

永聖有限公司

賣方的控權公司

More Action Investments Limited
Sparkle Hope Limited
Miracle Cheer Limited
宏安地產有限公司
Earnest Spot Limited
Wang On Enterprises (BVI) Limited
Wang On Group Limited

發展項目的認可人士，認可人士以其專業身份擔任某商號或法團的經營人、董事或僱員的商號或法團

劉榮廣伍振民建築師事務所(香港)有限公司之劉鏡釗先生

發展項目的承建商

其士建築(香港)有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

貝克．麥堅時律師事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海匯豐銀行有限公司

已為發展項目的建造提供貸款的任何其他人

More Action Investments Limited

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

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not Applicable
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not Applicable
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	Not Applicable
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	Not Applicable
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	Not Applicable
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(k)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not Applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(o)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Not Applicable

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

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

There will not be any curtain walls forming part of the enclosing walls.

There will be non-structural prefabricated external walls forming part of the enclosing walls.

The range of thickness of the non-structural prefabricated external walls of the building is 150mm.

將不會有構成圍封牆的一部份的幕牆。

將會有構成圍封牆的一部份的非結構的預製外牆。

建築物的非結構的預製外牆的厚度範圍為150毫米。

Schedule of the total area of the non-structural prefabricated external walls of each residential property

每個住宅物業的非結構的預製外牆的總面積表

Block Name 大廈名稱	Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Wing I 1翼	G/F & 1/F 地下及1樓	A01	0.380
		A02	0.329
		A03	0.329
		A05	0.329
		A06	0.329
		A07	0.361
	2/F 2樓	A01	1.570
		A02	1.322
		A03	0.380
		A05	0.329
		A06	0.329
		A07	0.329
		A08	0.329
		A09	0.361
		D01	0.329
		D02	0.219
		D03	0.245
		D05	0.219
		D06	0.219
		D07	0.253
		D08	0.260

Block Name 大廈名稱	Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Wing I 1翼	3/F, 5/F - 12/F 3樓、5樓至12樓	A01	1.570
		A02	1.322
		A03	0.380
		A05	0.329
		A06	0.329
		A07	0.329
		A08	0.329
		A09	0.361
		D01	0.329
		D02	0.219
		D03	0.245
		D05	0.219
		D06	0.219
		D07	0.253
		D08	0.260
	15/F 15樓	A01	2.180
		A02	0
		A03	0
		D01	0
		D02	0

Remark: There is no designation of 4/F, 13/F and 14/F.

註:不設4樓、13樓及14樓。

Schedule of the total area of the non-structural prefabricated external walls of each residential property

Block Name 大廈名稱	Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Wing 2 2翼	1/F & 2/F 1樓及2樓	B01	0.380
		B02	0.329
		B03	0.329
		B05	0.329
		B06	0.329
		B07	0.329
		B08	0.329
		B09	0.361
		C01	0.380
		C02	0.380
		C03	0.329
		C05	0.219
		C06	0.245
		C07	0.219
		C08	0.219
		C09	0.253
		C10	0.260
	3/F, 5/F - 12/F 3樓、5樓至12樓	B01	0.737
		B02	0.329
		B03	0.329
		B05	0.329
		B06	0.329
		B07	0.329
		B08	0.329
		B09	0.361
		C01	0.737
		C02	0.380
		C03	0.329
		C05	0.219
		C06	0.245
		C07	0.219
		C08	0.219
		C09	0.253
		C10	0.260

Remark: There is no designation of 4/F, 13/F and 14/F.

每個住宅物業的非結構的預製外牆的總面積表

Block Name 大廈名稱	Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Wing 2 2翼	15/F 15樓	B01	0.994
		B02	0
		B03	0
		C01	0
		C02	0

註:不設4樓、13樓及14樓。

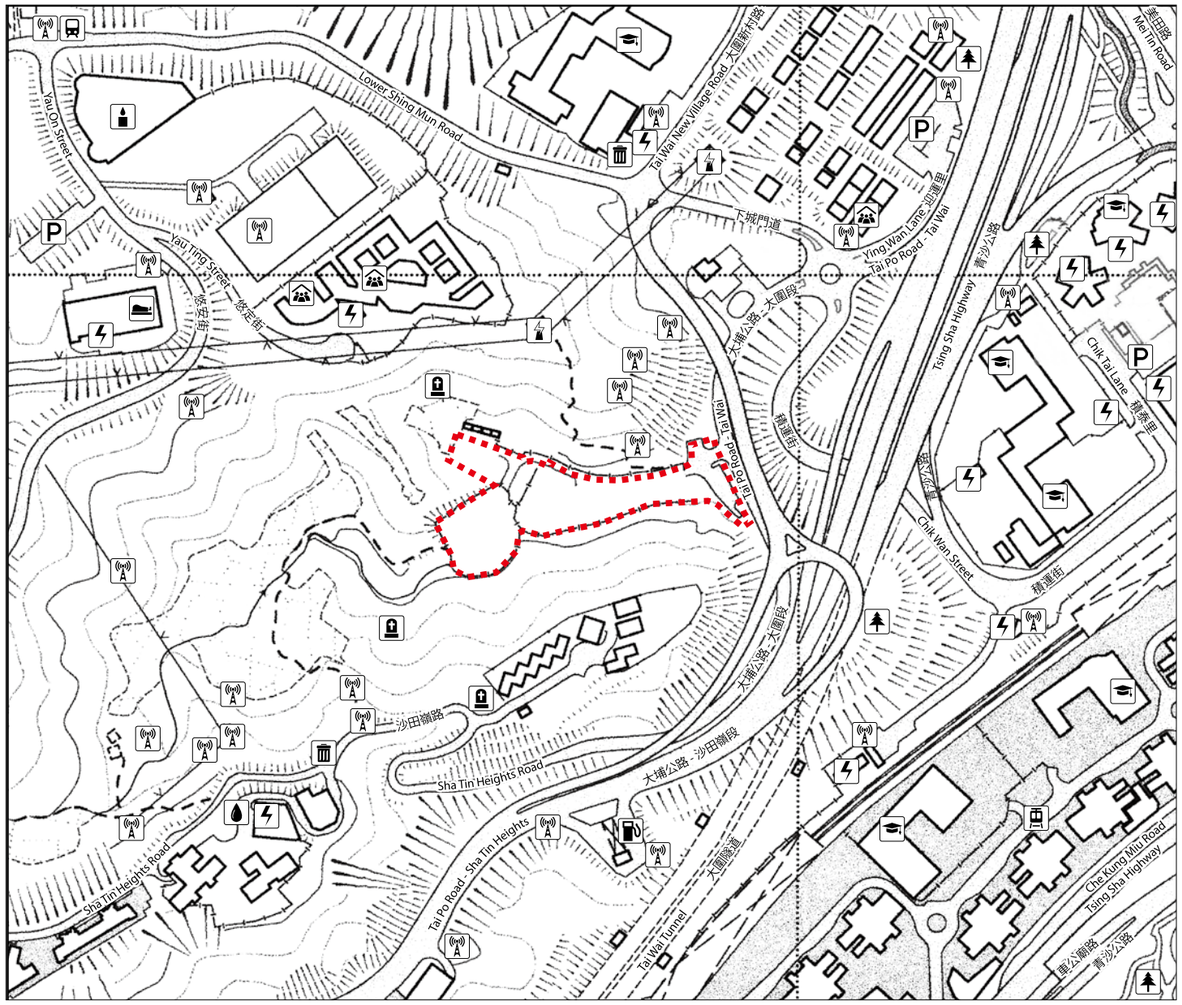
The person appointed as the manager of the Development under the latest draft deed of mutual covenant

Goodtech Management Limited

根據公契的最新擬稿獲委任為發展項目的管理人的人

高達管理有限公司

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



Location of the Development
發展項目的位置

N

Scale比例 : 0 50 150 250M(米)

Notation 圖例

- a railway depot 鐵路車廠
- a petrol filling station 油站
- a mortuary 殮房
- an oil depot 油庫
- a power plant (including electricity sub-stations) 發電廠(包括電力分站)
- a pylon 輸電塔架
- a cemetery 墳場
- a public carpark (including a lorry park) 公眾停車場(包括貨車停泊處)
- a public transport terminal (including a rail station) 公共交通總站 (包括鐵路車站)
- 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 refuse collection point 垃圾收集站
- a funeral parlour 殯儀館
- a school (including a kindergarten) 學校(包括幼稚園)
- a public utility installation 公用事業設施裝置
- a public park 公園

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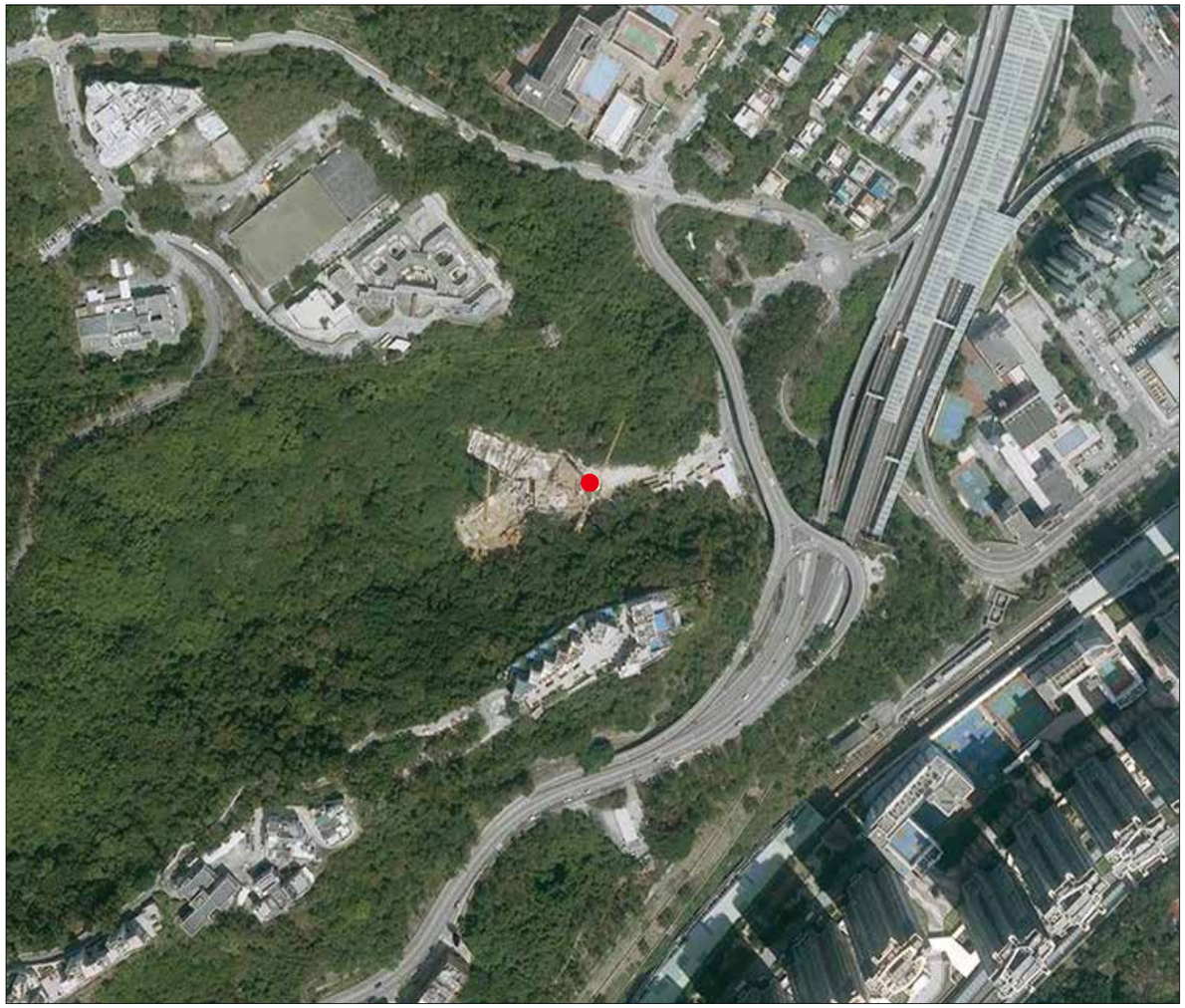
Notes:
1. This Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No.7-SW-D, dated 8 August 2017 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註:
1. 此位置圖是參考於2017年8月8日出版之地政總署測繪處之測繪圖(組別編號HP5C)，圖幅編號為7-SW-D，並由賣方擬備，有需要處經修正處理。
2. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6900 feet, photo No. E017234C, date of flight: 2 April 2017.
摘錄自地政總署測繪處在6900呎的飛行高度拍攝之鳥瞰照片，照片編號E017234C飛行日期：2017年4月2日。

Survey and Mapping Office, Lands Department, The Government of HKSAR
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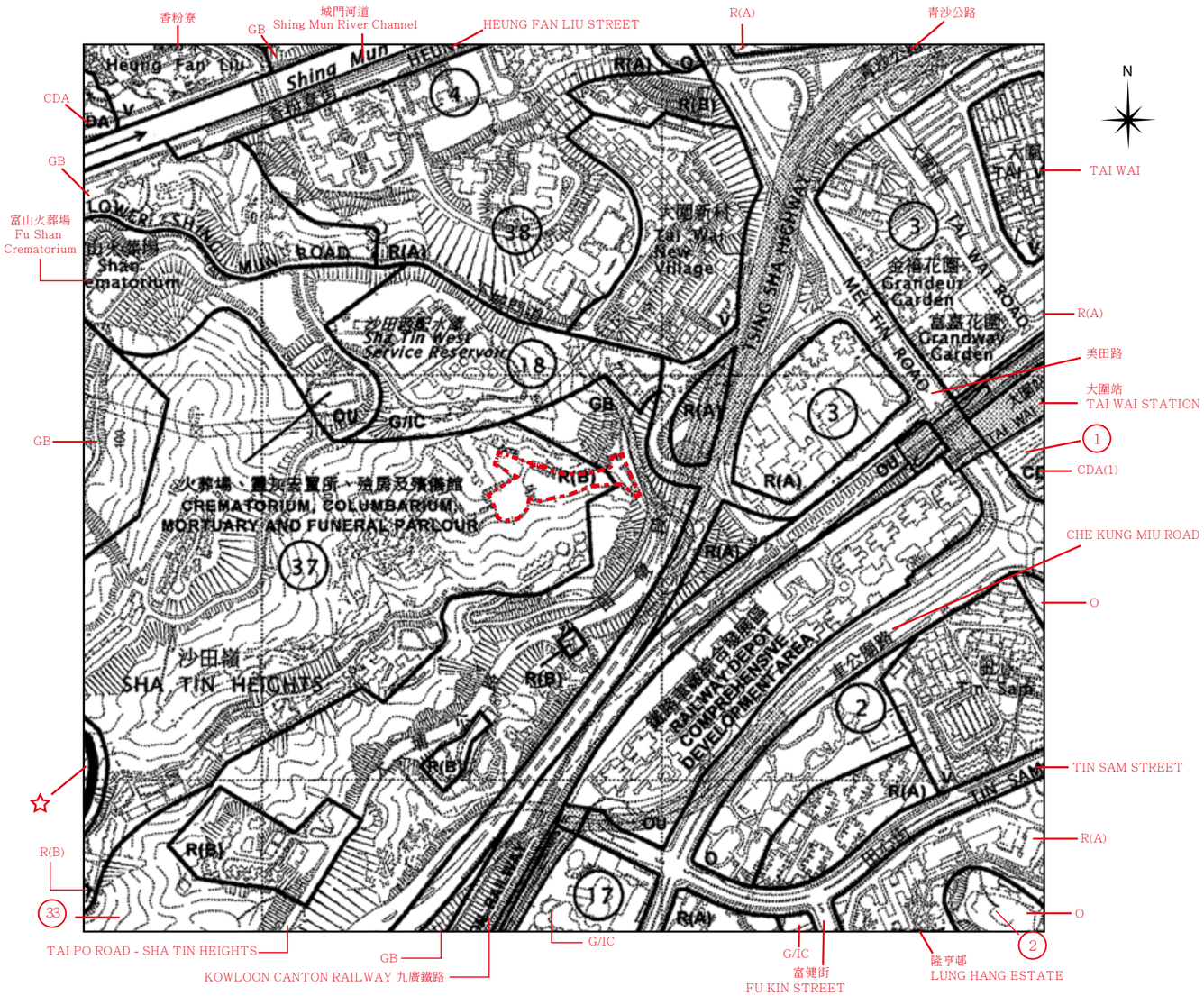
Note:
The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註:
由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Location of the Development
發展項目的位置

Scale比例：0 100 500M(米)

Notation 圖例

ZONES 地帶	
COMPREHENSIVE DEVELOPMENT AREA 綜合發展區	CDA
RESIDENTIAL (GROUP A) 住宅(甲類)	R(A)
RESIDENTIAL (GROUP B) 住宅(乙類)	R(B)
VILLAGE TYPE DEVELOPMENT 鄉村式發展	V
GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區	G/IC
OPEN SPACE 休憩用地	O
OTHER SPECIFIED USES 其他指定用途	OU
GREEN BELT 綠化地帶	GB
COMMUNCATIONS 交通	
RAILWAY AND STATION (ELEVATED) 鐵路及車站(高架)	STATION
MAJOR ROAD AND JUNCTION 主要道路及路口	
ELEVATED ROAD 高架道路	
MISCELLANEOUS 其他	
BOUNDARY OF PLANNING SCHEME 規劃範圍界線	
PLANNING AREA NUMBER 規劃區編號	1

☆ The area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft Plan.
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

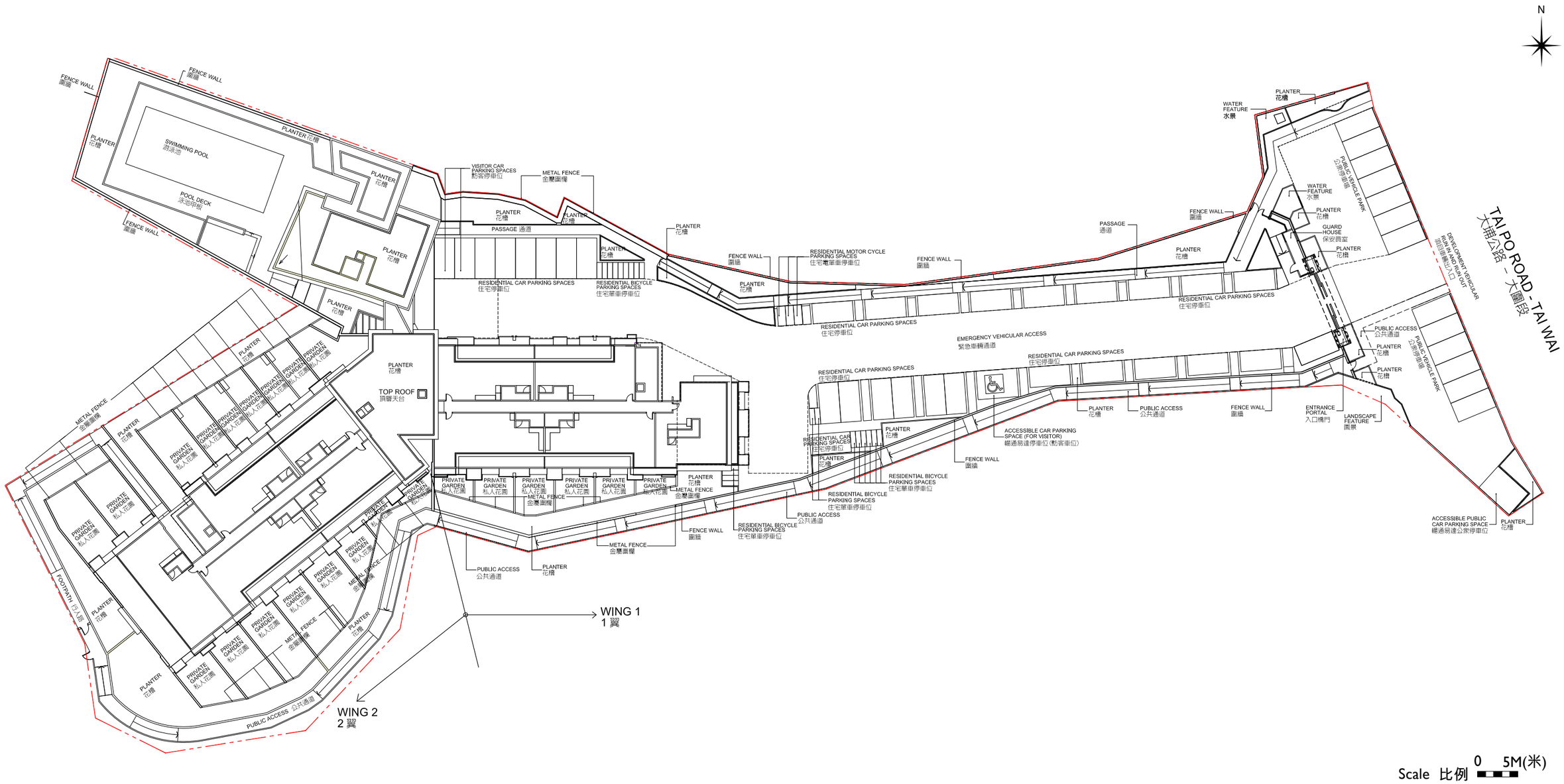
Adopted from part of the Approved Sha Tin Outline Zoning Plan No. S/ST/33, gazetted on 13 January 2017, with adjustments where necessary as shown in red.

Notes:
1. The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
2. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of the Hong Kong SAR.

摘錄自2017年1月13日刊憲之沙田分區計劃大綱核准圖，圖則編號為S/ST/33，有需要處經修正處理，以紅色顯示。

備註:
1. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
2. 此大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



Boundary of the Development 發展項目的界線

The estimated date of completion of the building and facilities, as provided by the Authorized Person for the Development is 30 April 2019.

由發展項目的認可人士提供的建築物及設施的預計落成日期為2019年4月30日。

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

Legend of Terms and Abbreviations used on Floor Plans:
樓面平面圖中所使用名詞及簡稱之圖例：

A/C = AIR-CONDITIONING PLATFORM = 冷氣機平台
ACCESS GATE FOR MAINTENANCE (TYPICAL) = 供維修通道用之閘門 (通用)
ARCHITECTURAL FEATURE = 建築裝飾
ARCHITECTURAL FEATURE BELOW= 建築裝飾置下
ARCHITECTURAL FEATURE ABOVE = 建築裝飾置上
BAL. = BALCONY = 露台
BALCONY ABOVE (AT 12/F ONLY) = 露台置上(只限12樓)
BATH = BATHROOM = 浴室
BED RM.1 = BEDROOM 1 = 睡房 1
BED RM.2 = BEDROOM 2 = 睡房 2
BUILDING LINE ABOVE = 建築線置上
CHECK METER CABINET = 檢測錶掣櫃
COMMON FLAT ROOF FOR MAINTENANCE ONLY TO BE DESIGNATED AS COMMON AREA UNDER DMC = 將被納入於大廈公契內公共地方供維修用的公共平台
CORRIDOR = 走廊
COVER FOR 12/F BALCONY BELOW = 12樓露台蓋頂置下
COVER FOR 15/F BALCONY BELOW = 15樓露台蓋頂置下
COVER FOR 12/F UTILITY PLATFORM BELOW = 12樓工作平台蓋頂置下
COVERED LANDSCAPE = 有蓋園景
DIN.= DINING ROOM = 飯廳
DN = DOWN = 落
DOGHOUSE = 管道房
ELECTRICAL METER ROOM = 電錶房
EMERGENCY GENERATOR ROOM = 應急發電機房
EMR. & ELV. ROOM = ELECTRICAL METER & EXTRA LOW VOLTAGE ROOM = 電錶及低壓電線房
E/M ROOM = ELECTRICAL / MECHANICAL ROOM 電機房
FENCE WALL = 圍牆
FIREMAN'S LIFT LOBBY = 消防員升降機大堂
FIRE CONTROL CENTRE = 消防控制中心
FLAT ROOF BELOW (15/F) = 平台置下(15樓)
FLUSH WATER PUMP ROOM = 咸水水泵房
FLAT ROOF = 平台
FOOTPATH = 行人路
H.R.= HOSE REEL = 消防喉轆
INVERTED BEAM = 逆置橫樑
KIT.= KITCHEN = 廚房
LAV. = LAVATORY = 洗手間
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LIV.= LIVING ROOM = 客廳
LOADING / UNLOADING AREA = 上落貨車範圍
MANAGEMENT OFFICE = 屋苑管理處
MAINTENANCE PLATFORM =維修用平台
MAINTENANCE PLATFORM ABOVE = 維修用平台置上
M.BED RM = MASTER BEDROOM = 主人睡房
M.BATH = MASTER BATHROOM = 主人浴室
METAL FENCE = 金屬圍欄
OPEN KIT. = OPEN KITCHEN = 開放式廚房
P.D. = PIPE DUCT = 管槽
PLANTER = 花糟
PUBLIC ACCESS = 公眾行人通道
POTABLE WATER PUMP ROOM = 食水水泵房
PRIVATE GARDEN = 私人花園
R.C.PLINTH = REINFORCED CONCRETE PLINTH = 鋼筋混凝土座
REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER = 垃圾及物料回收房
ROOF OF 15/F UNIT A01 = 15樓A01單位天台
ROOF OF 15/F UNIT A02 = 15樓A02單位天台
ROOF OF 15/F UNIT A03 = 15樓A03單位天台
ROOF OF 15/F UNIT B01 = 15樓B01單位天台
ROOF OF 15/F UNIT B02 = 15樓B02單位天台
ROOF OF 15/F UNIT B03 = 15樓B03單位天台
ROOF OF 15/F UNIT C01 = 15樓C01單位天台
ROOF OF 15/F UNIT C02 = 15樓C02單位天台
ROOF OF 15/F UNIT D01 = 15樓D01單位天台
ROOF OF 15/F UNIT D02 = 15樓D02單位天台
R.S. & M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM = 垃圾及物料回收房
STAIR HOOD OF 15/F UNIT A01 = 15樓A01單位梯屋
STAIR HOOD OF 15/F UNIT A02 = 15樓A02單位梯屋
STAIR HOOD OF 15/F UNIT A03 = 15樓A03單位梯屋
STAIR HOOD OF 15/F UNIT B01 = 15樓B01單位梯屋
STAIR HOOD OF 15/F UNIT B02 = 15樓B02單位梯屋
STAIR HOOD OF 15/F UNIT B03 = 15樓B03單位梯屋
STAIR HOOD OF 15/F UNIT C01 = 15樓C01單位梯屋
STAIR HOOD OF 15/F UNIT C02 = 15樓C02單位梯屋
STAIR HOOD OF 15/F UNIT D01 = 15樓D01單位梯屋
STAIR HOOD OF 15/F UNIT D02 = 15樓D02單位梯屋
SEPARATION WALL = 分隔牆
SPRINKLER CONTROL VALVE CABINET = 花灑控制閥櫃
STORE = 儲物室
STUDY RM = STUDY ROOM = 書房
SUMP TANK ROOM = 地下水缸房
SUNSHADING DEVICE =遮陽蓬
SUNSHADING DEVICE ABOVE (AT 12/F ONLY) =遮陽蓬置上(只限12樓)
SUNSHADING DEVICE ABOVE=遮陽蓬置上
SUNSHADING DEVICE BELOW =遮陽蓬置下
T.D. = TELEPHONE DUCT = 電話線糟
TO BE DESIGNATED AS COMMON AREA UNDER DMC (FOR MAINTENANCE) = 將被納入於大廈公契內的公共地方(供維修)
U.P.= UTILITY PLATFORM =工作平台
UP= 上
WING 1 = 1翼
WING 2 = 2翼
W.M.D. = WATER METER DUCT = 水錶糟
U.T. = UTILITY ROOM = 多用途房

Explanatory Notes:

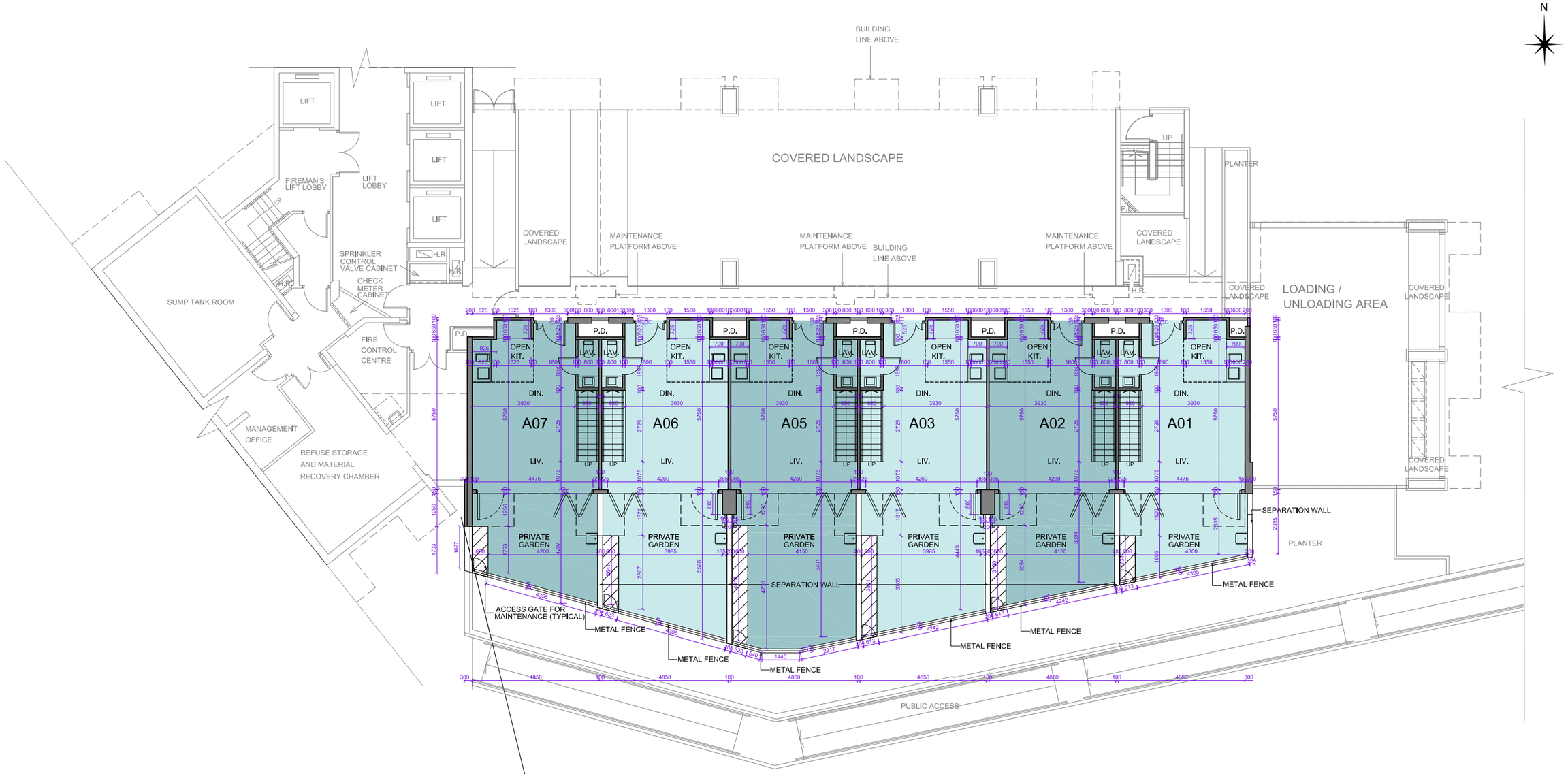
1. Symbols of fittings and fitments shown on the floor plans, such as shower compartment, bath tub, floor drain, water closet, shower, sink and sink counter, electric stove etc, are architectural symbols retrieved from the latest approved general building plans and for general indication only.
2. There may be architectural features and exposed pipes, pipe covers on external walls. There are manhole covers and surface channel in private garden.
3. Some residential units have ceiling bulkheads and sunken slabs of the residential units on the above floor installed in the living/dining room, bedrooms, open kitchen, kitchen, store room, utility room, study room and/or corridor to conceal the air-conditioning system and/or mechanical and electrical services in the residential unit.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. There may be common pipes and/or mechanical and electrical services within the air conditioning platform, balconies, utility platforms and roofs of some residential units.
6. Balconies and utility platforms are non-enclosed areas.

備註：

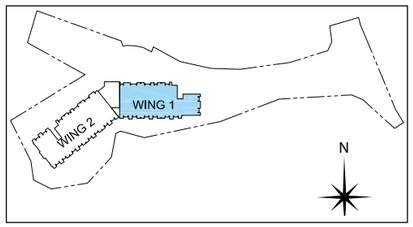
1. 樓面平面圖上所顯示的形象裝置符號，例如淋浴間、浴缸、地台去水、坐廁、花灑、洗手盤、洗手盤櫃、電磁爐等乃摘自最新的經批准的建築圖則，只作一般性標誌。
2. 外牆或設有建築裝飾及外露喉管道、喉管蓋。私人花園設有沙井蓋及去水渠。
3. 部份住宅單位之客廳/飯廳、睡房、開放式廚房、廚房、儲物室、多用途室、書房及/或走廊或設有假天花及上層單位跌級樓板，用以隱藏裝設在住宅單位內的冷氣及/或其他機電設備。
4. 部份單位之天花高度將會因結構、建築設計及/或裝修設計上的需要而有差異。
5. 部份住宅單位之冷氣機平台、露台、工作平台及天台內或裝有公用喉管及/或其他機電設備。
6. 露台及工作平台為不可封閉的地方。

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

WING 1 G/F FLOOR PLAN
1翼 地下平面圖



Key Plan 指示圖



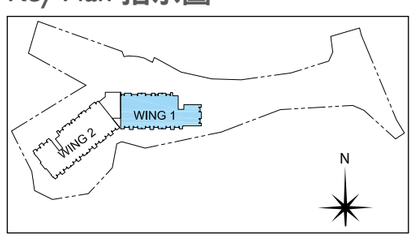
Scale 比例 0 5M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.
備註:樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

WING 1 1/F FLOOR PLAN
1翼 1樓平面圖

Key Plan 指示圖



Scale 比例 0 5M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.
備註:樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

WING 1 G/F & 1/F FLOOR PLAN
1翼 地下及1樓平面圖

Each of the Residential Property 每個住宅物業	Block Name 大廈名稱	Floor 樓層	Unit 單位					
			A01	A02	A03	A05	A06	A07
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Wing 1 1翼	G/F 地下	150	150	150	150	150	150
		1/F 1樓	150	150	150	150	150	150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		G/F 地下	3150	3150	3150	3150	3150	3150
		1/F 1樓	3150	3150	3150	3150	3150	3150

Notes:

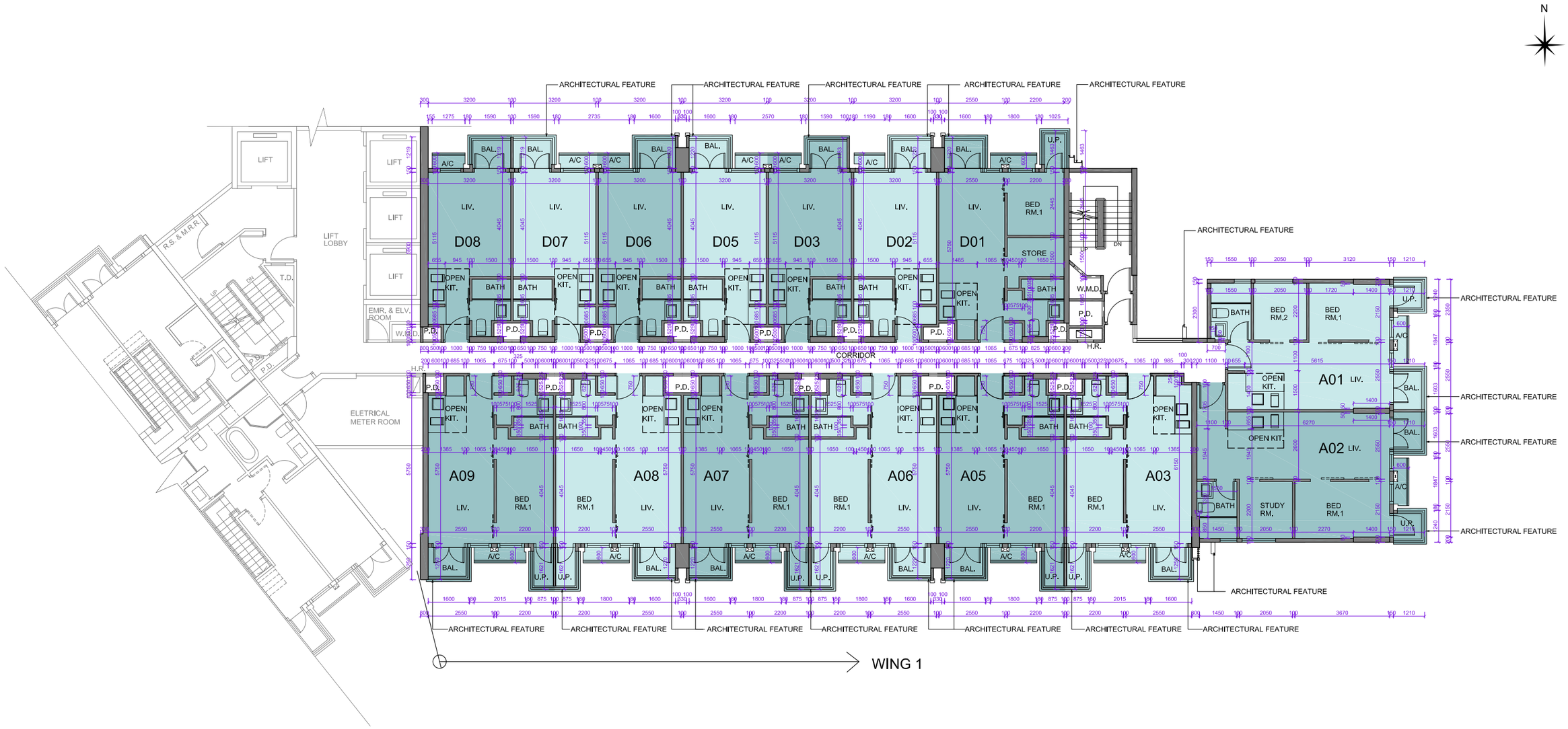
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註:

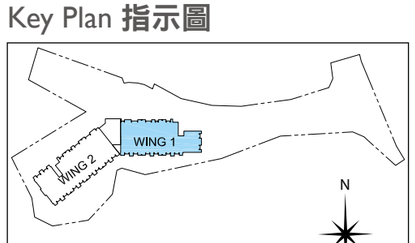
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

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

WING 1 2/F FLOOR PLAN
1翼 2樓平面圖



Key Plan 指示圖



Scale 比例 0 5M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.
備註:樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

WING I 2/F FLOOR PLAN
I翼 2樓平面圖

Each of the Residential Property 每個住宅物業	Block Name 大廈名稱	Floor 樓層	Unit 單位														
			A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Wing I I 翼	2/F 2樓	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		2/F 2樓	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150

Notes:

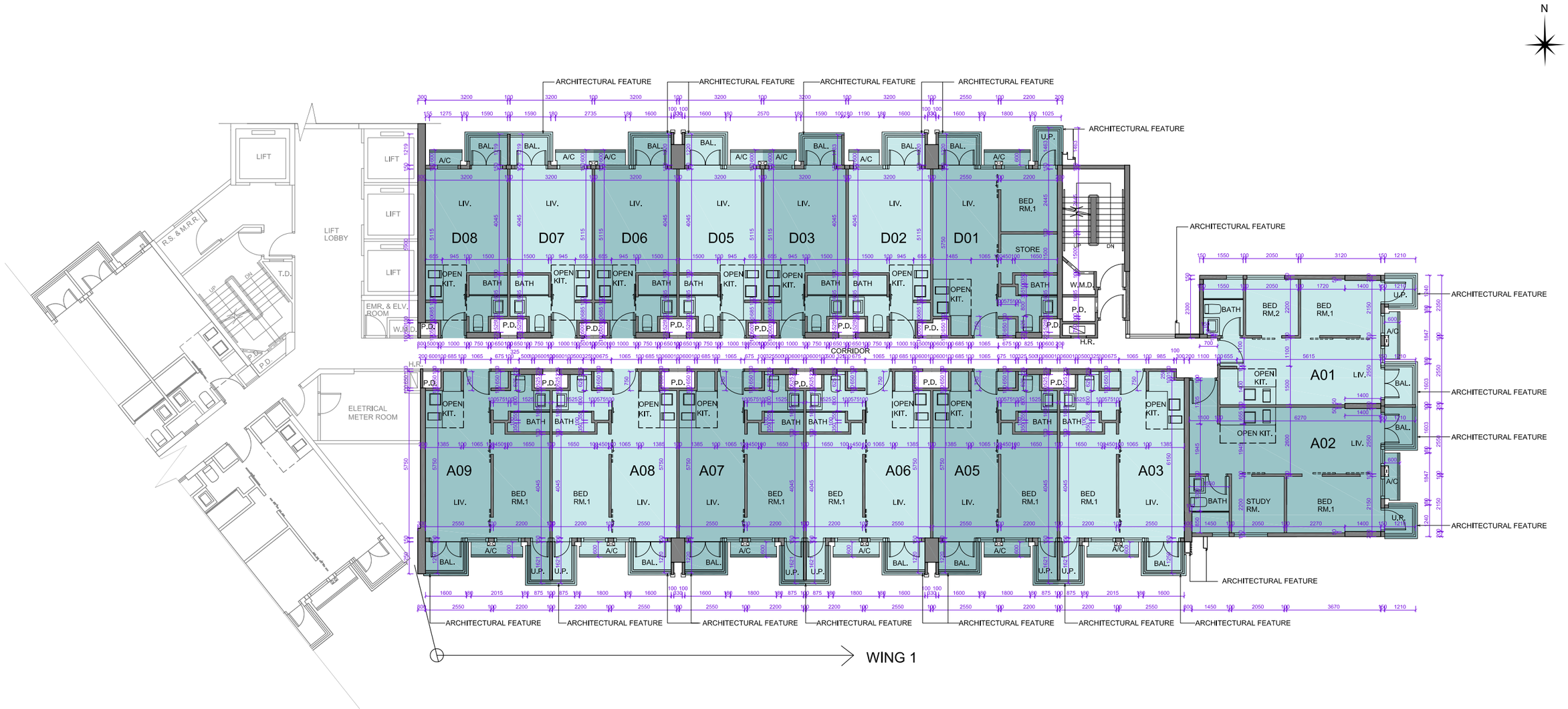
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註:

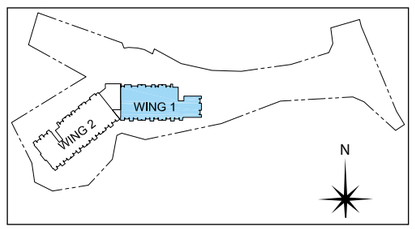
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

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

WING 1 3/F FLOOR PLAN
1翼 3樓平面圖



Key Plan 指示圖



Scale 比例 0 5M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.
備註:樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

WING I　3/F FLOOR PLAN
I翼　3樓平面圖

Each of the Residential Property 每個住宅物業	Block Name 大廈名稱	Floor 樓層	Unit 單位														
			A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Wing I I 翼	3/F 3樓	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		3/F 3樓	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120

Notes:

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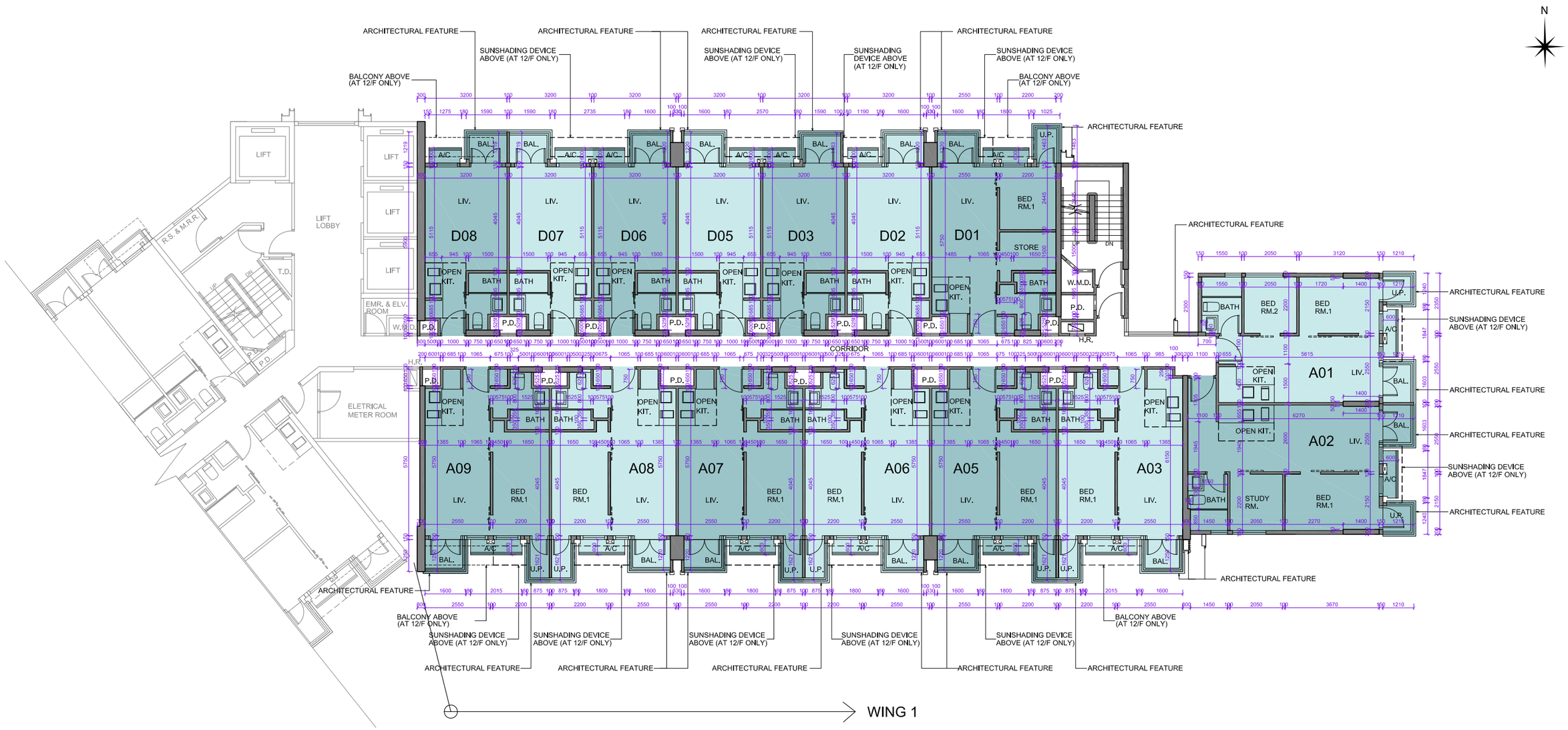
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註:

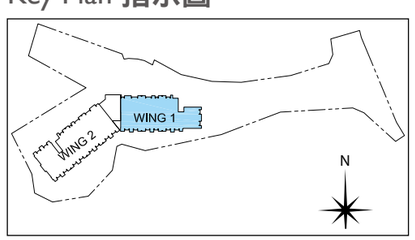
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

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

WING 1 5/F - 12/F FLOOR PLAN
1翼 5樓至12樓平面圖



Key Plan 指示圖



Scale 比例 0 5M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.
備註:樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

WING 1 5/F - 12/F FLOOR PLAN
1翼 5樓至12樓平面圖

Each of the Residential Property 每個住宅物業	Block Name 大廈名稱	Floor 樓層	Unit 單位														
			A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Wing 1 1翼	5/F-11/F 5樓至11樓	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
		12/F 12樓	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		5/F-11/F 5樓至11樓	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120
		12/F 12樓	3120, 3390	3120, 3390	3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390

Notes:

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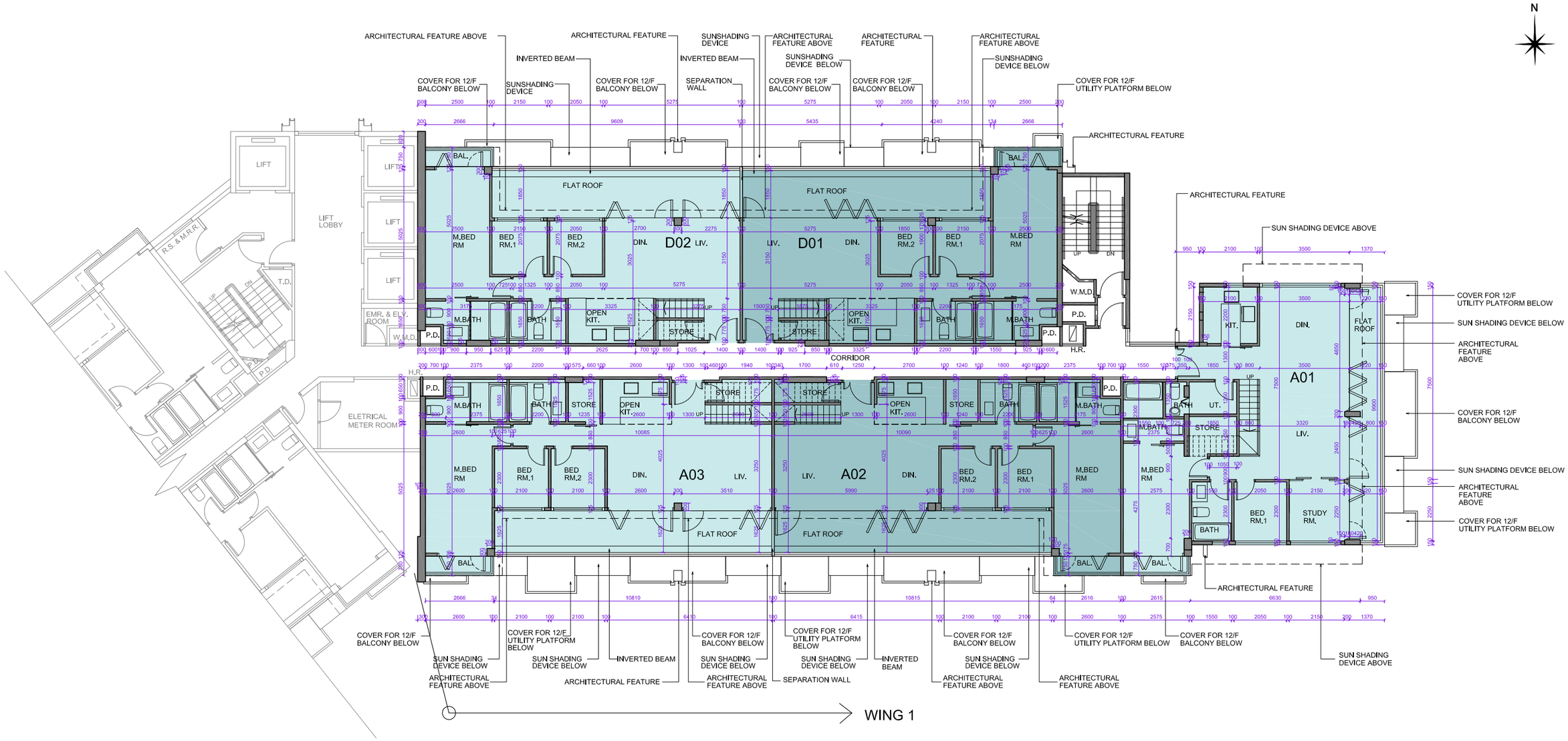
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註:

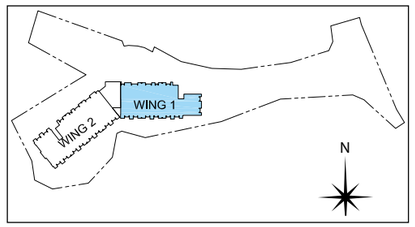
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

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

WING 1 15/F FLOOR PLAN
1翼 15樓平面圖



Key Plan 指示圖



Scale 比例 0 5M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.
備註:樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

WING 1 15/F FLOOR PLAN
1翼 15樓平面圖

Each of the Residential Property 每個住宅物業	Block Name 大廈名稱	Floor 樓層	Unit 單位				
			A01	A02	A03	D01	D02
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Wing 1 1翼	15/F 15樓	175	175	175	175	175
Floor-to-floor height (mm) 層與層之間的高度(毫米)		15/F 15樓	3150	3150	3150	3150	3150

Notes:

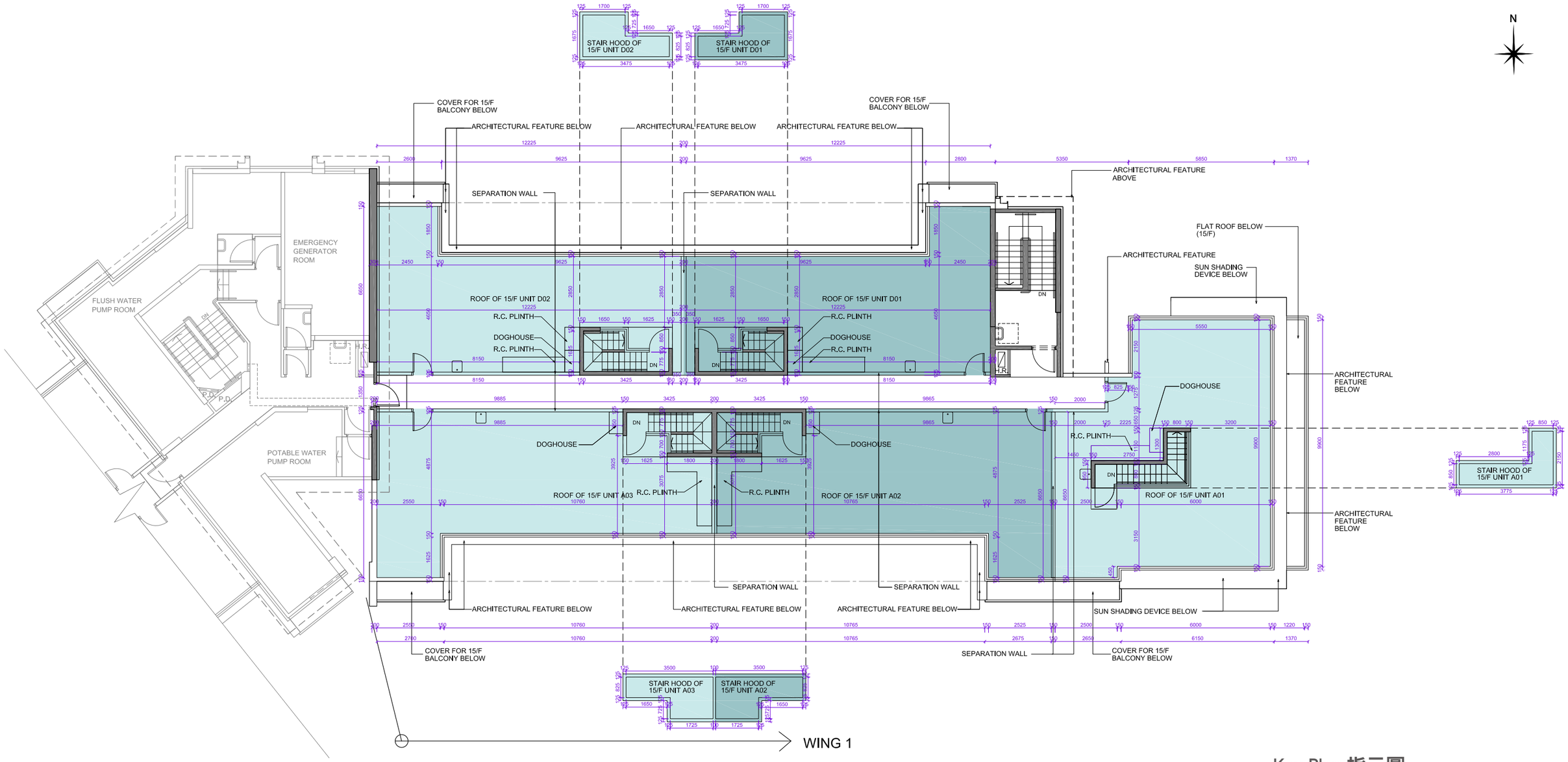
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註:

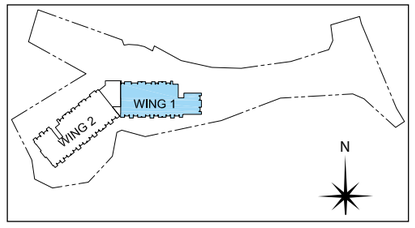
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

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

WING 1 ROOF FLOOR PLAN
1翼 天台平面圖



Key Plan 指示圖



Scale 比例 0 5M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.
備註:樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

WING I　ROOF FLOOR PLAN
I翼　天台平面圖

Each of the Residential Property 每個住宅物業	Block Name 大廈名稱	Floor 樓層	Unit 單位				
			A01	A02	A03	D01	D02
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Wing I I翼	Roof (stairhood) 天台(梯屋)	150	175	175	175	175
Floor-to-floor height (mm) 層與層之間的高度(毫米)		Roof (stairhood) 天台(梯屋)	2850	2850	2850	2850	2850

Notes:

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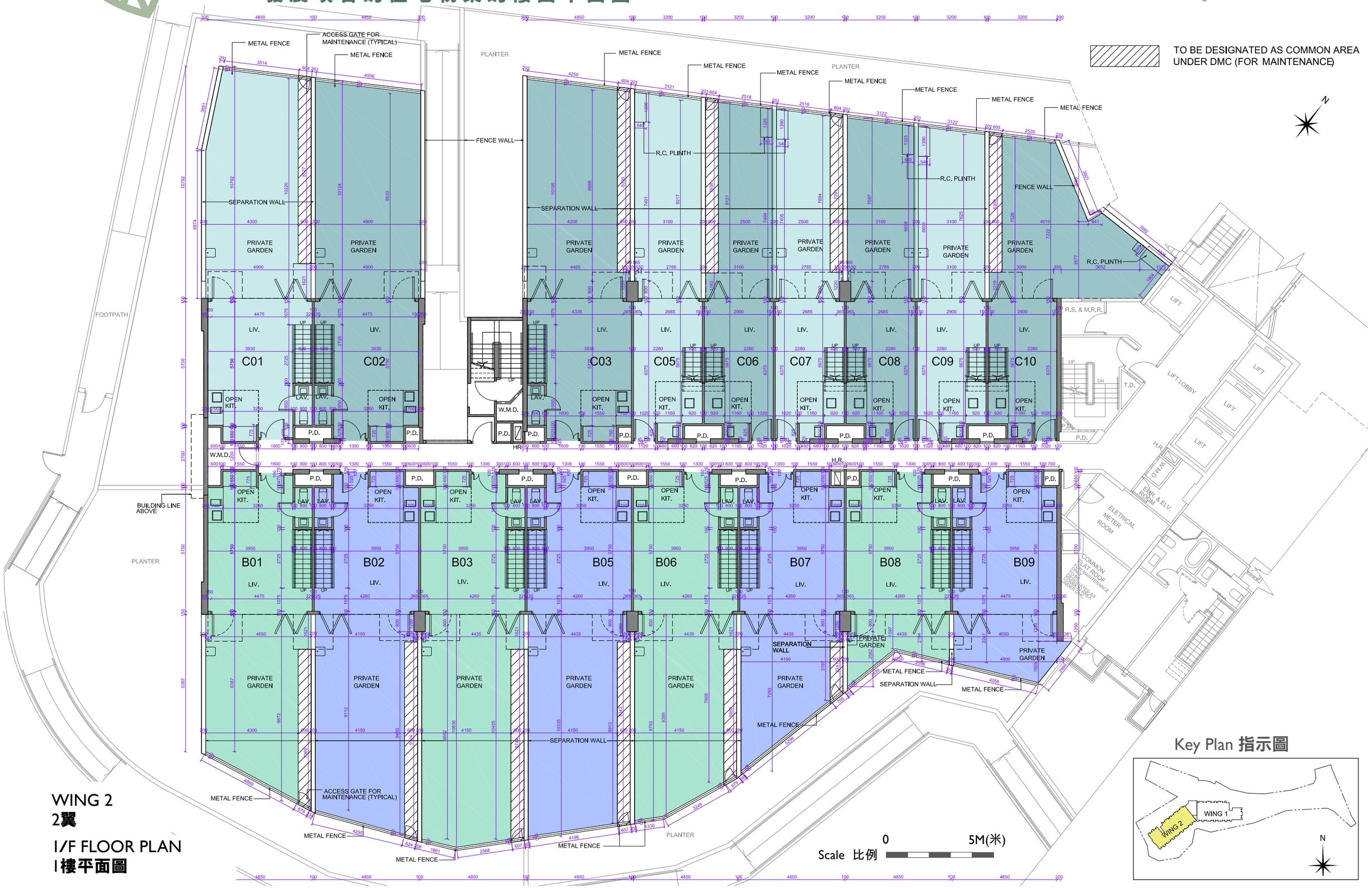
備註:

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

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



WING 2
2翼

1/F FLOOR PLAN
1樓平面圖

Note: The dimensions in the floor plan are all structural dimensions in millimeter.
備註:樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

WING 2 1/F FLOOR PLAN
2翼 1樓平面圖

Each of the Residential Property 每個住宅物業	Block Name 大廈名稱	Floor 樓層	Unit 單位																
			B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Wing 2 2翼	1/F 1樓	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		1/F 1樓	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150

Notes:

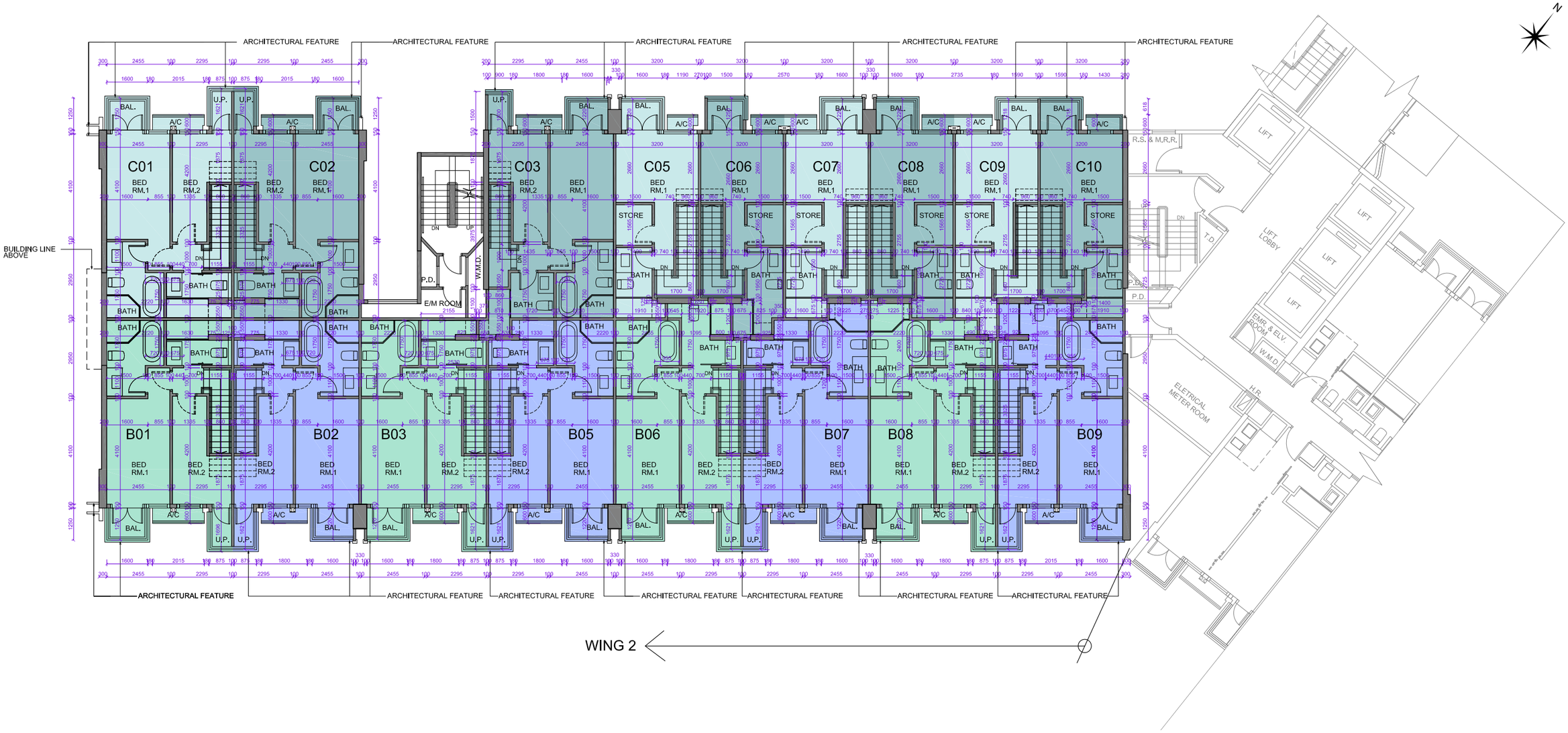
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註:

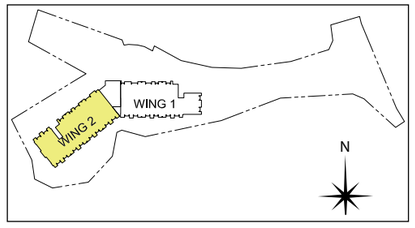
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

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

WING 2 2/F FLOOR PLAN
2翼 2樓平面圖



Key Plan 指示圖



Scale 比例 0 5M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.
備註:樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

WING 2 2/F FLOOR PLAN
2翼 2樓平面圖

Each of the Residential Property 每個住宅物業	Block Name 大廈名稱	Floor 樓層	Unit 單位																
			B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Wing 2 2翼	2/F 2樓	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		2/F 2樓	2675, 3150	2675, 3150	2675, 3150	2675, 3150	2675, 3150	2675, 3150	2675, 3150	2675, 3150	2675, 3150	2675, 3150	2675, 3150	2675, 3150	2675, 3150	2675, 3150	2675, 3150	2675, 3150	2675, 3150

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

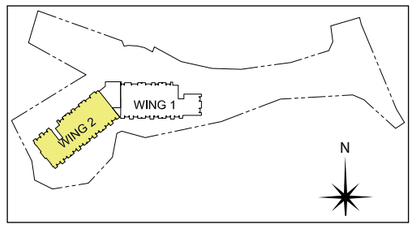
備註:

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

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

WING 2 3/F FLOOR PLAN
2翼 3樓平面圖

Key Plan 指示圖



Scale 比例 0 5M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.
備註:樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

WING 2 3/F FLOOR PLAN
2翼 3樓平面圖

Each of the Residential Property 每個住宅物業	Block Name 大廈名稱	Floor 樓層	Unit 單位																
			B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Wing 2 2翼	3/F 3樓	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		3/F 3樓	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

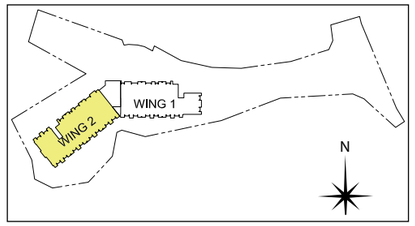
備註:

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

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

WING 2 5/F - 12/F FLOOR PLAN
2翼 5樓至12樓平面圖

Key Plan 指示圖



Scale 比例 0 5M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.
備註:樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

WING 2 5/F - 12/F FLOOR PLAN
2翼 5樓至12樓平面圖

Each of the Residential Property 每個住宅物業	Block Name 大廈名稱	Floor 樓層	Unit 單位																
			B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Wing 2 2翼	5/F-11/F 5樓至11樓	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
		12/F 12樓	150, 300	150	150	150	150	150	150	150	150, 300	150	150	150	150	150	150	150	150
Floor-to-floor height (mm) 層與層之間的高度(毫米)		5/F-11/F 5樓至11樓	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120	3120
		12/F 12樓	3120, 3390	3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390	3120, 3390

Notes:

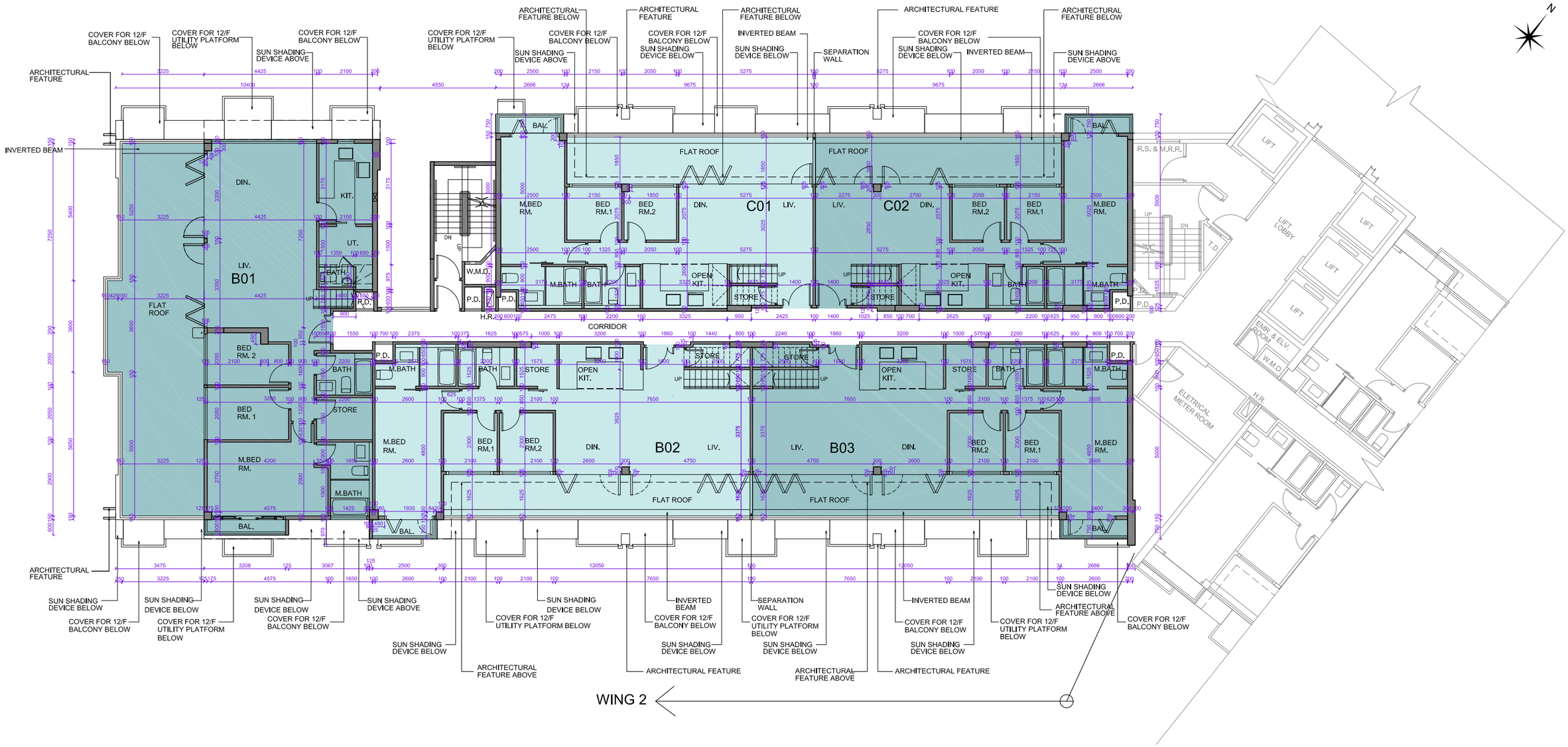
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註:

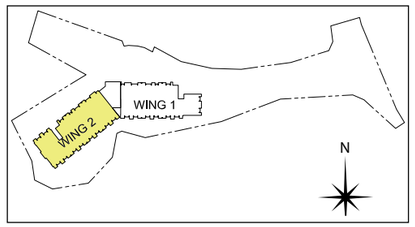
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

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

WING 2 15/F FLOOR PLAN
2翼 15樓平面圖



Key Plan 指示圖



Scale 比例 0 5M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.
備註:樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

WING 2 15/F FLOOR PLAN
2翼 15樓平面圖

Each of the Residential Property 每個住宅物業	Block Name 大廈名稱	Floor 樓層	Unit 單位				
			B01	B02	B03	C01	C02
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Wing 2 2翼	15/F 15樓	175	175	175	175	175
Floor-to-floor height (mm) 層與層之間的高度(毫米)		15/F 15樓	3150	3150	3150	3150	3150

Notes:

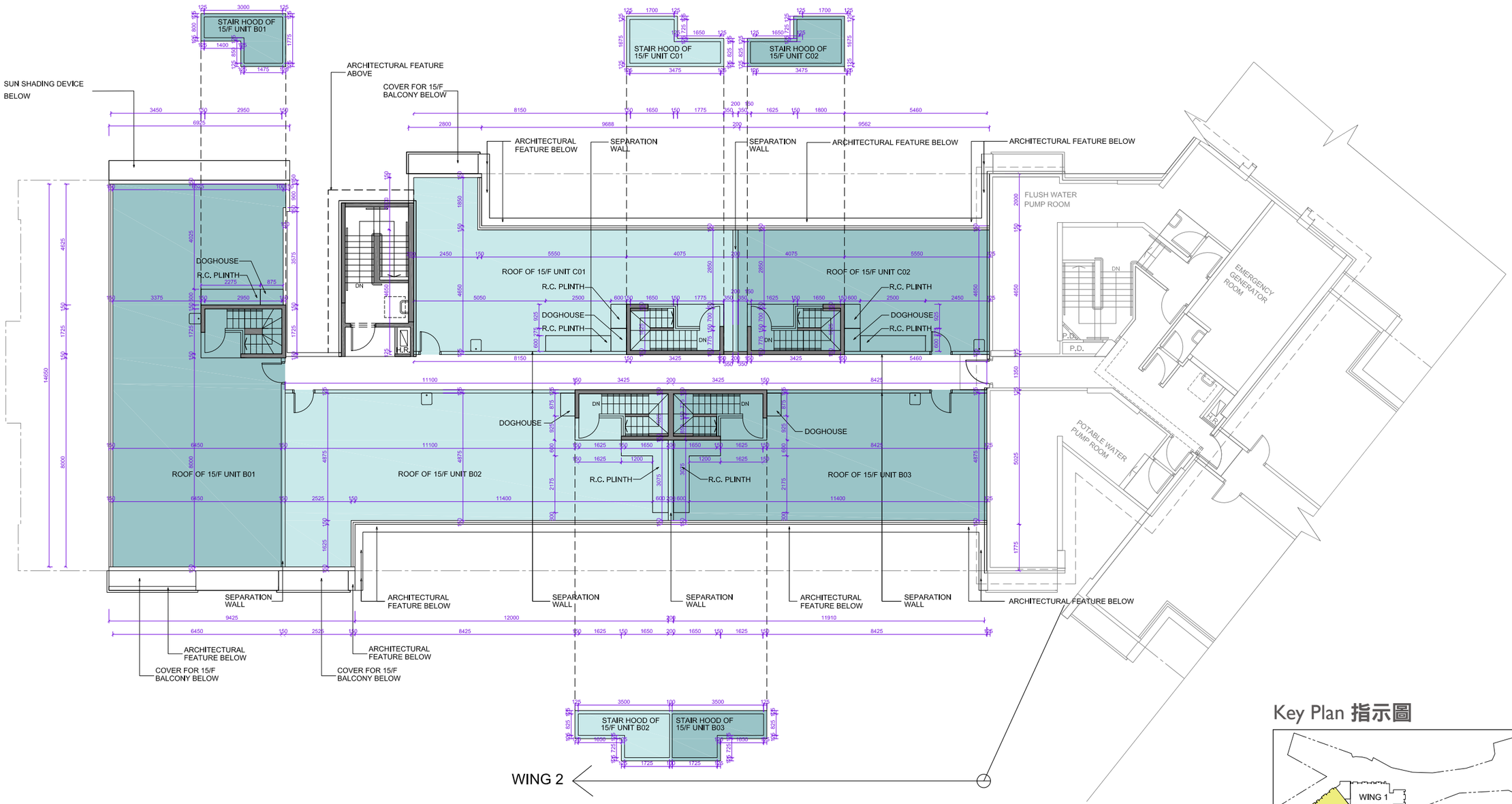
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註:

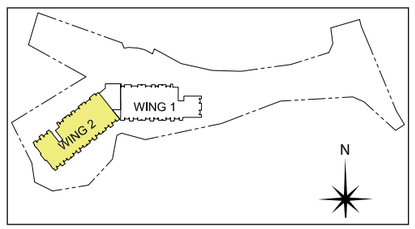
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

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

WING 2 ROOF FLOOR PLAN
2翼 天台平面圖



Key Plan 指示圖



Scale 比例 0 5M(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.
備註:樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

WING 2 ROOF FLOOR PLAN
2翼 天台平面圖

Each of the Residential Property 每個住宅物業	Block Name 大廈名稱	Floor 樓層	Unit 單位				
			B01	B02	B03	C01	C02
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Wing 2 2翼	Roof (Stairhood) 天台(梯屋)	175	175	175	175	175
Floor-to-floor height (mm) 層與層之間的高度(毫米)		Roof (Stairhood) 天台(梯屋)	2850	2850	2850	2850	2850

Notes:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註:

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Wing I I翼	G/F & 1/F 地下及1樓	A01	74.337 (800) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	12.883 (139)	-	-	-	-	-
		A02	72.496 (780) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	16.510 (178)	-	-	-	-	-
		A03	72.496 (780) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	21.100 (227)	-	-	-	-	-
		A05	72.496 (780) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	24.754 (266)	-	-	-	-	-
		A06	72.496 (780) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	21.605 (233)	-	-	-	-	-
		A07	74.633 (803) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	15.975 (172)	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no designation of 4/F, 13/F and 14/F.

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

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Wing I 1翼	2/F-3/F, 5/F-12/F 2樓至3樓、5樓至12樓	A01	38.412 (413) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		A02	44.203 (476) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		A03	36.705 (395) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		A05	36.149 (389) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		A06	36.149 (389) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		A07	36.149 (389) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		A08	36.149 (389) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		A09	37.265 (401) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no designation of 4/F, 13/F and 14/F.

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

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Wing I 1翼	2/F-3/F, 5/F-12/F 2樓至3樓、5樓至12樓	D01	37.050 (399) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		D02	23.639 (254) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		D03	23.420 (252) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		D05	23.632 (254) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		D06	23.632 (254) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		D07	23.420 (252) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		D08	24.958 (269) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no designation of 4/F, 13/F and 14/F.

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

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Wing I 1翼	15/F 15樓	A01	84.069 (905) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	11.952 (129)	-	-	68.700 (739)	4.000 (43)	-	-
		A02	77.225 (831) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	14.871 (160)	-	-	62.209 (670)	4.057 (44)	-	-
		A03	78.438 (844) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	14.864 (160)	-	-	62.351 (671)	4.057 (44)	-	-
		D01	69.316 (746) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	15.480 (167)	-	-	53.970 (581)	4.057 (44)	-	-
		D02	70.166 (755) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	15.480 (167)	-	-	53.970 (581)	4.057 (44)	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no designation of 4/F, 13/F and 14/F.

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

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Wing 2 2翼	1/F & 2/F 1樓及2樓	B01	74.177 (798) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	33.349 (359)	-	-	-	-	-
		B02	72.431 (780) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	40.793 (439)	-	-	-	-	-
		B03	72.368 (779) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	45.016 (485)	-	-	-	-	-
		B05	71.756 (772) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	42.235 (455)	-	-	-	-	-
		B06	73.986 (796) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	37.711 (406)	-	-	-	-	-
		B07	72.716 (783) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	24.064 (259)	-	-	-	-	-
		B08	73.066 (786) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	10.170 (109)	-	-	-	-	-
		B09	76.806 (827) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	13.233 (142)	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no designation of 4/F, 13/F and 14/F.

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

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Wing 2 2翼	1/F & 2/F 1樓及2樓	C01	74.177 (798) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	44.517 (479)	-	-	-	-	-
		C02	74.189 (799) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	48.158 (518)	-	-	-	-	-
		C03	75.252 (810) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	42.355 (456)	-	-	-	-	-
		C05	47.188 (508) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	28.287 (304)	-	-	-	-	-
		C06	47.952 (516) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	22.402 (241)	-	-	-	-	-
		C07	46.935 (505) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	21.478 (231)	-	-	-	-	-
		C08	46.935 (505) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	24.586 (265)	-	-	-	-	-
		C09	47.084 (507) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	23.482 (253)	-	-	-	-	-
		C10	48.667 (524) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	36.695 (395)	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no designation of 4/F, 13/F and 14/F.

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

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Wing 2 2翼	3/F, 5/F-12/F 3樓、5樓至12樓	B01	39.480 (425) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		B02	36.149 (389) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		B03	36.149 (389) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		B05	36.149 (389) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		B06	36.149 (389) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		B07	36.149 (389) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		B08	36.149 (389) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		B09	37.265 (401) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no designation of 4/F, 13/F and 14/F.

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

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Wing 2 2翼	3/F, 5/F-12/F 3樓、5樓至12樓	C01	39.480 (425) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5(16)	-	-	-	-	-	-	-	-	-	-
		C02	36.958 (398) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5(16)	-	-	-	-	-	-	-	-	-	-
		C03	37.050 (399) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 1.5(16)	-	-	-	-	-	-	-	-	-	-
		C05	23.639 (254) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0(0)	-	-	-	-	-	-	-	-	-	-
		C06	23.420 (252) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		C07	23.632 (254) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		C08	23.632 (254) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		C09	23.420 (252) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		C10	24.343 (262) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.
2. There is no designation of 4/F, 13/F and 14/F.

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

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq metre (sq ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Wing 2 2翼	15/F 15樓	B01	99.826 (1075) Balcony 露台: 2.0(22) Utility Platform 工作平台: 0 (0)	-	-	-	48.026 (517)	-	-	88.299 (950)	3.602 (39)	-	-
		B02	83.678 (901) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	16.569 (178)	-	-	68.261 (735)	4.057 (44)	-	-
		B03	84.918 (914) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	16.569 (178)	-	-	50.704 (546)	4.057 (44)	-	-
		C01	69.316 (746) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	15.480 (167)	-	-	54.019 (581)	4.057 (44)	-	-
		C02	69.316 (746) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	15.480 (167)	-	-	36.980 (398)	4.057 (44)	-	-

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:
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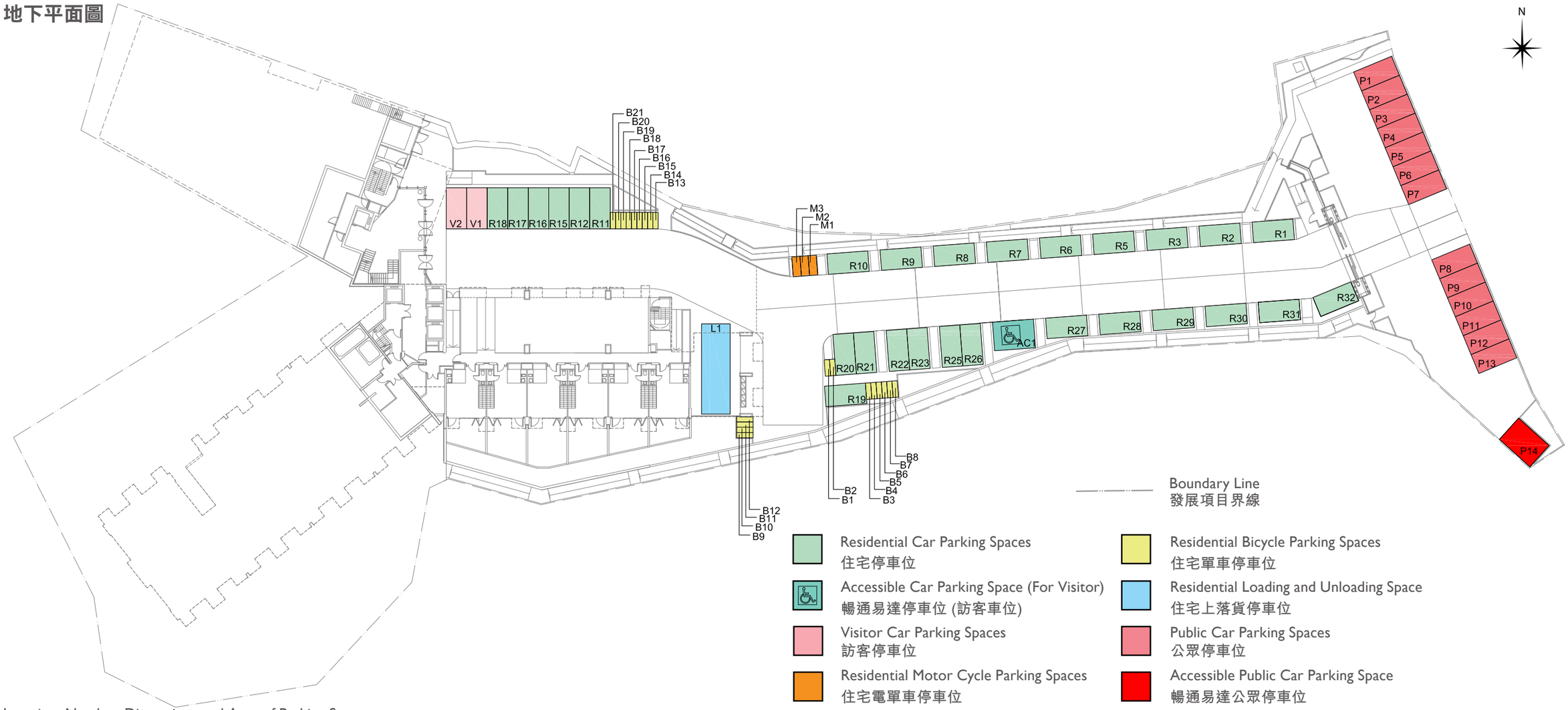
2. There is no designation of 4/F, 13/F and 14/F.

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

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓、13樓及14樓。

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

Ground Floor Plan
地下平面圖



Location, Number, Dimensions and Area of Parking Spaces:
停車位位置、數目、尺寸及面積表：

Type of Parking Spaces 停車位類別	Location 位置	Number 數目	Dimensions (LxW)(m.) 尺寸(長x闊)(米)	Area of each parking space (sq. m.) 每個停車位面積(平方米)
Residential Car Parking Spaces 住宅停車位	G/F 地下	28	5 x 2.5	12.5
Accessible Car Parking Space (For Visitor) 暢通易達停車位 (訪客車位)	G/F 地下	1	5 x 3.5	17.5
Visitor Car Parking Spaces 訪客停車位	G/F 地下	2	5 x 2.5	12.5
Residential Bicycle Parking Spaces 住宅單車停車位	G/F 地下	21	2 x 0.65	1.3
Residential Motor Cycle Parking Spaces 住宅電單車停車位	G/F 地下	3	2.4 x 1	2.4
Residential Loading and Unloading Space 住宅上落貨停車位	G/F 地下	1	11 x 3.5	38.5
Public Car Parking Spaces 公眾停車位	G/F 地下	13	5 x 2.5	12.5
Accessible Public Car Parking Space 暢通易達公眾停車位	G/F 地下	1	5 x 3.5	17.5

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

a. A preliminary deposit of 5% is payable on the signing of the preliminary agreement.
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.

a. 在簽署臨時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。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. Common Parts of the Development

(a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning Sha Tin Town Lot No.587, and, where the context permits, shall include the Development thereon):

(i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof;

(ii) as will fall within the definition of "common parts" in section 2 of the Building Management Ordinance (Cap. 344).

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

(b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of all owners, occupiers, licensees or invitees of different Flats and Parking Spaces and Public Vehicle Park in the Development), Residential Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Flats in the Development) and Parking Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Parking Spaces, Visitors' Parking Spaces, the Parking Space for the Disabled Persons and the loading and unloading space of the Development).

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

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

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

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

(g) The Manager has the power to have exclusive control over the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

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

Undivided Shares are allocated to each residential property. They are set out in the table below.

Block Name	Floor	Unit	No. of Undivided Shares allocated to the Unit
Wing 1	G/F – 1/F	A01	75
		A02	73
		A03	74
		A05	74
		A06	74
		A07	75
Wing 1	2/F – 12/F	A01	38
		A02	44
		A03	36
		A05	36
		A06	36
		A07	36
		A08	36
		A09	37
		D01	37
		D02	23
		D03	23
		D05	23
		D06	23
		D07	23
		D08	24
	15/F	A01	95
		A02	88
		A03	89
		D01	79
		D02	80
Wing 2	1/F – 2/F	B01	77
		B02	76
		B03	76
		B05	75
		B06	76
		B07	74
		B08	74
		B09	77
		C01	78
		C02	78
		C03	79
		C05	49
		C06	49

Block Name	Floor	Unit	No. of Undivided Shares allocated to the Unit
Wing 2	1/F – 2/F	C07	48
		C08	48
		C09	49
		C10	51
	3/F – 12/F	B01	39
		B02	36
		B03	36
		B05	36
		B06	36
		B07	36
		B08	36
		B09	37
		C01	39
		C02	36
		C03	37
		C05	23
		C06	23
		C07	23
		C08	23
		C09	23
		C10	24
	15/F	B01	114
		B02	94
		B03	94
		C01	79
		C02	77

Note: There is no designation of 4/F, 13/F and 14/F.

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

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

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

Each owner shall contribute towards the Management Expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) (including the Manager's Remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

(a) the owners shall contribute towards the Management Expenses relating to the Development Common Parts in proportion to the Management Shares allocated to their Units;

(b) the owners of residential properties shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to their residential properties; and

(c) the owners of residential properties shall contribute towards 18% of the Management Expenses relating to the Parking Common Parts in proportion to the Management Shares allocated to their residential properties.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties in the Development is 12,105. The total number of Management Shares in the Development is 12,390.

Management shares are allocated to each property. They are set out in the table below.

Block Name	Floor	Unit	No. of Management Shares allocated to the Unit
Wing 1	G/F – 1/F	A01	75
		A02	73
		A03	74
		A05	74
		A06	74
		A07	75

Block Name	Floor	Unit	No. of Management Shares allocated to the Unit
Wing 1	2/F – 12/F	A01	38
		A02	44
		A03	36
		A05	36
		A06	36
		A07	36
		A08	36
		A09	37
		D01	37
		D02	23
		D03	23
		D05	23
		D06	23
		D07	23
		D08	24
	15/F	A01	95
		A02	88
		A03	89
		D01	79
		D02	80
Wing 2	1/F – 2/F	B01	77
		B02	76
		B03	76
		B05	75
		B06	76
		B07	74
		B08	74
		B09	77
		C01	78
		C02	78
		C03	79
		C05	49
		C06	49

Block Name	Floor	Unit	No. of Management Shares allocated to the Unit
Wing 2	1/F – 2/F	C07	48
		C08	48
		C09	49
		C10	51
	3/F – 12/F	B01	39
		B02	36
		B03	36
		B05	36
		B06	36
		B07	36
		B08	36
		B09	37
		C01	39
		C02	36
		C03	37
		C05	23
		C06	23
		C07	23
		C08	23
		C09	23
		C10	24
	15/F	B01	114
		B02	94
		B03	94
		C01	79
		C02	77

Note: There is no designation of 4/F, 13/F and 14/F.

5. Basis on which the Management Fee Deposit is fixed

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

6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for owner's own use

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

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. 發展項目的公用部分

(a) 公用部分指所有在該土地(指沙田市地段第587號，及如文意允許，包括其上之發展項目)內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道及其他事宜：

(i) 該部分為不同業主、佔用人、被許可人或被邀請人共用及益及不同業主、佔用人、被許可人或被邀請人的土地或其部分；

(ii) 該部分符合建築物管理條例(第344章)第2條中「公用部分」的定義。

上述包括若干入口大堂、樓梯、升降機、康樂設施、外牆等。

(b) 公用部分分為發展項目公用部分(提供或安裝給發展項目所有不同單位、停車位及公眾停車場業主、佔用人、被許可人或被邀請人共同使用與享用)、住宅公用部分(提供或安裝給不同住宅單位業主、佔用人、被許可人或被邀請人共同使用與享用)及車場公用部分(提供或安裝給不同停車位、訪客停車位、傷健人士停車位及上落卸貨區業主、佔用人、被許可人或被邀請人共同使用與享用)。

(c) 業主有權為了正當使用與享用他的單位有關的一切目的使用公用部分。

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

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

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

(g) 管理人具有權力專有控制公用部分和全面控制與管理公用部分。管理人須作為全體業主的受託人持有公用部分。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

發現項目中的每個住宅物業配有不分割份數，詳細的分配狀況，請參閱下表。

大廈名稱	樓層	單位	每個單位獲分配的不分割份數數目
1翼	地下至1樓	A01	75
		A02	73
		A03	74
		A05	74
		A06	74
		A07	75

大廈名稱	樓層	單位	每個單位獲分配的不分割份數數目
1翼	2樓至12樓	A01	38
		A02	44
		A03	36
		A05	36
		A06	36
		A07	36
		A08	36
		A09	37
		D01	37
		D02	23
		D03	23
		D05	23
		D06	23
		D07	23
		D08	24
	15樓	A01	95
		A02	88
		A03	89
		D01	79
		D02	80
2翼	1樓至2樓	B01	77
		B02	76
		B03	76
		B05	75
		B06	76
		B07	74
		B08	74
		B09	77
		C01	78
		C02	78
		C03	79
		C05	49
		C06	49

大廈名稱	樓層	單位	每個單位獲分配的不分割份數數目
2翼	1樓至2樓	C07	48
		C08	48
		C09	49
		C10	51
	3樓至12樓	B01	39
		B02	36
		B03	36
		B05	36
		B06	36
		B07	36
		B08	36
		B09	37
		C01	39
		C02	36
		C03	37
		C05	23
		C06	23
		C07	23
		C08	23
		C09	23
		C10	24
	15樓	B01	114
		B02	94
		B03	94
		C01	79
		C02	77

註：不設4樓、13樓及14樓。

3.發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目的管理開支(指管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算)(包括管理人之酬金)。一般而言：

(a) 業主須按分配到其單位之管理份數之比例分擔有關發展項目公用部分之管理開支；

(b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用部分之管理開支；及

(c) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關車場公用部分之管理開支的18%。

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。所有住宅物業之管理份數總數為12,105。發展項目之管理份數總數為12,390。

發展項目中的每個住宅配有管理份數，詳細的分配狀況，請參閱下表。

大廈名稱	樓層	單位	每個單位獲分配的管理份數數目
1翼	地下至1樓	A01	75
		A02	73
		A03	74
		A05	74
		A06	74
		A07	75

大廈名稱	樓層	單位	每個單位獲分配的管理份數數目
1翼	2樓至12樓	A01	38
		A02	44
		A03	36
		A05	36
		A06	36
		A07	36
		A08	36
		A09	37
		D01	37
		D02	23
		D03	23
		D05	23
		D06	23
		D07	23
		D08	24
	15樓	A01	95
		A02	88
		A03	89
		D01	79
		D02	80
2翼	1樓至2樓	B01	77
		B02	76
		B03	76
		B05	75
		B06	76
		B07	74
		B08	74
		B09	77
		C01	78
		C02	78
		C03	79
		C05	49
		C06	49

大廈名稱	樓層	單位	每個單位獲分配的管理份數數目
2翼	1樓至2樓	C07	48
		C08	48
		C09	49
		C10	51
	3樓至12樓	B01	39
		B02	36
		B03	36
		B05	36
		B06	36
		B07	36
		B08	36
		B09	37
		C01	39
		C02	36
		C03	37
		C05	23
		C06	23
		C07	23
		C08	23
		C09	23
		C10	24
	15樓	B01	114
		B02	94
		B03	94
		C01	79
		C02	77

註：不設4樓、13樓及14樓。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

6. 擁有人(即賣方)在發展項目中保留作自用的範圍（如有的話）

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

SUMMARY OF LAND GRANT
批地文件的摘要

1. The lot number of the land on which the Development is situated:

Sha Tin Town Lot No.587.

2. The term of years under the lease:

50 years from 3 February 2015.

3. The user restrictions applicable to that land:

(a) The land or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes and Public Vehicle Park (as defined in the Land Grant).

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

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

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

(b) Such portion of the area shown coloured yellow on the plan annexed to the Land Grant which are required to be laid, formed, surfaced and drained by the grantee ("the Yellow Area"); and such street lights and such other similar facilities as may be required or approved by the Director to be provided by the grantee within the Yellow Area.

(c) A public vehicle park ("the Public Vehicle Park") which is to be provided, erected, constructed and maintained upon the land or any part thereof and in the open air.

(d) See 5 and 6 below.

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

(a) The grantee shall:

(i) within 66 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form the Green Area; and

(II) provide and construct the Structures

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

(ii) within 66 calendar months from the date of the Land Grant or such other extended period as may be approved by the Director, at his own expense and 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 delivered in accordance with the Land Grant.

(b) The grantee shall within 66 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director lay, form, surface and drain the Yellow Area in such manner, with such materials and to such standards, levels, alignment and design as may be required or approved by the Director and provide street lights and such other similar facilities as may be required or approved by the Director within the Yellow Area. The grantee shall thereafter at his own expense uphold, manage, maintain and repair the Yellow Area, the street lights and similar facilities and everything on, in, under, forming a portion of or pertaining to the Yellow Area in good condition and to the satisfaction of the Director until such time as possession of the Yellow Area or any part or parts thereof has or have been re-delivered to the Government in accordance with the Land Grant.

(c) The Development is required to be completed and made fit for occupation on or before 30 September 2020.

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

(e) (i) The grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the land in compliance with the requirements stipulated in the Land Grant.

(ii) Not less than 20% of the area of the land shall be planted with trees, shrubs or other plants. Not less than 50% of the said 20% ("the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the land.

(iii) The grantee shall at his own expense landscape the land in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

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

(f) (i) Spaces shall be provided within the land to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the Development and their bona fide guests, visitors or invitees ("the Residential Parking Spaces") at a prescribed rate.

(ii) Additional spaces shall be provided within the land to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the Development at a prescribed rate ("the Visitors' Parking Spaces").

(iii) Out of the spaces provided under (i) and (ii) above, the grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation ("the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under (ii) above and that the grantee shall not reserve or designate all of the spaces provided under (ii) above to become the Parking Spaces for the Disabled Persons.

(g) Spaces shall be provided within the land to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the Development and their bona fide guests, visitors or invitees ("the Motor Cycle Parking Spaces") at a prescribed rate.

(h) Spaces shall be provided within the land to the satisfaction of the Director for the parking of bicycles belonging to the residents of the Development and their bona fide guests, visitors or invitees at a prescribed rate.

(i) Spaces shall be provided within the land to the satisfaction of the Director for the loading and unloading of goods vehicles ("the Loading and Unloading Spaces") at a prescribed rate.

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

(k) (i) The grantee shall within 66 calendar months from the date of the Land Grant (or within such other extended period or periods as may be approved by the Director) provide, erect, construct and maintain upon the land or any part thereof and in the open air the Public Vehicle Park in all respects to the satisfaction of the Director. The Grantee shall provide within the Public Vehicle Park 14 spaces for the parking of private cars, light goods vehicles and private light buses as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and each of the spaces so provided shall measure 2.5 metres in width and 5.0 metres in length.

(ii) All parking spaces within the Public Vehicle Park shall be made available to members of the public at all times for short-term parking of licensed private cars, light goods vehicles and private light buses, on hourly, daily or monthly basis or on such other basis as may be approved in writing by the Commissioner for Transport.

(iii) After the completion of the Public Vehicle Park, the grantee shall commence to operate the Public Vehicle Park, and throughout the term of the Land Grant continue to operate and manage the Public Vehicle Park at all times on a scale and in a manner to the satisfaction of the Commissioner for Transport and in all respects comply with all Ordinances, bye-laws and regulations relating to public vehicle car parks which are or may at any time be in force in Hong Kong.

(l) (i) The grantee shall within twelve calendar months from the date of the Land Grant at his own expense carry out and complete in all respects to the satisfaction of the Director geotechnical investigation ("the Geotechnical Investigation") within the land and on the areas respectively shown edged red, coloured green cross-hatched black, green cross-hatched black stippled black and green cross-hatched black stippled blue on the plan annexed to the Land Grant ("the Edge Red Areas", "the Green Cross-hatched Black Area", "the Green Cross-hatched Black Stippled Black Area" and "the Green Cross-hatched Black Stippled Blue Area" respectively) for landslip hazards including boulder falls arising from the Edged Red Areas, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Black Area and the Green Cross-hatched Black Stippled Blue Area.

(ii) On completion of the Geotechnical Investigation, the grantee shall within such time as stipulated by the Director at his own expense and in all respects to the satisfaction of the Director propose mitigation and stabilization measures for the hazards so identified and carry out all necessary mitigation and stabilization works within the land as the Director in his absolute discretion shall require ("the Mitigation and Stabilization Works") so as to protect any building or buildings or structure or structures erected or to be erected on the land or any part thereof and any residents therein and their bona fide guests, visitors and invitees from landslip hazards including boulder falls arising from the Edged Red Areas, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Black Area and the Green Cross-hatched Black Stippled Blue Area.

(iii) Where it is deemed necessary by the Government or the grantee or both to carry out mitigation and stabilization works within any Government land outside the land including the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Black Area and the Green Cross-hatched Black Stippled Blue Area (which Government land including the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Black Area and the Green Cross-hatched Black Stippled Blue Area are collectively referred to as "the Outside Areas" and which mitigation and stabilization works within the Outside Areas are referred to as "the Mitigation and Stabilization Outside Works"), the grantee shall, upon receipt of the Director's written approval to or request for the Mitigation and Stabilization Outside Works, at his own expense in accordance with the approval or request carry out and complete the Mitigation and Stabilization Outside Works within such time as the Director in his absolute discretion shall require and in all respects to the satisfaction of the Director.

(iv) The grantee shall at all times during the term of the Land Grant maintain at his own expense the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works in good substantial repair and conditions in all respects to the satisfaction of the Director to ensure the continuing functioning of the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works. The Director shall be entitled by notice in writing to call upon the grantee to carry out such maintenance works as the Director shall in his absolute discretion deem fit. If the grantee neglects or fails to comply with such notice to the satisfaction of the Director within the period specified therein, or as required in an emergency, the Director may forthwith execute and carry out the required maintenance works as he may consider and the grantee shall on demand repay the Government the cost thereof, together with any administrative and professional fees and charges.

(m) In the event that the Approved Noise Mitigation Measures (as defined in the Land Grant) comprise the erection or construction of noise barrier or noise barriers on the land with projection extending beyond the boundary of the land and over and above any portion of the adjoining Government land ("the Noise Barrier"):

(i) the grantee shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(ii) the grantee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director;

(iii) the Director shall, at any time and at his absolute discretion, have the right to serve upon the grantee a written notice requiring the grantee to demolish and remove the parts or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the grantee shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;

(iv) in the event of the non-fulfilment of any of the grantee's obligations under this Special Condition, the Director may carry out the necessary works and the grantee shall pay to the Director on demand the cost of such works;

(n) The grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the Land Grant ("the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term of the Land Grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term of the Land Grant, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the grantee), have also been affected.

(o) The grantee shall at his own expense maintain the existing uncharted underground drains or culverts within the land and the storm-water intake at the western boundary of the land which location is approximately as shown and marked on the plan annexed to the Land Grant to the satisfaction of the Director.

(p) (i) 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 land 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 land or any part thereof or any other works required to be done by the grantee under the Land Grant, or for any other purpose, the grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the land and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(ii) In the event that as a result of or arising out of any formation, levelling, development or other works done by the grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the land or from any adjacent or adjoining Government or leased land, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

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

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

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

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

6. Lease conditions that are onerous to a purchaser:

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

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

(i) assigned except:

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

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

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

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

(c) (i) The Residential Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the Development and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(ii) The Visitors' Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the Development and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

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

(iv) The 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 Development and their bona fide guests, visitors or invitees. and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(v) The Loading and Unloading Spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the Development.

(d) (i) The grantee shall throughout the term of the Land Grant ensure that the old military bunkers, drains and associated structures existing within the Edged Red Area ("the Old Military Structures") shall not be interfered with and shall take or cause to be taken all proper and adequate care, skill and precautions at all times, in particular when carrying out works in relation to the land to avoid causing any damage or disturbance to the Old Military Structures.

(ii) Any damage caused to the Old Military Structures or any part thereof by the grantee, his contractors, employees, or his authorized persons shall forthwith be reported to the Director and all such damage shall be made good by the grantee at his own expense, within such time and in such manner as may be required or approved by the Director and in all respects to the satisfaction of the Director.

(iii) The grantee shall indemnify and keep indemnified the Government from and against all actions, proceedings, liabilities, claims, costs and demands whatsoever including but without limitation to any damage to or loss of the Old Military Structures arising whether directly or indirectly out of or incidental to any works being carried out or having been carried out pursuant to sub-clause (ii) above or the omission, neglect or default by the Purchaser to carry out any such works.

(e) The grantee acknowledges that as at the date of the Land Grant there are some graves, "Kam Tap" or the like existing on the Government land adjacent or near to the land (hereinafter collectively referred to as "the Graves"). The grantee shall during the term of the Land Grant at his own expense permit all members of the public without payment of any nature whatsoever, during daytime and in all respects to the satisfaction of the Director for the purpose of gaining access from Tai Po Road - Tai Wai to the Graves and vice versa, to pass and re-pass on foot or by wheelchair through, over, and along such part or parts of the land as the Director shall approve or designate as the free and uninterrupted right of way from Tai Po Road - Tai Wai between the specified points marked on the plan annexed to the Land Grant (or at such other points as may be approved in writing by the Director) to the western side of the land between the specified points marked on the plan annexed to the Land Grant (or at such other points as may be approved in writing by the Director and vice versa ("the Public Access") in all respect to the satisfaction of the Director. The grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the provision and use of the Public Access.

(f) (i) The spaces provided or to be provided in the Public Vehicle Park shall not be used for any purpose other than for the parking of private cars, light goods vehicles and private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and to be made available to members of the public and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for provision of car cleaning and beauty services

(ii) The grantee shall at all times permit the public to have free access to, from and through the land (including any building or buildings erected or to be erected thereon) for the purposes of gaining access to and from the Public Vehicle Park.

(iii) The grantee shall not, throughout the term of the Land Grant, assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of the Public Vehicle Park or any part or parts thereof or enter into any agreement so to do except the Public Vehicle Park as a whole provided that the grantee may underlet the parking spaces provided within the Public Vehicle Park to members of the public for short-term parking.

(g) The grantee shall indemnify and keep indemnified the Government from and against all actions, proceedings, liabilities, claims, costs and demands whatsoever including but without limitation to any damage to or loss of properties and life or personal injuries arising directly or indirectly out of or incidental to any works being carried out or having been carried out pursuant to Special Condition No.(39) or the omission, neglect or default to carry out any such works by the grantee or any landslip hazard including boulder falls from the Edged Red Areas, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Black Area and the Green Cross-hatched Black Stippled Blue Area.

(h) (i) In the event of earth, spoil, debris, construction waste or building materials ("the waste") from the land, or from other areas affected by any development of the land 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 ("the Government properties"), the grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

(ii) Notwithstanding paragraph (i) above, the Director may (but is not obliged to), at the request of the grantee, remove the waste from and make good any damage done to the Government properties and the grantee shall pay to the Government on demand the cost thereof.

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

the Green Cross-hatched Black Stippled Black Area or the Green Cross-hatched Black Stippled Blue Area or the Yellow Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the grantee shall pay to the Government on demand the cost of such works.

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

(k) See 4 and 5 above.

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

SUMMARY OF LAND GRANT
批地文件的摘要

1. 發展項目所位於的土地的地段編號：

沙田市地段第587號。

2. 有關租契規定的年期：

由2015年2 月3 日起計50年。

3. 適用於該土地的用途限制：

(a) 該土地或其任何部分或其上已建或將建之建築物或其任何部分不得用作私人住宅及「公眾停車場」(如批地文件所定義)以外之用途。

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

4. 按規定須興建並提供予政府或供公眾使用的設施：

(a) 若干部分的未來公眾道路在批地文件附圖上顯示為綠色並須由承授人鋪設及塑造(「綠色範圍」)；及署長可全權要求須由承授人提供及建造的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物(統稱「該等構築物」)，致使建築、車輛及行人交通將可於「綠色範圍」上進行。

(b) 在批地文件附圖上顯示為黃色並須由承授人鋪設、塑造、鋪設路面及溝渠的部分(「黃色範圍」)；及署長要求或批准由承授人於「黃色範圍」提供的路燈及其他類似設施。

(c) 公眾停車場(「公眾停車場」)，並須由承授人提供，興建，建造及維持於該土地或其任何部分之露天部分上。

(d) 見下文第5及6段。

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

(a) 承授人須：

(i) 於批地文件日期起66個曆月內(或其他經署長批准延後的期限內)，自費按署長批准的方式、材料、標準、水平、線向及設計，至使署長在各方面滿意：

(I) 鋪設及塑造「綠色範圍」；及

(II) 提供及建造「該等構築物」

使建築、車輛及行人交通將可於「綠色範圍」上進行；

(ii) 於批地文件日期起66個曆月內(或其他經署長批准延後的期限內)，自費於「綠色範圍」上鋪設路面、路邊石及管道，並就其提供署長可能要求提供的溝渠、下水道、排水渠、有管道接駁供水系統的消防龍頭、街燈、交通標誌、街道設施及道路標記，至使署長滿意；及

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

(b) 承授人須於批地文件日期起66個曆月內(或其他經署長批准延後的期限內)，自費按署長要求或批准的方式、材料、標準、水平、線向及設計鋪設及塑造「黃色範圍」及對其進行路面及溝渠鋪設，及於「黃色範圍」內提供署長要求或批准的路燈及其他類似設施，至使署長在各方面滿意。承授人其後須自費維護、管理、維持及維修「黃色範圍」、路燈及類似設施及「黃色範圍」之上、之內、之下或構成其一部分或所附屬的所有物件令其維持在良好的狀況，至使署長滿意，直至「黃色範圍」或其任何部分之管有權按批地文件交回政府為止。

(c) 發展項目須於2020年9月30日或之前建成至適宜佔用。

(d) 承授人須於批地文件年期內：(i) 按經批准之設計及規劃及經批准之建築圖則維持所有建築物，不得有變更或改動；及(ii)保持所有建築物修葺良好堅固。

(e) (i) 承授人須自費將園景設計圖呈交署長批准，園景設計圖需標明將在該土地提供的符合批地文件要求的園景工程的位置、規劃及布局。

(ii) 須在該土地不少於百分之二十的範圍內栽種樹木、灌木或其他植物。上文提及之百分之二十中之百分之五十(「綠化範圍」)須在署長全權決定的地點或水平提供，使綠化範圍可被行人看見或可供任何進入該土地的人士進入。

(iii) 承授人須根據經批准之園景設計圖自費於土地上進行園景工程，至使署長在各方面滿意。未經署長事先書面同意，不得修改、變動、更改、變更或替換經批准之園景設計圖。

(iv) 承授人須自費維持及保持園景工程在安全、清潔、整齊、井然及健康的狀態，至使署長滿意。

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

(ii) 須該土地內按一指定比率提供若干額外車位，以供按《道路交通條例》、其附屬規例及任何修訂條例獲發牌及屬於發展項目的住客之真實賓客、訪客或所邀請者之車輛停泊(「訪客停車位」)，至使署長滿意。

(iii) 承授人須從上述 (i) 及 (ii) 所提供之車位之中保留及指定按建築事務監督要求及批准的數目的車位，以供傷殘人士(按《道路交通條例》、其附屬規例及修訂條例定義)之車輛停泊(「傷健人士停車位」)，惟須從上述(ii)所提供之車位之中保留及指定最少一個車位及承授人不得指定或保留上述(ii)所提供之所有車位為傷健人士停車位。

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

(h) 須於該土地內按一指定比率提供若干車位，以供屬於發展項目的住客及其真實賓客、訪客或所邀請者之單車停泊，至使署長滿意。

(i) 須於該土地內按一指定比率提供若干車位，以供貨車上落貨之用(「上落貨車位」)，至使署長滿意。

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

(k) (i) 承授人須於批地文件日期起66個曆月內(或其他經署長批准延後的期限內)，於該土地或其任何部分之露天部分提供，興建，建造及維持「公眾停車場」，至使署長在各方面滿意。承授人須於「公眾停車場」提供14個停車位，以供根據《道路交通條例》、其附屬規例及任何修訂條例定義之私家車、輕型貨車及私家小巴停泊，而每個所提供之停車位須闊2.5米及長5.0米。

(ii) 「公眾停車場」內的所有車位須時刻供公眾短時間停泊持牌私家車、輕型貨車及私家小巴，不論乃時租、日租或月租或運輸署署長書面批准的其他形式。

(iii) 「公眾停車場」建成後，承批人須開始營運「公眾停車場」，並於批地文件年期內繼續以運輸署署長滿意的規模和方式營運及管理「公眾停車場」，並於各方面遵守香港現行或於任何時間生效而關乎「公眾停車場」的所有法例、附例及規例。

(l) (i) 承授人須於批地文件日期起12個曆月內，自費於該土地及在批地文件附圖上顯示為紅色邊界線的範圍、綠色間黑交叉線的範圍、綠色間黑交叉線綴黑網點的範圍及綠色間黑交叉線綴藍網點的範圍(「紅色邊範圍」、「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」及「綠色間黑交叉線綴藍網點範圍」)就包括因「紅色邊範圍」、「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」及「綠色間黑交叉線綴藍網點範圍」引起的礫石下墜的山泥傾瀉危險進行及完成岩土工程勘察(「岩土工程勘察」)，至使署長在各方面滿意。

(ii) 於「岩土工程勘察」完成後，承授人須於署長指定的時限內，自費就所發現之危險提議緩解及鞏固措施及進行所有署長全權要求之必須的緩解及鞏固工程(「該等緩解及鞏固工程」)，致使署長在各方面滿意，以保護於該土地或其任何部分上已建或將建之任何建築物或構築物，及其內之任何住客及其真實賓客、訪客及所邀請者免受包括因「紅色邊範圍」、「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」及「綠色間黑交叉線綴藍網點範圍」引起的礫石下墜的山泥傾瀉危險。

(iii) 如政府或承授人或兩者認為有必要於任何處於該土地外的包括「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」及「綠色間黑交叉線綴藍網點範圍」的政府土地上進行緩解及鞏固工程(該等包括「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」及「綠色間黑交叉線綴藍網點範圍」的政府土地統稱「外在範圍」，而該等於外在範圍進行的緩解及鞏固工程下稱「外在緩解及鞏固工程」)，承授人須於收到署長書面批准或要求進行外在緩解及鞏固工程時，自費按該批准或要求，於按署長全權所要求的時限內，進行及完成外在緩解及鞏固工程，致使署長在各方面滿意。

(iv) 承授人須於批地文件年期的所有時間自費維持該等緩解及鞏固工程和外在緩解及鞏固工程修葺及狀態良好堅固，致使署長在各方面滿意，以確保該等緩解及鞏固工程和外在緩解及鞏固工程持續運作。署長有權以書面通知形式要求承授人進行署長全權認為適宜的保養工程。如承授人忽略或未能在該通知指明的期限內或在緊急情況下符合該通知致使署長滿意，署長可立即執行和進行任何署長認為有需要的保養工程，而承授人須應要求向政府付還該工程的費用，連同任何行政及專業費用及收費。

(m) 如「經批准噪音消減措施」 (如批地文件所定義)包括在該土地上興建或建造伸展超出該土地的邊界及在毗鄰政府土地任何部分之上的隔音屏障(「隔音屏障」)：

(i) 承授人須按經建築事務監督批准的圖則自費設計、興建及建造隔音屏障，至使在各方面符合《建築物條例》、其任何附屬規例及任何修訂條例；

(ii) 承授人須時刻自費維護、維持及維修隔音屏障或(如果署長批准)其替換物令其維持在良好和修繕妥當的狀況，至使署長在各方面滿意；

(iii) 署長有權在任何時候全權向承授人發出書面通知，要求承授人在通知日起的6個曆月內拆除及移除伸展到政府土地上面的隔音屏障的部分，不能作出任何更換，承授人收到上述書面通知後，須在該書面通知指定的時間內自費拆除及移除上述隔音屏障部分，至使署長在各方面滿意；

(iv) 倘若沒有履行本特別條件規定承授人的責任，署長可進行必要的工程，而承授人須在要求時向署長支付上述工程的費用；

(n) 承授人須自費在批地文件附圖上用綠色間黑斜線顯示的範圍(「綠色間黑斜線範圍」)進行與完成署長全權指定之土力勘察、斜坡維護、山泥傾瀉預防、緩解及補救工程，至使署長滿意。承授人必須在批地文件年期內時刻自費維持綠色間黑斜線範圍，包括內及其上的所有土地、斜坡處理工程、護土構築物、排水渠及在任何其他工程，以保持在良好和修繕妥當的狀況，至使署長滿意。如「綠色間黑斜線範圍」於批地文件年期內發生山泥傾瀉、地陷或土地滑土，承授人必須自費修復還原(連同任何署長所認為受影響的毗連或毗鄰土地(署長決定為最終決定並對承授人具約束力))至使署長滿意。

(o) 承授人須自費保養該土地內之現存未經勘測之地下排水渠及該土地西邊邊界之雨水收集渠(該雨水收集渠之大概位置在批地文件附圖上顯示及標註)，至使署長滿意。

(p) (i) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論是否有署長事先書面通知，不論是在該土地內或在任何政府土地上，亦不論是為開拓、平整或發展該土地或其任何部分或任何其他根據批地文件條件承授人須進行的工程的目的而進行或與之有關連的或是為任何其他目的，承授人須自費進行及建造該等現時或其後有需要或可能有需要之斜坡整理工程、護土牆或其他支撐、防護措施、及排水系統或附屬或其他工程，以保護及支持該土地內的該等土地及任何毗鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於批地文件年期所有時間自費保持上述土地、斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或輔助或其他工程修葺良好堅固，至使署長滿意。

(ii) 若由於承授人進行的開拓、平整、發展或其他工程或其任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷於任何時間發生，承授人須自費還原和修復至使署長滿意，並須就因該等泥土剝落、泥石傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、損害、索求及申索彌償政府、其代理及承辦商。

(iii) 署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程，或還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵行該通知至使署長滿意，署長可執行和進行任何有需要的工程，而承授人須應要求向政府歸還該工程的費用連同任何行政及專業費用及收費。

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

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

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

6. 對買方造成負擔的租用條件：

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

(b) 住客停車位及電單車停車位不得：

(i) 轉讓，除非：

(I) 連同發展項目的住宅單位轉讓；或

(II) 轉讓予已經擁有發展項目的住宅單位之人士；或

(ii) 出租，除非出租予發展項目的住宅單位之住客。

但於任何情況下，轉讓予任何住宅單位的擁有人或出租予任何住宅單位的住客的住客停車位及電單車停車位總數不得多於3個。

(c) (i) 住客停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂條例獲發牌及屬於發展項目的住客或其真實賓客、訪客或所邀請者之車輛之外的其他用途，且該等車位不得用作儲存、展示或展覽供出售或作他用的車輛或作汽車清洗及美容的服務。

(ii) 訪客停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂條例獲發牌及屬於發展項目住宅單位的住客的真實賓客、訪客或所邀請者之車輛之外的其他用途，且該等車位不得用作儲存、展示或展覽供出售或作他用的車輛或作汽車清洗及美容的服務。

(iii) 傷健人士停車位不得用作停泊供傷殘人士(按《道路交通條例》、其附屬規例及任何修訂法例定義)使用且屬於發展項目內的住客及其真實賓客、訪客及所邀請者之車輛之外的其他用途，且該等車位不得用作儲存、展示或展覽供出售或作他用的車輛或作汽車清洗及美容的服務。

(iv) 電單車停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂條例獲發牌及屬於發展項目的住客或其真實賓客、訪客或所邀請者之電單車之外的其他用途，且該等車位不得用作儲存、展示或展覽供出售或作他用的車輛或作汽車清洗及美容的服務。

(v) 上落貨車位不得用作供與發展項目有關的貨車上落貨用途之外的用途。

(d) (i) 承授人須於批地文件年期內確保「紅色邊範圍」內現有之舊碉堡、溝渠及關聯構築物(「軍事遺蹟」)不被干擾，並須於任何時候，特別是於進行有關該土地之工程時，採取或安排採取恰當及足夠的謹慎、技術及預防措施，以免軍事遺蹟遭受損壞或干擾。

(ii) 承授人、其承辦商、僱員或授權人士對軍事遺蹟造成任何損壞須即時向署長報告，承授人並須自費在署長指定的時限內，按署長要求或批准之方式修復所有損壞，致使署長在各方面滿意。

(iii) 承授人須對包括但不限於根據上文第(ii)段所進行或已進行之任何工程或承授人因忽略、疏忽、或未能進行任何該等工程所直接或間接引致對「軍事遺蹟」的任何破壞或損失的一切訴訟、及司法程序、責任、索償、費用及索求彌償及保障政府。

(e) 承授人確認於批地文件日期當日，該土地毗連或附近的政府土地上現存有若干墳墓、金塔或相類似者(「該等墳墓」)。承授人須於批地文件年期內，自費允許所有公眾人士在無須支付任何形式的費用下，於日間及以令署長在各方面滿意的方式，以由大埔公路大圍段到達該等墳墓及從該等墳墓到達大埔公路大圍段為目的，徒步或以輪椅行經、來回及穿越由署長批准或特定之作為由大埔公路大圍段(批地文件附圖上標示之指定地點(或其他署長書面批准之其他地點)之間)至該土地西面(批地文件附圖上標示之指定地點(或其他署長書面批准之其他地點)之間)及反方向之自由及不受干擾之通行權的該土地的部分(「公眾通道」)，致使署長在各方面滿意。承授人須對「公眾通道」之提供及使用所直接或間接引致或有關的一切責任、索償、費用、索求、訴訟及其他司法程序彌償及保障政府。

(f) (i) 「公眾停車場」的車位除供公眾停泊根據《道路交通條例》、其附屬規例及任何修訂法例定義之私家車、輕型貨車及私家小巴外概不可用作任何其他用途，其中特別禁止在上述車位儲存、展示或展覽供出售或作他用的車輛或作汽車清洗及美容的服務。

(ii) 承授人須時刻允許公眾自由進出、往返及行經該土地(包括現已或將會建於該處的任何一座或多座建築物)以進出「公眾停車場」。

(iii) 承授人不得在批地文件年期內將「公眾停車場」或其任何部分轉讓、按揭、抵押、出租、分租、放棄管有或以其他形式處置或就有關安排達成任何協議(如關乎「公眾停車場」整體則除外)，惟承授人可分租「公眾停車場」的車位供公眾作短期停泊。

(g) 承授人須就因根據特別條件第(39)條而進行或曾經進行的任何工程，或因忽略、疏忽、或未能進行任何該等工程，或包括「紅色邊範圍」、「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」及「綠色間黑交叉線綴藍網點範圍」引起的礫石下墜的山泥傾瀉危險直接或間接所引起或附帶引起的一切訴訟、司法程序、責任、申索、費用和索賠(包括但不限於任何財物損失或人身傷亡)對政府作出彌償。

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

(ii) 儘管有上述第 (i) 段，署長可以(惟沒有義務)應承授人要求清理該等廢料並補救該等廢料對該等政府財產造成的損壞，而承授人須應要求向政府支付有關費用。

(i) 承授人須於任何時候，特別是於進行建設、保養、更新或維修工作(「該等工程」)時，採取或安排採取恰當及足夠的謹慎、技術及預防措施，以免使置於或行經該土地或「綠色範圍」或「綠色間黑斜線範圍」或「綠色間黑交叉線範圍」或「綠色間黑交叉線綴黑網點範圍」或「綠色間黑交叉線綴藍網點範圍」或「黃色範圍」或任何上述各者之任何部分之上、之下或旁邊的任何政府或其他現存的排水、航道或水道、主水管、道路、行人徑、街道設施、下水道、溝渠、管道、電纜、電線、公用服務或任何其他的工程或裝置(「該等裝備」)遭受損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等裝備之位置及高度，及須就如何處理或會受該等工程影響之該等裝備向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。承授人須遵守及自費達成署長於發出上述批准時可就該等裝備施加的要求，包括任何必要的改道、重鋪或復修的成本。承授人須自費在各方面維修、修復及復原所有由該等工程以任何方式引起的對該土地或「綠色範圍」或「綠色間黑斜線範圍」或「綠色間黑交叉線範圍」或「綠色間黑交叉線綴黑網點範圍」或「綠色間黑交叉線綴藍網點範圍」或「黃色範圍」或任何上述各者之任何部分或任何該等裝備造成的損壞、干擾或阻礙，至使署長滿意(溝渠、下水道、雨水渠或主水管除外，其之修復須由署長進行(除非署長另有決定)，且承授人須應政府要求向其繳付上述工程之費用)。若承授人未能對該土地或「綠色範圍」或「綠色間黑斜線範圍」或「綠色間黑交叉線範圍」或「綠色間黑交叉線綴黑網點範圍」或「綠色間黑交叉線綴藍網點範圍」或「黃色範圍」或任何上述各者之任何部分或任何該等裝備進行任何所需之改道、重鋪、維修、修復及復原至使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修復及復原，且承授人須應政府要求向其繳付上述工程之費用。

(j) 當承授人未能或忽略履行、遵守或符合批地文件，政府有權收回及重新管有該土地或其任何部分以及所有或任何於該土地或其任何部分上之建築物、豎設物及工程。當該土地被收回：(a)承授人在該土地被收回之部分之權利將完全地告停止或終止；(b)承授人無權獲得任何地價退款、就該土地及其上之建築物的價值之任何款項或賠償，或承授人在整地、地盤平整或發展該土地中花費的任何金額；及(c)政府之任何其他權利、濟助及申索將不受影響。

(k) 見上文第4及5段。

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

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

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

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

(b) Such portion of the area shown coloured yellow on the plan annexed to the Land Grant which are required to be laid, formed, surfaced and drained by the grantee ("the Yellow Area"); and such street lights and such other similar facilities as may be required or approved by the Director to be provided by the grantee within the Yellow Area.

(c) A public vehicle park ("the Public Vehicle Park") which is to be provided, erected, constructed and maintained upon the land or any part thereof and in the open air.

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

(a) a public access from Tai Po Road - Tai Wai between the specified points marked on the plan annexed to the Land Grant (or at such other points as may be approved in writing by the Director) to the western side of the land between the specified points marked on the plan annexed to the Land Grant (or at such other points as may be approved in writing by the Director) and vice versa ("the Public Access") which is required to be provided to all members of the public.

(b) See 1(a) to (c) above.

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

Not applicable.

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

Not applicable.

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

See the plan below in this section.

6. General public's right to use

The general public has the right to use those facilities mentioned in 1 and 2 in accordance with the land grant.

7. Management, operation and maintenance

The facilities mentioned in 2 and open spaces mentioned in 3 (if any) are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

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

A. The Green Area

LAND GRANT

Special Condition Nos. (2) to (5)

(2) (a) The Purchaser shall:

(i) within 66 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director.

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

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

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

(ii) within 66 calendar months from the date of this Agreement or such other extended period as may be approved by the Director, at his own expense and 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 delivered in accordance with Special Condition No.(3) hereof.

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

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

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

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

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

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

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

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

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

Special Condition No.(50)

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

DEED OF MUTUAL COVENANT

Clause 1

"Off-site Areas" means the Green Area, the Yellow Area, the Edged Red Areas, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Black Area, the Green Cross-hatched Black Stippled Blue Area, the Mitigation and Stabilization Outside Works (all referred to in the Land Grant).

Clause 10.1(j)

10.1 Management Expenses. Management Expenses shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Land under this Deed including (without limitation) the following:

…

(j) all expenses in relation to the Off-site Areas.

Schedule 8, Paragraph 2

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

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

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

fit,

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

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

...

Schedule 8, Paragraph 12(d)

(d) To comply with and take all steps the Manager may decide to ensure the compliance with all provisions in the Land Grant applicable to the Land as a whole, the Green Area or the Yellow Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant) or other Off-site Areas.

Schedule 8, Paragraph 27

27. Matters outside the Land. To carry out and perform, in relation to the Green Area and the Yellow Area (to the extent that the same have not been re-delivered to the Government in accordance with the Land Grant) and other Off-site Areas, all acts, activities and works required by the Land Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Land Grant, the law or those insurers in relation to the same.

DEED OF DEDICATION

Not applicable.

B. The Yellow Area

LAND GRANT

Special Condition No. (6)

(6) (a) The Purchaser shall within 66 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director lay, form, surface and drain that portion of the area shown coloured yellow on the plan annexed hereto (hereinafter referred to as "the Yellow Area") in such manner, with such materials and to such standards, levels, alignment and design as may be required or approved by the Director and provide street lights and such other similar facilities as may be required or approved by the Director within the Yellow Area. The Purchaser shall thereafter at his own expense uphold, manage, maintain and repair the Yellow Area, the street lights and similar facilities and everything on, in, under, forming a portion of or pertaining to the Yellow Area in good condition and to the satisfaction of the Director until such time as possession of the Yellow Area or any part or parts thereof has or have been re-delivered to the Government in accordance with sub-clause (e) of this Special Condition.

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

(c) The Purchaser shall not without the prior written consent of the Director use the Yellow Area for any purpose other than the carrying out of the works specified in sub-clause (a) of this Special Condition and for the access by the Government specified in sub-clause (g) of this Special Condition and in any event shall not create any opening to allow access from the lot to the Yellow Area.

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

(e) For the purpose only of carrying out the necessary works specified in sub-clause (a) of this Special Condition, the Purchaser shall on the date of this Agreement be granted possession of the Yellow Area. The Yellow Area or any part or parts thereof shall be re-delivered to the Government by the Purchaser on demand of the Director without any payment or compensation to the Purchaser on a date or dates as the Director may at any time or times at his absolute discretion specify by notice in writing to the Purchaser. For the avoidance of doubt, the Government shall be under no obligation to take back possession of the Yellow Area or any part or parts thereof but may do so as and when the Government in its absolute discretion sees fit.

(f) The Purchaser shall at all reasonable times while he is in the possession of the Yellow Area or any part thereof permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and any part or parts of the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (a) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (b) of this Special Condition and any other works which the Director may consider necessary in the Yellow Area or any part thereof for any purposes as the Director may deem appropriate.

(g) Subject to sub-clause (c) of this Special Condition, the Purchaser shall at all times while he is in possession of the Yellow Area or any part or parts thereof allow free and uninterrupted access for the Government, the Director and his officers, contractors and agents and any persons authorized by the Director to pass and repass over and along the Yellow Area or any part thereof and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under sub-clause (a) of this Special Condition or otherwise.

(h) The Purchaser shall indemnify and keep indemnified the Government, the Director and his officers, contractors and agents and any persons authorized by the Director from and against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising directly or indirectly out of or in connection with anything done or omitted to be done by the Purchaser under sub-clause (a) of this Special Condition.

Special Condition No.(50)

(50) The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot

or the Green Area or the Green Hatched Black Area or the Green Cross-hatched Black Area or the Green Cross-hatched Black Stippled Black Area or the Green Cross-hatched Black Stippled Blue Area or the Yellow Area or any part of any of them (hereinafter collectively referred to as "the Services"). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or the Green Area or the Green Hatched Black Area or the Green Cross-hatched Black Area or the Green Cross-hatched Black Stippled Black Area or the Green Cross-hatched Black Stippled Blue Area or the Yellow Area or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or the Green Area or the Green Hatched Black Area or the Green Cross-hatched Black Area or the Green Cross-hatched Black Stippled Black Area or the Green Cross-hatched Black Stippled Blue Area or the Yellow Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

DEED OF MUTUAL COVENANT

Clause 1

"Off-site Areas" means the Green Area, the Yellow Area, the Edged Red Areas, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Black Area, the Green Cross-hatched Black Stippled Blue Area, the Mitigation and Stabilization Outside Works (all referred to in the Land Grant).

Clause 10.1(j)

10.1 Management Expenses. Management Expenses shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Land under this Deed including (without limitation) the following:

…

(j) all expenses in relation to the Off-site Areas.

Schedule 8, Paragraph 2

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

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

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

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

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

…

Schedule 8, Paragraph 12(d)

(d) To comply with and take all steps the Manager may decide to ensure the compliance with all provisions in the Land Grant applicable to the Land as a whole, the Green Area or the Yellow Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant) or other Off-site Areas.

Schedule 8, Paragraph 27

27. Matters outside the Land. To carry out and perform, in relation to the Green Area and the Yellow Area (to the extent that the same have not been re-delivered to the Government in accordance with the Land Grant) and other Off-site Areas, all acts, activities and works required by the Land Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Land Grant, the law or those insurers in relation to the same.

DEED OF DEDICATION

Not applicable.

C. The Public Vehicle Park

LAND GRANT

Special Condition No. (34)

(34)(a) Subject to these Conditions, the Purchaser shall in addition to the requirements under Special Conditions Nos.(23) (as may be varied under Special Condition No.(26) hereof), (24) and (25) hereof within 66 calendar months from the date of this Agreement (or within such other extended period or periods as may be approved by the Director) provide, erect, construct and maintain upon the lot or any part thereof and in the open air a public vehicle park in all respects to the satisfaction of the Director (hereinafter referred to as "the Public Vehicle Park"). The Purchaser shall provide within the Public Vehicle Park 14 spaces for the parking of private cars, light goods vehicles and private light buses as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "private cars, light goods vehicles and private light buses") and each of the spaces so provided shall measure 2.5 metres in width and 5.0 metres in length. For the purpose of this Special Condition, the decision of the Director as to what constitutes an open air public vehicle park shall be final and binding on the Purchaser.

(b) The Purchaser shall submit or caused to be submitted to the Director for his written approval a layout plan for the Public Vehicle Park indicating the layout of the parking spaces, turning circles, means of access and circulation spaces and any other areas and spaces as may be required by the Director (hereinafter referred to

as "the PVP Layout Plan").

(c) Each and every parking space provided or to be provided within the Public Vehicle Park shall front directly onto a driveway or an adequate circulation space so that any private cars, light goods vehicles and private light buses can be moved into or away from each parking space from or to the driveway or circulation space without obstruction.

(d) The position of the ingress and egress control points, drop gate, pay booth and access arrangement shall be subject to the prior written approval of the Director.

(e) The layout of the Public Vehicle Park shall be designed in such a way that no private cars, light goods vehicles and private light buses shall have to queue or wait outside the lot to enter into the Public Vehicle Park.

(f) All parking spaces within the Public Vehicle Park shall be made available to members of the public at all times for short-term parking of licensed private cars, light goods vehicles and private light buses, on hourly, daily or monthly basis or on such other basis as may be approved in writing by the Commissioner for Transport.

(g) The spaces provided or to be provided under this Special Condition shall not be used for any purpose other than for the parking of private cars, light goods vehicles and private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and to be made available to members of the public in accordance with sub-clause (f) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for provision of car cleaning and beauty services.

(h) The Purchaser shall at all times permit the public to have free access to, from and through the lot (including any building or buildings erected or to be erected thereon) for the purposes of gaining access to and from the Public Vehicle Park.

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

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

Special Condition No. (35)

(35) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Purchaser shall not, throughout the term hereby agreed to be granted, assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of the Public Vehicle Park or any part or parts thereof or enter into any agreement so to do except the Public Vehicle Park as a whole provided that the Purchaser may underlet the parking spaces provided within the Public Vehicle Park to members of the public for short-term parking in accordance with Special Conditions Nos.(34)(f) and (34)(g) hereof.

Special Condition No. (36)

(36) After the completion of the Public Vehicle Park referred to in Special Condition No.(34) hereof, the Purchaser shall commence to operate the Public Vehicle Park, and throughout the term hereby agreed to be granted continue to operate and manage the Public Vehicle Park at all times on a scale and in a manner to the satisfaction of the Commissioner for Transport and in all respects comply with all Ordinances, bye-laws and regulations relating to public vehicle car parks which are or may at any time be in force in Hong Kong.

DEED OF MUTUAL COVENANT

Clause 1

"Development Common Parts" means:

…

(g) those Common Parts which:

(i) are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of different Flats and Parking Spaces and Public Vehicle Park…

"Development Management Expenses" means all Management Expenses which, in the opinion of the Manager:

(a) are attributable to the Development Common Parts, or for the common benefit of the Owners, occupiers, licensees or invitees of different Flats and Parking Spaces and the Public Vehicle Park…

"Public Vehicle Park" means "the Public Vehicle Park" as referred to under Special Condition No.(34)(a) which are (for identification purpose) coloured grey on the Plans ("Coloured Grey Areas" in this definition), including:

(a) all systems, equipment, facilities, machinery, fixtures, fittings, Conduits serving exclusively the Coloured Grey Areas;

but shall exclude:

(b) any Conduits located inside the Coloured Grey Areas, which do not exclusively serve the Coloured Grey Areas (or any part thereof) or any item mentioned in paragraph (a) of this definition;

"Unit" means a Flat, a Parking Space or the Public Vehicle Park; and shall, where the context permits, includes the Shares allocated to and the attached Right to Occupy the same;

Clause 5.2

Owner of the Public Vehicle Park. The Owner of the Public Vehicle Park shall have the additional rights set out in Schedule 7 which may be exercised without the concurrence of any other Owner, the Manager, the Owners' Corporation or any other person.

Clause 10.4(j)

(j) The Special Fund shall be notionally divided into the following parts, namely:

…

(iii) "Special Fund (Public Vehicle Park)".

Clause 10.4(k)

(k) Contributions to the Special Fund (including for the avoidance of doubt all Special Fund Initial Contributions) made by:

…

(iii) the Owner of the Public Vehicle Park shall be notionally credited to Special Fund (Public Vehicle Park).

Clause 10.4(l)

(l) Funds notionally credited to each part of the Special Fund shall be applied as follows:

(i) Non-Recurrent Expenditure relating to the Development Common Parts, or which are for the common benefit of the Owners, occupiers, licensees or invitees of different Flats and Parking Spaces and the Public Vehicle Park or which is not covered by Clauses 10.4(l)(ii) and (iii), shall only be paid out of different parts of the Special Fund as follows…

(3) the amount to be paid out of Special Fund (Public Vehicle Park) is:

where: $G \times \frac{H}{I}$

"G" is the total amount of such Non-Recurrent Expenditure;
"H" is the total number of Management Shares allocated to the Public Vehicle Park; and
"I" is the total number of Management Shares.

…

Clause 10.4(m)

(m) Unless otherwise specifically provided in this Deed, where any provision of this Deed requires any amount to be credited to the Special Fund, the following provisions shall apply:

(i) where the amount is received in relation to Development Common Parts (including any approval or consent given in relation thereto under this Deed or the Ordinance) or is not covered by Clauses 10.4(m)(ii) and (iii)…

(3) the following proportion of the amount shall be credited to Special Fund (Public Vehicle Park):

where: $\frac{N}{O}$

"N" is the total number of Management Shares allocated to the Public Vehicle Park; and

"O" is the total number of all Management Shares;

Clause 10.12 (b)(iii)

(iii) All monies paid to the Manager by way of interest and collection charges by the Owner of the Public Vehicle Park shall be credited to the Special Fund (Public Vehicle Park).

Clause 12.1(a)

(a) There shall be established and maintained an Owners' Committee of the Land consisting of a chairman, a secretary and up to 5 other Committee members (i.e. an Owners' Committee of up to 7 Committee members) Provided That:
…

(iii) the Owner of the Public Vehicle Park is entitled to appoint up to 1 Committee member.

Clause 12.4(b)

(b) A Committee member appointed under Clause 12.1(a)(iii) to serve on the Owners' Committee shall cease to be a member of the Owners' Committee if:

(i) any of the circumstances mentioned in Clause 12.4(a)(i), (iv) or (v) has occurred, mutatis mutandis, in relation to him;

(ii) if the Owner of the Public Vehicle Park terminates his appointment under Clause 12.11; or

(iii) if the Owner of the Public Vehicle Park appointing him ceases to be the Owner of the Public Vehicle Park.

Clause 12.11

12.11 Appointment of Owners' Committee members.

(a) The Owner of the Public Vehicle Park may appoint a member of the Owners' Committee which he is entitled to appoint under Clause 12.1(a)(iii) by notice in writing to the Manager and the Owners' Committee (when established) and shall notify the Manager and the Owners' Committee (when established) the name and such other personal particulars of the member appointed by him as the Manager may require.

(b) The appointment of a member of the Owners' Committee appointed by the Owner of the Public Vehicle Park under Clause 12.1(a)(iii) may be terminated by the Owner of the Public Vehicle Park by notice in writing to the Manager and the Owners' Committee (when established).

Schedule 5, Paragraph 1(f)

(f) (i) Not to keep any pet or animal:

…

(2) in any Parking Space and the Public Vehicle Park.

Schedule 7

[The Owner of the Public Vehicle Park shall have the following rights:]

1. Erection of Signs. Subject to the Land Grant and the law, to from time to time install, amend and remove Signs as the Owner of the Public Vehicle Park deems fit in any part of the Public Vehicle Park Provided That the appearance (including the type, design, style, size, height and material) of any such Sign shall be subject to the approval of the Manager which shall not be unreasonably withheld.

2. Amendments to Building Plans and other plans. Subject to the approval of the First Owner (so long as it remains the beneficial owner of any part of the Land) and the Owners at an Owners' meeting and subject to obtaining any necessary consent under the Land Grant and the law, the rights to:

(a) add to or amend the Building Plans, the car park layout plans and the PVP Layout Plan (referred to in Special Condition No.(34)(b)); and

(b) carry out any works to implement such addition or amendment;

Provided That:

(c) such rights may only be exercised in respect of any part of the Public Vehicle Park; and

(d) an Owner's Right to Occupy and access to or from his Unit shall not be interfered with or impeded.

3. Amendments to Land Grant. The right to, subject to the approval of the First Owner (so long as it remains the beneficial owner of any part of the Land) and the Owners at an Owners' meeting:

(a) apply to, negotiate and agree with the Government to vary or modify the Land Grant or any provision thereof, or to obtain any waiver or no-objection by the Government relating to any provision thereof to the extent affecting the Public Vehicle Park only, in such manner as the Owner of the Public Vehicle Park may consider fit; and

(b) execute any document relating to such variation, modification, waiver or no-objection in the name of the Owner of the Public Vehicle Park without joining in any other Owner;

Provided That:

(c) an Owner's Right to Occupy and access to or from his Unit shall not be interfered with or impeded; and

(d) the Owner of the Public Vehicle Park shall be solely responsible for any administrative fee and premium payable in respect of such variation, modification, waiver or no objection.

DEED OF DEDICATION

Not applicable.

D. The Public Access

LAND GRANT

Special Condition No. (33)

(33)(a) The Purchaser acknowledges that as at the date of this Agreement there are some graves, "Kam Tap" or the like existing on the Government land adjacent or near to the lot (hereinafter collectively referred to as "the Graves").

(b) The Purchaser shall during the term hereby agreed to be granted, at his own expense permit all members of the public without payment of any nature whatsoever, during daytime and in all respects to the satisfaction of the Director for the purpose of gaining access from Tai Po Road - Tai Wai to the Graves and vice versa, to pass and re-pass on foot or by wheelchair through, over, and along such part or parts of the lot as the Director shall approve or designate as the free and uninterrupted right of way for the purpose of this Special Condition from Tai Po Road - Tai Wai between the points U and AB through W as shown and marked on the plan annexed hereto (or at such other points as may be approved in writing by the Director) to the western side of the lot between the points P and Q through R shown and marked on the plan annexed hereto (or at such other points as may be approved in writing by the Director and vice versa (hereinafter referred to as "the Public Access") in all respect to the satisfaction of the Director. For the purpose of this Special Condition, the decision of the Director as to what constitutes daytime shall be final and binding on the Purchaser.

(c) The Government will accept no responsibility or liability for any damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the provision and use of the Public Access. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the provision and use of the Public Access.

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

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

DEED OF MUTUAL COVENANT

Schedule 8, Paragraph 4(c)

(c) To comply with and ensure the compliance with all laws and provisions of the Land Grant which are applicable to the Common Parts or the Land as a whole, including without limitation the provisions of the Land Grant relating to the Public Access as referred to in Special Condition No.(33)(b).

DEED OF DEDICATION

Not applicable.

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述

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

(b) 該土地在批地文件附圖上顯示為黃色並須由承授人鋪設、塑造、鋪設路面及溝渠的部分(「黃色範圍」)；及署長要求或批准由承授人提供的路燈及其他類似設施。

(c) 公眾停車場(「公眾停車場」)，並須由承授人提供、建立、建造及維持於該土地或其任何部分之露天部分上。

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

(a) 由大埔公路大圍段(批地文件附圖上標示之指定地點(或其他署長書面批准之其他地點)之間)至該土地西面(批地文件附圖上標示之指定地點(或其他署長書面批准之其他地點)之間)及反方向之公眾通道(「公眾通道」)，並須由承授人向所有公眾提供。

(b) 見上文1(a)至(c)。

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

不適用。

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

不適用。

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

見本節內之圖則。

6. 公眾之使用權

公眾有權按照批地文件使用供公眾使用的第1及2段所提及之設施。

7. 管理、營運及維持

第2段所提及之設施、第3段所提及之休憩用地(如有)按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地(如有)的部分開支。

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

A. 綠色範圍

批地文件

特別條件第(2)至(5)條

(2) (a) 承授人須：

(i) 在本協議生效日後66個曆月內(或署長批准的其他延長期限)，自費以署長批准的方式和物料， 按署長批准的標準、高度、定線及設計進行下列工程，以全面令署長滿意：

(I) 鋪設和塑造本文所夾附圖則以綠色顯示的日後興建公共道路部分(以下簡稱「綠色範圍」)；及

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

使「綠色範圍」可建造建築物及供車輛和行人往來；

(ii) 本協議生效日後66個曆月(或署長批准的其他延長期限內，自費以署長滿意的方式在「綠色範圍」鋪設表面、建造路緣及渠道，以及按署長要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及

(iii) 自費保養「綠色範圍」、「構築物」及在該處所建造、安裝及提供之所有構築物、表面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及裝置，以令署長滿意，直至「綠色範圍」的管有權按照本文第(3)條批地特別條款交回政府為止。

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

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

(3) 茲為執行本文第(2)條批地特別條款所訂的必要工程，承授人將在本協議生效日獲授予「綠色範圍」之管有權。承授人應在要求時將「綠色範圍」交還政府，而於任何情況下「綠色範圍」亦會被視為在署長發函說明承授人已以其滿意的方式全面履行此等批地條款當日交還政府。承授人管有「綠色範圍」期間，應允許所有政府及公共車輛和行人於任何合理時間進出及通行「綠色範圍」，並確保不會因為執行本文第(2)條批地特別條款規定的工程而干預或阻礙此等通行權。

(4) 如非事前獲署長書面同意，承授人不得在「綠色範圍」儲物或搭建任何臨時構築物又或執行並非本文第(2)條批地特別條款所訂工程的任何其他用途。

(5) (a) 承授人管有「綠色範圍」期間，應在任何合理時間：

(i) 允許政府、署長及其人員、承辦商及代理人及獲署長授權的任何人等有權出入、往返、通行及行

經該地段和「綠色範圍」，以檢查、檢驗及監督任何依照本文第(2)(a)條批地特別條款執行的工程，以及執行、檢查、檢驗和監督本文第(2)(b)條批地特別條款訂明的工程及署長視為有必要在「綠色範圍」進行的任何其他工程；

(ii) 允許政府及政府授權的相關公用事業公司有權按需要出入、往返、通行及行經該地段和「綠色範圍」，以在「綠色範圍」或任何毗連土地內、上或下執行工程，其中包括但不限於鋪設及其後維修所有水管、電線、管線、電纜管道和其他導體及附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體(如有者)及其他服務。承授人應與政府及獲政府正式授權的相關公用事業公司充分合作，以處理所有關乎任何上述「綠色範圍」工程的事項；及

(iii) 允許水務監督人員及獲彼等授權的其他人等有權按需要出入、往返、通行及行經該地段和「綠色範圍」，以執行任何關於運作、維修、修理、更換及更改「綠色範圍」內任何其他水務裝置的工程。

(b) 倘因政府、署長及其人員、承辦商及代理及根據本批地特別條款(a)款正式獲授權的任何人等或公用事業公司行使權利導致或連帶引致承授人或任何人士蒙受或招致任何損失、損害、滋擾或騷擾，政府、署長及其人員、承辦商及代理及根據本批地特別條款(a)款正式獲授權的任何人等或公用事業公司概毋須承擔任何責任。

特別條件第(50)條

(50) 承授人須於任何時候，特別是於進行建設、保養、更新或維修工作(「該等工程」)時，採取或安排採取恰當及足夠的謹慎、技術及預防措施，以免使置於或行經該土地或「綠色範圍」或「綠色間黑斜線範圍」或「綠色間黑交叉線範圍」或「綠色間黑交叉線綴黑網點範圍」或「綠色間黑交叉線綴藍網點範圍」或「黃色範圍」或任何上述各者之任何部分之上、之下或旁邊的任何政府或其他現存的排水、航道或水道、主水管、道路、行人徑、街道設施、下水道、溝渠、管道、電纜、電線、公用服務或任何其他的工程或裝置(「該等裝備」)遭受損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等裝備之位置及高度，及須就如何處理或會受該等工程影響之該等裝備向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。承授人須遵守及自費達成署長於發出上述批准時可就該等裝備施加的要求，包括任何必要的改道、重鋪或復修的成本。承授人須自費在各方面維修、修復及復原所有由該等工程以任何方式引起的對該土地或「綠色範圍」或「綠色間黑斜線範圍」或「綠色間黑交叉線範圍」或「綠色間黑交叉線綴黑網點範圍」或「綠色間黑交叉線綴藍網點範圍」或「黃色範圍」或任何上述各者之任何部分或任何該等裝備造成的損壞、干擾或阻礙，至使署長滿意(溝渠、下水道、雨水渠或主水管除外，其之修復須由署長進行(除非署長另有決定)，且承授人須應政府要求向其繳付上述工程之費用)。若承授人未能對該土地或「綠色範圍」或「綠色間黑斜線範圍」或「綠色間黑交叉線範圍」或「綠色間黑交叉線綴黑網點範圍」或「綠色間黑交叉線綴藍網點範圍」或「黃色範圍」或任何上述各者之任何部分或任何該等裝備進行任何所需之改道、重鋪、維修、修復及復原至使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修復及復原，且承授人須應政府要求向其繳付上述工程之費用。

公契

第1條

「發展項目外範圍」指「綠色範圍」、「黃色範圍」、「紅色邊範圍」、「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」、「綠色間黑交叉線綴藍網點範圍」及「外在緩解及鞏固工程」(全部於批地文件中提及)。

第10.1(j)條

10.1 <u>管理開支.</u> 管理開支須是管理人按本公契規定履行其權力與職責所必要及合理招致的一切費用、開支、支出和墊支，包括(但不限於)

...

(j) 所有關於「發展項目外範圍」之開支。

附表8第2段

(a) 除業主立案法團(如成立)指示外，〔管理人有權〕按管理人決定之條款作以下投保：

(i) 公用部分及斜坡結構、「綠色範圍」及「黃色範圍」(當「綠色範圍」及「黃色範圍」尚未按批地文件交還政府時)及其他「發展項目外範圍」的火險或其他風險保險，保險金額為十足全新重置價值；及

(ii) 為業主和管理人投購公共責任保險、第三者責任保險及佔用人責任保險、為聘請專門管理該土地的僱員投購僱主責任保險、及管理人決定的其他風險和責任保險(包括因斜坡結構、「綠色範圍」及「黃色範圍」(當「綠色範圍」及「黃色範圍」尚未按批地文件交還政府時)及其他「發展項目外範圍」而起之風險和責任保險)，保險價值為管理人認為合適者；

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

(b) 除第13.1條另有規定外，〔管理人有權〕將管理人就任何公用部分、斜坡結構、「綠色範圍」或「黃色範圍」(當「綠色範圍」或「黃色範圍」尚未按批地文件交還政府時)或其他「發展項目外範圍」的任何損壞或損失追討得到的一切保險賠償金、補償或損害賠償用於維修、重建或修復公用部分、斜坡結構、「綠色範圍」或「黃色範圍」(當「綠色範圍」或「黃色範圍」尚未按批地文件交還政府時)或其他「發展項目外範圍」。

...

附表8第12(d)段

(d) 〔管理人有權〕遵行適用於公用部分或該土地整體、「綠色範圍」或「黃色範圍」(當「綠色範圍」或「黃色範圍」尚未按批地文件交還政府時)或其他「發展項目外範圍」之所有批地文件條款，及確保該等批地文件條款得以遵行。

附表8第27段

27. <u>邊界外的事宜.</u>〔管理人有權〕就「綠色範圍」及「黃色範圍」(當「綠色範圍」及「黃色範圍」尚未按批地文件交還政府時)及其他「發展項目外範圍」進行及履行批地文件、法律或對其投購保險的保險公司要求的或管理人認為就遵守及履行批地文件條款、法律或該等保險公司的規定而言屬適當的一切行為、活動及工程。

撥出私人地方供公眾使用的契據

不適用。

B. 黃色範圍

批地文件

特別條件第(6)條

(6) (a) 承授人須在本協議生效日後66個曆月內(或署長批准的其他延長期限)，自費按署長要求或批准的方式、材料、標準、水平、線向及設計鋪設及塑造在本協議附圖上顯示為黃色的範圍(「黃色範圍」)及對其進行路面及溝渠鋪設，至使署長在各方面滿意，及於「黃色範圍」內提供署長要求或批准的路燈及其他類似設施。承授人其後須自費維持、管理、保養及維修「黃色範圍」、路燈及類似設施及「黃色範圍」之上、之內、之下或構成其一部分或所附屬的所有物件令其維持在良好的狀況，至使署長滿意，直至「黃色範圍」或其任何部分之管有權按批地文件交回政府為止。

(b) 若承授人未能於指定時間內履行本特別條件第 (a) 段之責任，政府可進行所需之工程，唯費用由承授人支

付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(c) 如非事前獲署長書面同意，承授人不得在「黃色範圍」作除進行本特別條件第 (a) 段所訂工程及本特別條件第 (g) 段所訂之政府通行之用之外的任何其他用途，及在任何情況下不得設立任何開口以使可以由該地段進入「黃色範圍」。

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

(e) 茲為執行本特別條件第(a)段所訂的必要工程，承授人將在本協議的日期獲授予「黃色範圍」之管有權。承授人應在署長要求時將「黃色範圍」或其任何部分在署長絕對酌情的情況下以書面指明的日期交還政府，而署長毋須支付任何款項或補償予承授人。為免生疑問，政府並無責任取回「黃色範圍」或其任何部分之管有權，但政府有絕對酌情權在其認為合適的情況下取回「黃色範圍」或其任何部分之管有權。

(f) 承授人管有「黃色範圍」或其任何部分期間，應在任何合理時間允許政府、署長及其人員、承辦商及代理人及獲署長授權的任何人等有權出入、往返、通行及行經該地段和「黃色範圍」任何部分，以檢查、檢驗及監督任何依照本特別條件第(a)段執行的工程，以及執行、檢查、檢驗和監督本特別條件第(b)段訂明的工程及任何其他為署長認為合適的任何目的而署長視為有必要在「黃色範圍」或其任何部分進行之工程。

(g) 除本特別條件第(c)段另有規定外，承授人須於其管有「黃色範圍」或其任何部分期間，時刻允許政府、署長及其人員、承辦商及代理人及獲署長授權的任何人等自由及不受干擾地通行「黃色範圍」或其任何部分，並確保不會因為執行本特別條件第(a)段規定的工程而干預或阻礙此等通行權。

(h) 承授人須就其就本特別條件第(a)段的行為或遺漏所直接或間接引致或與該行為或遺漏有關的所有不論任何性質的責任、損害、開支、索償、費用、索求、收費、訴訟及法律程序彌償政府、署長及其人員、承辦商及代理人及獲署長授權的任何人等，並使政府、署長及其人員、承辦商及代理人及獲署長授權的任何人等持續得到彌償。

特別條件第(50)條

(50) 承授人須於任何時候，特別是於進行建設、保養、更新或維修工作(「該等工程」)時，採取或安排採取恰當及足夠的謹慎、技術及預防措施，以免使置於或行經該土地或「綠色範圍」或「綠色間黑斜線範圍」或「綠色間黑交叉線範圍」或「綠色間黑交叉線綴黑網點範圍」或「綠色間黑交叉線綴藍網點範圍」或「黃色範圍」或任何上述各者之任何部分之上、之下或旁邊的任何政府或其他現存的排水、航道或水道、主水管、道路、行人徑、街道設施、下水道、溝渠、管道、電纜、電線、公用服務或任何其他的工程或裝置(「該等裝備」)遭受損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等裝備之位置及高度，及須就如何處理或會受該等工程影響之該等裝備向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。承授人須遵守及自費達成署長於發出上述批准時可就該等裝備施加的要求，包括任何必要的改道、重鋪或復修的成本。承授人須自費在各方面維修、修復及復原所有由該等工程以任何方式引起的對該土地或「綠色範圍」或「綠色間黑斜線範圍」或「綠色間黑交叉線範圍」或「綠色間黑交叉線綴黑網點範圍」或「綠色間黑交叉線綴藍網點範圍」或「黃色範圍」或任何上述各者之任何部分或任何該等裝備造成的損壞、干擾或阻礙，至使署長滿意(溝渠、下水道、雨水渠或主水管除外，其之修復須由署長進行(除非署長另有決定)，且承授人須應政府要求向其繳付上述工程之費用)。若承授人未能對該土地或「綠色範圍」或「綠色間黑斜線範圍」或「綠色間黑交叉線範圍」或「綠色間黑交叉線綴黑網點範圍」或「綠色間黑交叉線綴藍網點範圍」或「黃色範圍」或任何上述各者之任何部分或任何該等裝備進行任何所需之改道、重鋪、維修、修復及復原至使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修復及復原，且承授人須應政府要求向其繳付上述工程之費用。

公契

第1條

「發展項目外範圍」指「綠色範圍」、「黃色範圍」、「紅色邊範圍」、「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」、「綠色間黑交叉線綴藍網點範圍」及「外在緩解及鞏固工程」(全部於批地文件中提及)。

第10.1(j)條

10.1 <u>管理開支.</u> 管理開支須是管理人按本公契規定履行其權力與職責所必要及合理招致的一切費用、開支、支出和墊支，包括(但不限於)…

…

(j) 所有關於「發展項目外範圍」之開支。

附表8第2段

(a) 除業主立案法團(如成立)指示外，〔管理人有權〕按管理人決定之條款作以下投保：

(i) 公用部分及斜坡結構、「綠色範圍」及「黃色範圍」(當「綠色範圍」及「黃色範圍」尚未按批地文件交還政府時)及其他「發展項目外範圍」的火險或其他風險保險，保險金額為十足全新重置價值；及

(ii) 為業主和管理人投購公共責任保險、第三者責任保險及佔用人責任保險、為聘請專門管理該土地的僱員投購僱主責任保險、及管理人決定的其他風險和責任保險(包括因斜坡結構、「綠色範圍」及「黃色範圍」(當「綠色範圍」及「黃色範圍」尚未按批地文件交還政府時)及其他「發展項目外範圍而起之風險和責任保險)，保險價值為管理人認為合適者；

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

(b) 除第13.1條另有規定外，〔管理人有權〕將管理人就任何公用部分、斜坡結構、「綠色範圍」或「黃色範圍」(當「綠色範圍」或「黃色範圍」尚未按批地文件交還政府時)或其他「發展項目外範圍的任何損壞或損失追討得到的一切保險賠償金、補償或損害賠償用於維修、重建或修復公用部分、斜坡結構、「綠色範圍」或「黃色範圍」(當「綠色範圍」或「黃色範圍」尚未按批地文件交還政府時)或其他「發展項目外範圍。

…

附表8第12(d)段

(d) 〔管理人有權〕遵行適用於公用部分或該土地整體、「綠色範圍」或「黃色範圍」(當「綠色範圍」或「黃色範圍」尚未按批地文件交還政府時)或其他「發展項目外範圍」之所有批地文件條款，及確保該等批地文件條款得以遵行。

附表8第27段

27. <u>邊界外的事宜.</u>〔管理人有權〕就「綠色範圍」及「黃色範圍」(當「綠色範圍」及「黃色範圍」尚未按批

地文件交還政府時)及其他「發展項目外範圍」進行及履行批地文件、法律或對其投購保險的保險公司要求的或管理人認為就遵守及履行批地文件條款、法律或該等保險公司的規定而言屬適當的一切行為、活動及工程。

撥出私人地方供公眾使用的契據

不適用。

C. 「公眾停車場」

批地文件

特別條件第(34)條

(34) (a) 受限於此等條件，除本協議特別條件第(23)條(或根據本協議特別條件第(26)條所更改)、第(24)及(25)條的要求之外，承授人須於本協議生效日起66個曆月內(或其他經署長批准延後的期限內)，於該土地或其任何部分之露天部分提供，興建，建造及維持一個，至使署長在各方面滿意(「公眾停車場」)。承授人須於「公眾停車場」提供14個停車位，以供停泊根據《道路交通條例》、其附屬規例及任何修訂條例定義之私家車、輕型貨車及私家小巴(「私家車、輕型貨車及私家小巴」)，而每個該等停車位須闊2.5米及長5.0米。就本特別條件而言，署長就什麼構成露天公眾停車場所作的決定將為最終決定，並對買方構成約束力。

(b) 承授人須將或安排將「公眾停車場」布局圖呈交署長書面批准，「公眾停車場」布局圖需標明停車位、迴旋處、出入途徑及通道地方及任何其他署長可能要求的範圍及空間的布局(「公眾停車場布局圖)。

(c) 「公眾停車場」內每一及所有已提供或將提供之車位須直接面向車道或足夠之通道地方，以使任何私家車、輕型貨車及私家小巴均能自或向車道或通道地方駛進或駛離每一車位而不受阻礙。

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

(e) 「公眾停車場」布局之設計須令私家車、輕型貨車及私家小巴進入「公眾停車場」時無需於該地段外排隊或等候。

(f) 「公眾停車場」內提供的所有停車位須時刻供公眾短時間停泊持牌私家車、輕型貨車及私家小巴，不論乃時租、日租或月租或運輸署署長以書面批准的其他形式。

(g) 按本特別條件所提供或將提供的停車位除根據本特別條件第(f)段供公眾停泊根據《道路交通條例》、其附屬規例及任何修訂法例定義之私家車、輕型貨車及私家小巴外概不可用作任何其他用途，其中特別禁止在上述車位儲存、展示或展覽供出售或作他用的車輛或作汽車清洗及美容的服務。

(h) 承授人須時刻允許公眾自由進出、往返及行經該土地(包括現已或將會建於該處的任何一座或多座建築物)以進出「公眾停車場」。

(i) 本特別條件有明文協定、申述及訂明，在施加承授人在本特別條件第(h)段的義務時，承授人並不意圖且政府並未同意承授人將「公眾停車場」或該土地任何部分撥供公眾作通道使用。

(j) 特此明文協定、申述及訂明，承授人在本批地特別條款第(h)款的責任將不會引起對任何就額外上蓋面積及地積比率(不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文)的優惠或權利產生期望，亦不會引起為或就上述優惠或權利的申索；為免生疑問，承授人明文免除任何及所有就或為任何根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文額外上蓋面積及地積比率的優惠或權利的申索。

特別條件第(35)條

(35) 儘管承授人已遵守和履行此等批地條款以令署長滿意，承授人不得在批地文件年期內將「公眾停車場」或其任何部分轉讓、按揭、抵押、出租、分租、放棄管有或以其他形式處置或就有關安排達成任何協議(如關乎「公眾停車場」整體則除外)，惟承授人可按照本協議特別條件第(34)(f)及(34)(g)段之規定分租「公眾停車場」的車位供公眾作短期停泊。

特別條件第(36)條

(36) 本協議特別條件第(34)條所提及之「公眾停車場」建成後，承批人須開始營運「公眾停車場」，並於批地文件年期的所有時間內繼續以運輸署署長滿意的規模和方式營運及管理「公眾停車場」，並遵守香港現行或於任何時間生效而關乎公眾停車場的所有法例、附例及規例。

公契

第1條

「發展項目公用部分」指：
…
(g) 該等公用地方

(i) 該等提供或安裝予不同住宅單位及停車位及「公眾停車場」之業主、佔用人、被許可人或被邀請人共同使用及享用的公用部分…
…

「發展項目管理開支」指管理人認為：

(a) 歸屬發展項目公用部分，或益及不同住宅單位及停車位及「公眾停車場」之業主、佔用人、被許可人或被邀請人［的所有管理開支］…

「公眾停車場」指特別條件第(34)(a)條所提及之「公眾停車場」其在圖則上(為識別目的)填上灰色(「灰色部分」)，並包括：

(a) 所有專供灰色部分使用之系統、裝備、設施、機器、固定裝置、裝置、管道；

但不包括：

(b) 任何位於灰色部分內但並不專供灰色部分(或其任何部分)或任何本定義(a)段提及之物件使用之管道；

「單位」指住宅單位、停車位或「公眾停車場」：如文意容許，包括其所獲分配的份數及所附之佔用權；

第5.2條

<u>「公眾停車場」的業主.</u>「公眾停車場」的業主享有附表7訂明的額外權利。行使該等權利毋須任何其他業主、管理人、業主立案法團或任何其他人士的贊同。

第10.4(j)條

(j) 特別基金將分為以下部分：
…

(iii) 「特別基金(公眾停車場)」。

第10.4(k)條

(k) 特別基金供款(為免生疑問，包括所有特別基金初期供款)：

…

(iii) 由「公眾停車場」的業主所支付的，須撥入「特別基金(公眾停車場)」。

第10.4(l)條

(l) 撥入特別基金每一部分的基金須作如下應用：

(i) 有關發展項目公用部分的非經常開支，或益及不同住宅單位及停車位及「公眾停車場」之業主、佔用人、被許可人或被邀請人［的非經常開支］或第10.4(l)(ii) 及(iii)條並不涵蓋［的非經常開支］，只可由特別基金不同部分支付如下...：

(3) 由「特別基金(公眾停車場)」支付之金額為：

$$G \times \frac{H}{I}$$

"G" 為該非經常開支總數；
"H" 為分配予「公眾停車場」之管理份數總數；及
"I" 為管理份數總數。

…

第10.4(m)條

(m) 除本文另有註明，如本文任何條款要求任何金額撥入特別基金，則以下條款適用：

(i) 如所收金額有關發展項目公用部分(包括本文或［建築物管理條例］下就發展項目公用部分所發出之任何批准及同意)或第10.4(m)(ii) 及(iii)條並不涵蓋該金額...：

(3) 以下比例之該金額須撥入「特別基金(公眾停車場)」

$$\frac{N}{O}$$

"N" 為分配予「公眾停車場」之管理份數總數；及
"O" 為管理份數總數；

第10.12 (b)(iii)條

(iii) 所有由「公眾停車場」業主向管理人支付之作為利息及催收費用之金額須撥入「特別基金(公眾停車場)」。

第12.1(a)條

(a) 須成立及維持一個該土地之業主委員會，包括一位主席，一位秘書及最多5位委員(即有最多7位委員之業主委員會)，惟：

…

(iii) 「公眾停車場」業主有權任命最多1個委員。

第12.4(b)條

(b) 根據第12.1(a)(iii)條所委任之業主委員會委員須終止作為業主委員會委員，如：

(i) 發生與其有關之第12.1(a)(i), (iv) 或 (v)條提及之任何情況(就實際情形作適當變動)；

(ii) 如「公眾停車場」業主終止其於第12.11條下之任命。

(iii) 如任命其之「公眾停車場」業主不再是「公眾停車場」業主。

第12.11條

12.11 <u>業主委員會委員之任命.</u>

(a) 「公眾停車場」業主可以書面通知管理人及業主委員會(如已成立)，任命一位其可根據第12.1(a)(iii)條任命之業主委員會委員。「公眾停車場」業主須知會管理人及業主委員會(如已成立)其所委任的委員之姓名及其他管理人要求之個人資料。

(b) 「公眾停車場」業主可以書面通知管理人及業主委員會(如已成立)，終止任命其根據第12.1(a)(iii)條任命之業主委員會委員。

附表5第1(f) 段

(f) (i) 不得飼養任何寵物或動物：

…

(2) 於任何停車位及「公眾停車場」。

附表7

〔<u>「公眾停車場」業主</u>享有下列權利：〕

1. <u>豎立招牌.</u> 受批地文件及法例所限，「公眾停車場」業主有權於「公眾停車場」任何部分在其認為合適時不時設置，改動及移除招牌，惟任何上述招牌之外觀(包括種類、設計、形式、尺寸、高度及物料) 受限於管理人之批准(批准不得無理拒絕)。

2. <u>更改建築圖則及其他圖則</u>. 受限於第一業主(只要其仍為該土地任何部分之實質業主)及業主大會之批准，及受限於獲得任何批地文件及法例下為必要的同意，「公眾停車場」業主有權：

(a) 增加或更改建築圖則，停車場布局圖及特別條件第(34)(b)條所提及之「公眾停車場布局圖」；及

(b) 進行任何工程以實行上述增加或更改；

前提是：

(c) 該等權利只可就「公眾停車場」行使；及

(d) 不得干擾或妨礙業主之佔用權及進出其單位。

3. 更改批地文件. 受限於第一業主(只要其仍為該土地任何部分之實質業主)及業主大會之批准，「公眾停車場」業主有權：

(a) 只有在與「公眾停車場」有關的情形下，以「公眾停車場」業主認為合適的方式，在向政府申請及與政府商議及同意改動或修改批地文件或其任何條款，或獲取政府就任何批地文件條款之任何豁免或不反對；及

(b) 以「公眾停車場」業主名義簽署任何有關上述改動、修改、豁免或不反對之文件而毋須任何其他業主加入；

前提是：

(c) 不得干擾或妨礙業主之佔用權及進出其單位；及

(d) 「公眾停車場」業主須全數負責任何有關上述改動、修改、豁免或不反對之行政費及補地價。

撥出私人地方供公眾使用的契據

不適用。

D. 「公共通道」

批地文件

特別條件第(33)條

(33)(a) 承授人確認於本協議日期當日，該土地毗連或附近的政府土地上現存有若干墳墓、金塔或相類似者(「該等墳墓」)。

(b) 承授人須於批地文件年期內，自費允許所有公眾人士在無須支付任何形式的費用下，於日間及以令署長在各方面滿意的方式，以由大埔公路大圍段到達「該等墳墓」及從「該等墳墓」到達大埔公路大圍段為目的，徒步或以輪椅行經、來回及穿越由署長批准或特定之作為由大埔公路大圍段(批地文件附圖上標示之通過W點之U點及AB點之間(或其他署長書面批准之其他地點))至該土地西面(批地文件附圖上標示之通過R點之P點及Q點之間(或其他署長書面批准之其他地點))及相反方向之就本特別條件之自由及不受干擾之通行權的該土地的部分(「公眾通道」)，致使署長在各方面滿意。就本特別條件而言，署長就什麼構成日間所作的決定將為最終決定，並對買方構成約束力。

(c) 政府對因為「公眾通道」之提供及使用造成承授人產生或蒙受的任何損害、滋擾或干擾毋須承擔任何責任或義務，承授人須對「公眾通道」之提供及使用所直接或間接引致或有關的一切責任、索償、費用、索求、訴訟及其他司法程序彌償及保障政府。

(d) 本特別條件有明文協定、申述及訂明，在施加承授人在本特別條件第(b)段的義務時，承授人並不意圖且政府並未同意承授人將公共通道撥供公眾作通道使用。

(e) 特此明文協定及申述，承授人在本批地特別條款第(b)款的責任將不會引起對任何就額外上蓋面積及地積比率(不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文)的優惠或權利產生期望，亦不會引起為或就上述優惠或權利的申索；為免生疑問，承授人明文免除任何及所有就或為任何根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文額外上蓋面積及地積比率的優惠或權利的申索。

公契

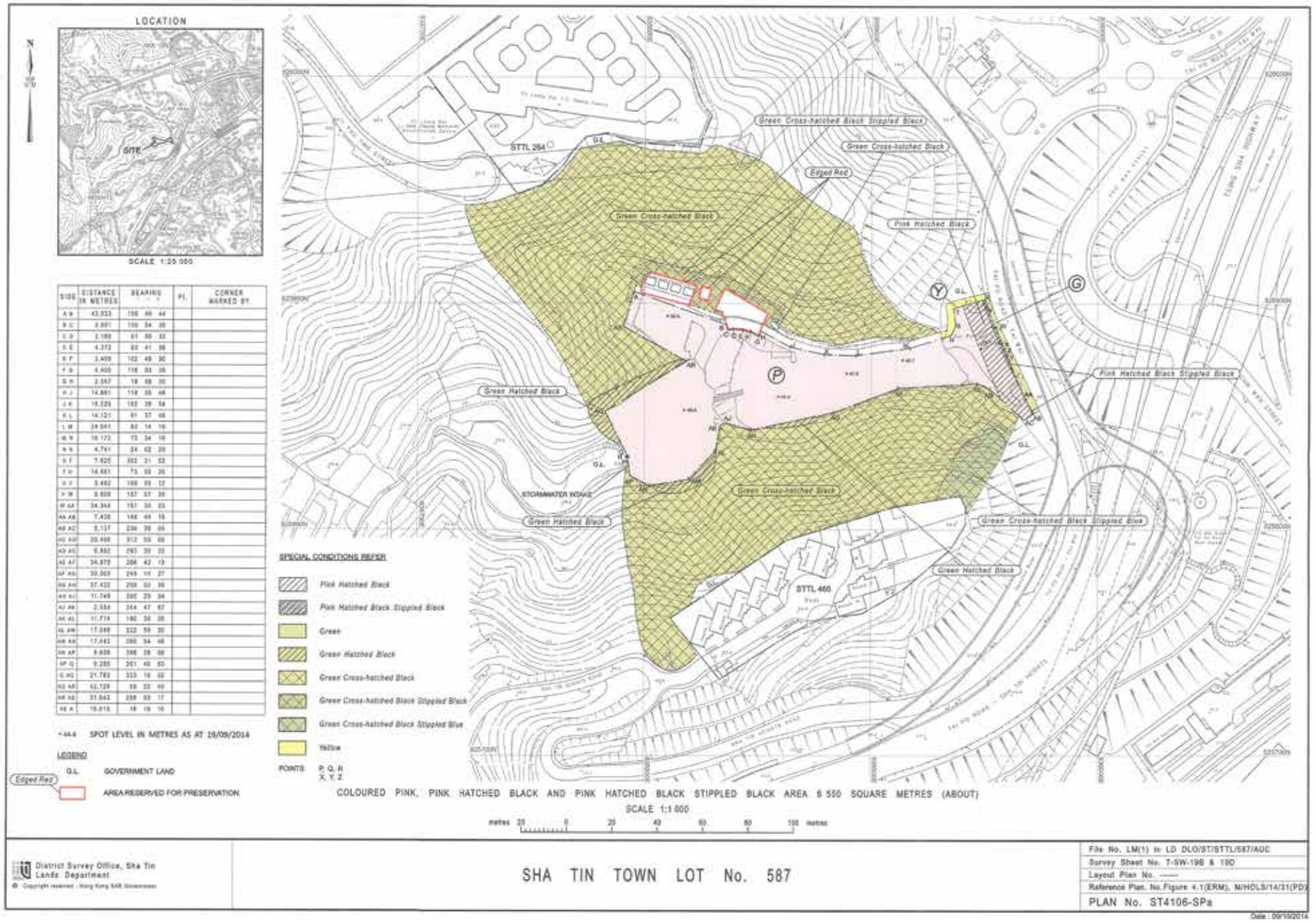
附表8第4(c)段

(c) 〔管理人有權〕遵行適用於公用部分或該土地整體之所有法例及批地文件條款(包括但不限於有關批地文件特別條件第(33)(b)條所提及之「公眾通道」之批地文件條款)，及確保該等法例及批地文件條款得以遵行。

撥出私人地方供公眾使用的契據

不適用。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料



Legend 圖例

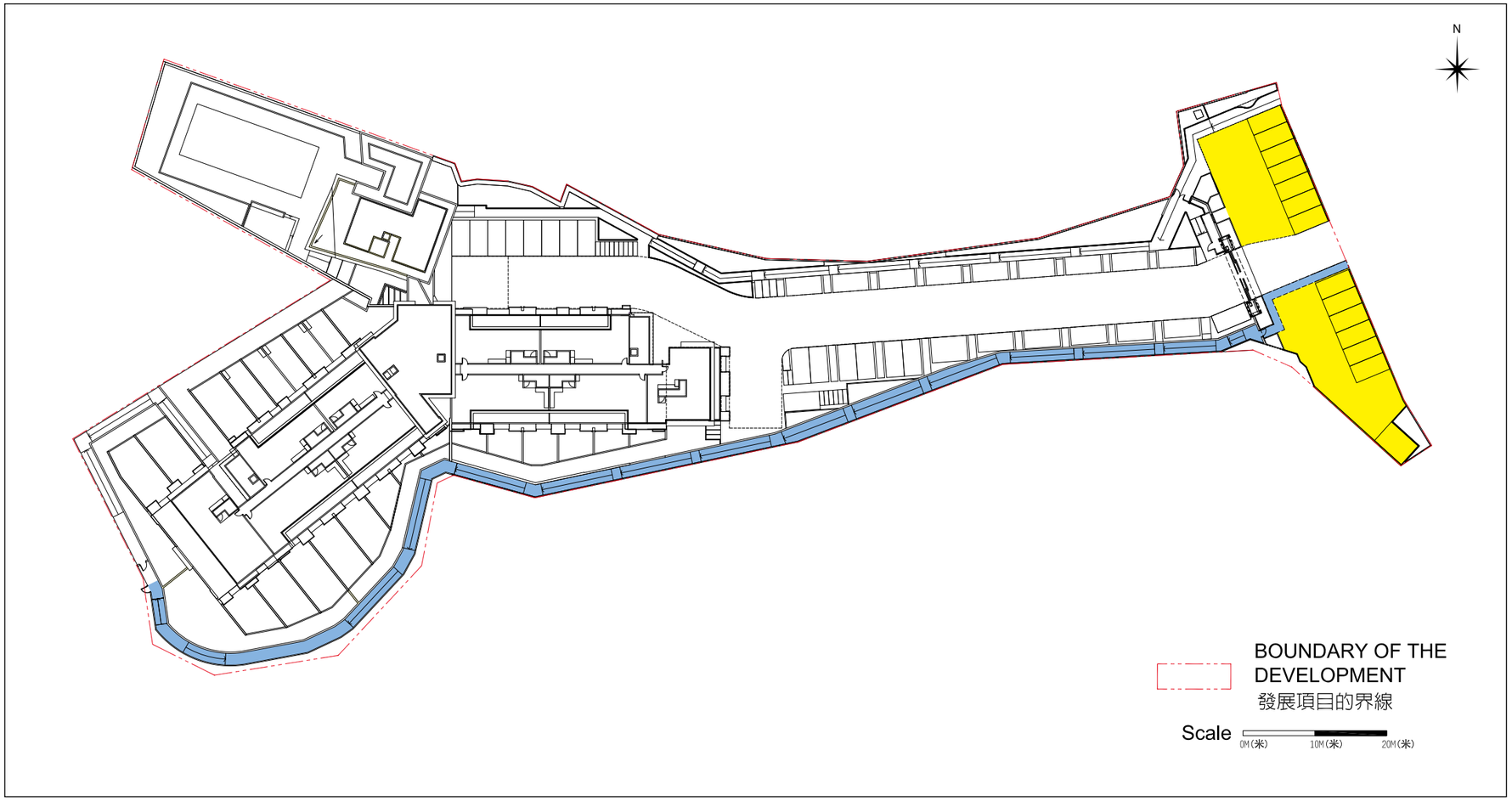
the Yellow Area
黃色範圍

the Green Area
綠色範圍

Note:
The plan is for showing the location of the Green Area and the Yellow Area only. Other matters shown on the plan may not reflect their latest conditions.

備註:
本圖僅作顯示綠色範圍及黃色範圍之位置。圖中所示之其他事項未必能反應其最新狀況。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料



Legend 圖例

- the Public Vehicle Park 公眾停車場
- the Public Access 公眾行人通道

Notes:

1. The plan is for showing the location of the Public Vehicle Park and the Public Access. Other matters shown on the plan may not reflect their latest conditions.

備註:

1. 本圖僅作顯示公眾停車場及公眾行人通道之位置，圖中所示之其他事項未必能反應其最新狀況。

WARNING TO PURCHASERS
對買方的警告

(a) 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.

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

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

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

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

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

(a) 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。

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

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

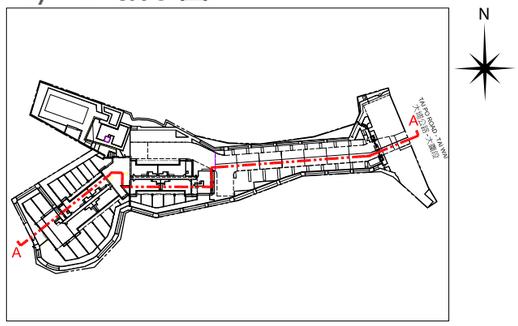
(i) 該律師事務所可能不能夠保障買方的利益；及

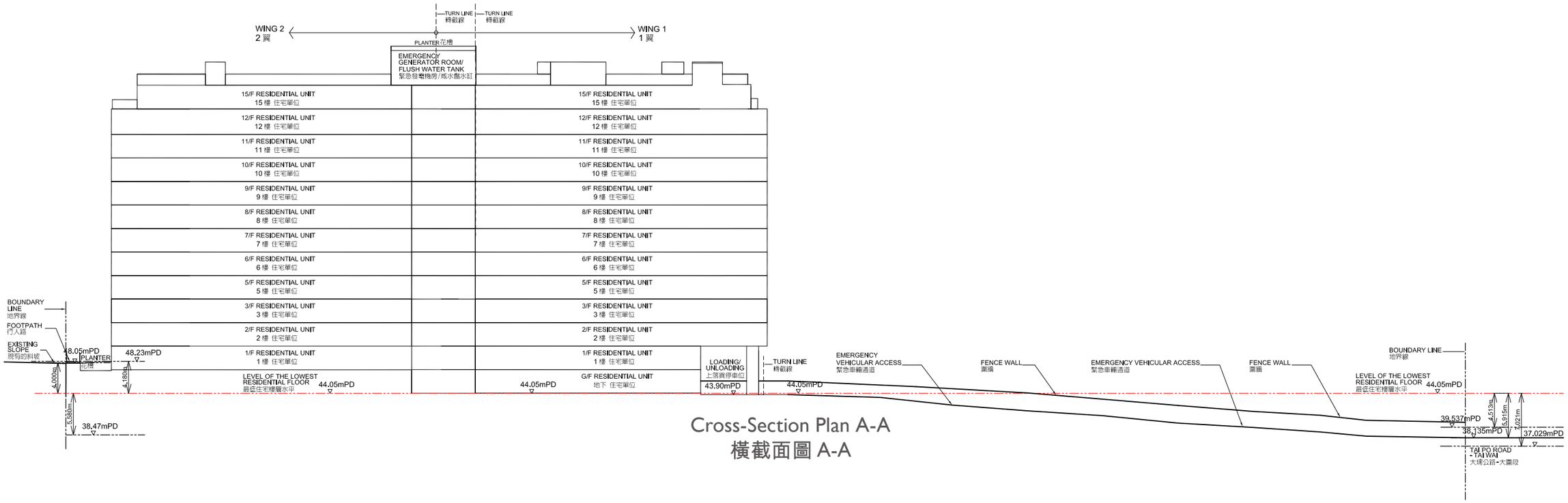
(ii) 買方可能要聘用一間獨立的律師事務所；及

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

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

Key Plan 指示圖





Cross-Section Plan A-A
橫截面圖 A-A

1. The part of Tai Po Road – Tai Wai adjacent to the building is 37.029 to 39.537 metres above the Hong Kong Principal Datum.
2. The part of Footpath adjacent to the building is 38.47 to 48.23 metres above the Hong Kong Principal Datum.

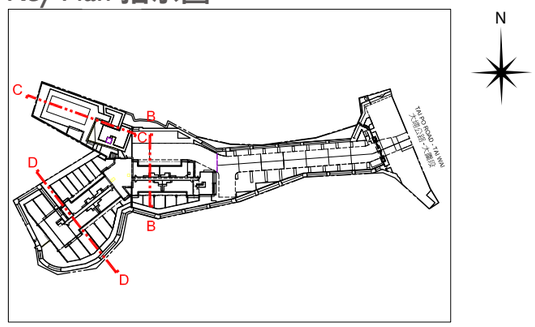
▽ Denotes height (in metres) above the Hong Kong Principal Datum.
Dotted line (—·—·—) denotes the level of the lowest residential floor.

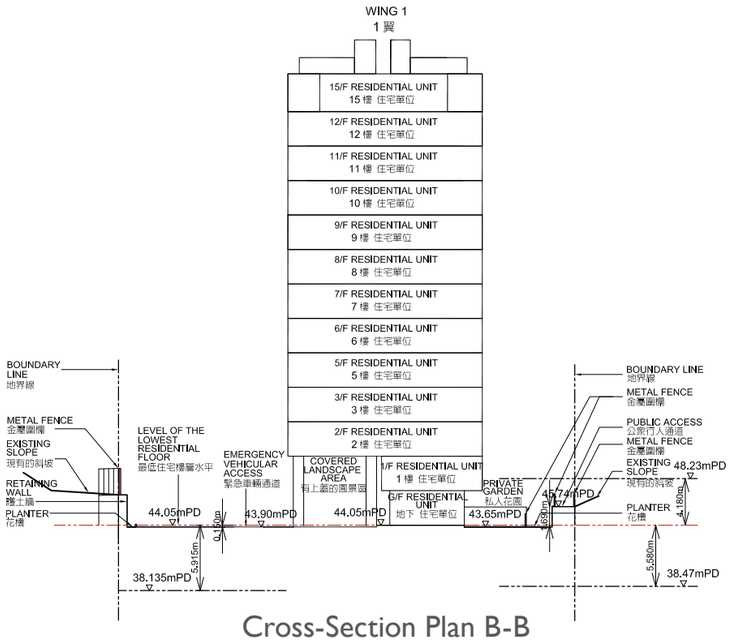
1. 毗連建築物的一段大埔公路-大圍段為香港水平基準以上37.029 至39.537米。
2. 毗連建築物的一段行人路為香港水平基準以上38.47至48.23米。

▽ 代表香港主水平基準以上的高度(米)。
虛線(—·—·—)為最低住宅樓層水平。

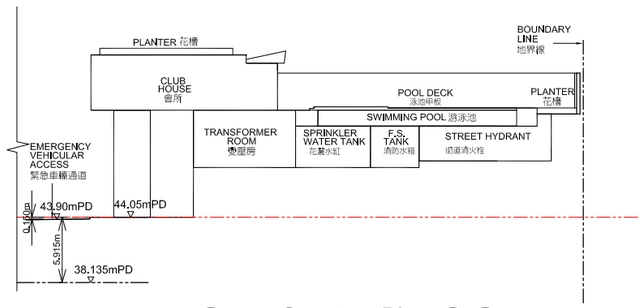
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

Key Plan 指示圖

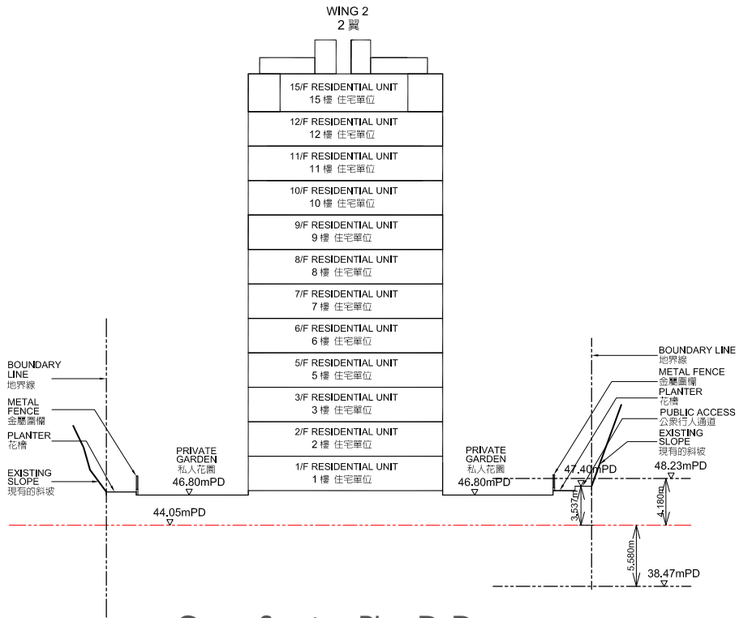




Cross-Section Plan B-B
橫截面圖 B-B



Cross-Section Plan C-C
橫截面圖 C-C



Cross-Section Plan D-D
橫截面圖 D-D

1. The part of Public Access adjacent to the building is 38.47 to 48.23 metres above the Hong Kong Principal Datum.
2. The part of Emergency Vehicular Access adjacent to the building is 38.135 to 43.90 metres above the Hong Kong Principal Datum.

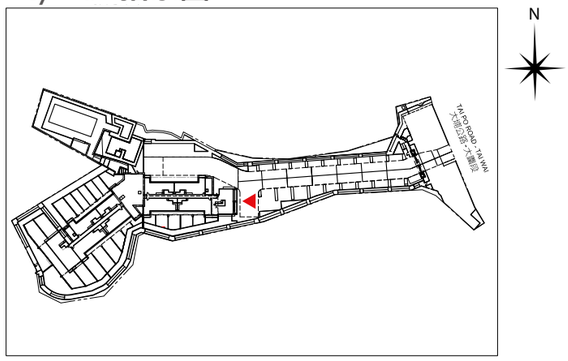
▽ Denotes height (in metres) above the Hong Kong Principal Datum.
Dotted line (—·—·—) denotes the level of the lowest residential floor.

1. 毗連建築物的一段公眾行人通道為香港水平基準以上38.47 至48.23米。
2. 毗連建築物的一段緊急車輛通道為香港水平基準以上38.135至43.90米。

▽ 代表香港主水平基準以上的高度(米)。
虛線(—·—·—)為最低住宅樓層水平。

ELEVATION PLAN
立面圖

Key Plan 指示圖



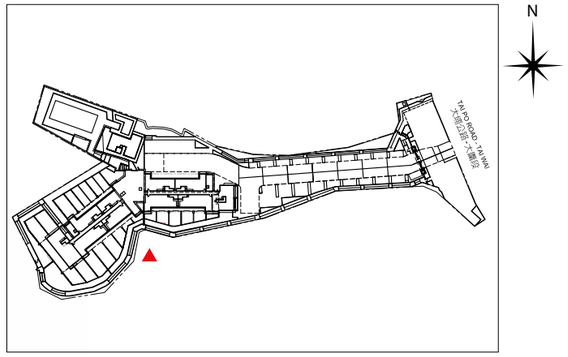
EAST ELEVATION
東面立面圖

The Authorized Person for the Development certifies that the elevations shown on the above plan:
(a) are prepared on the basis of the approved building plans for the Development as of 6th March 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明上圖顯示的立面:
(a) 以2017年3月6日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

Key Plan 指示圖



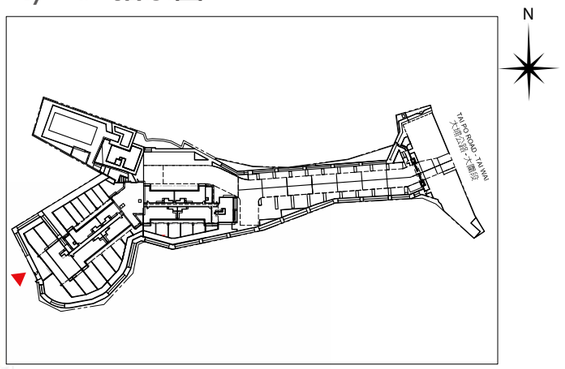
SOUTH ELEVATION
南面立面圖

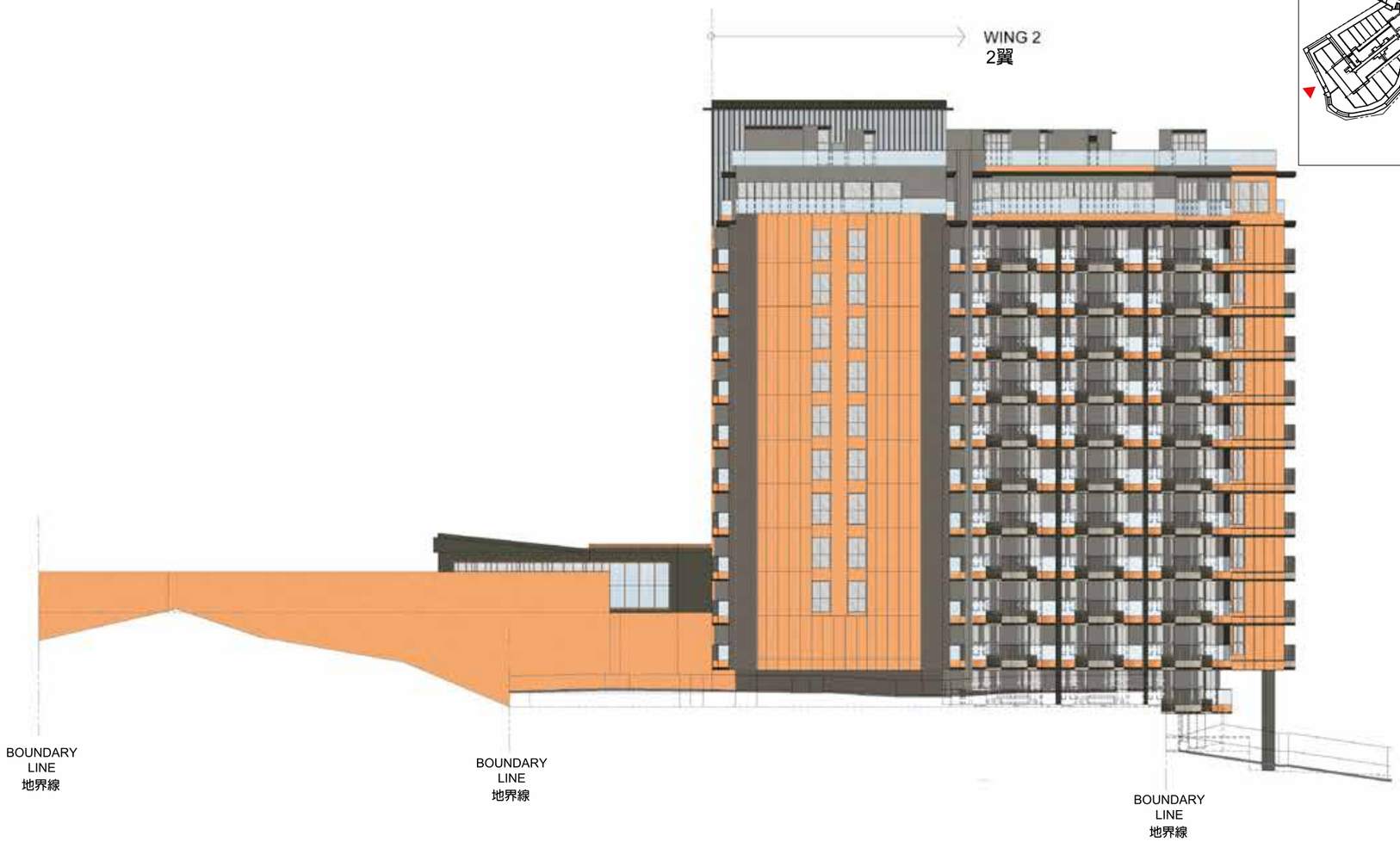
The Authorized Person for the Development certifies that the elevations shown on the above plan:
(a) are prepared on the basis of the approved building plans for the Development as of 6th March 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明上圖顯示的立面:
(a) 以2017年3月6日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

Key Plan 指示圖





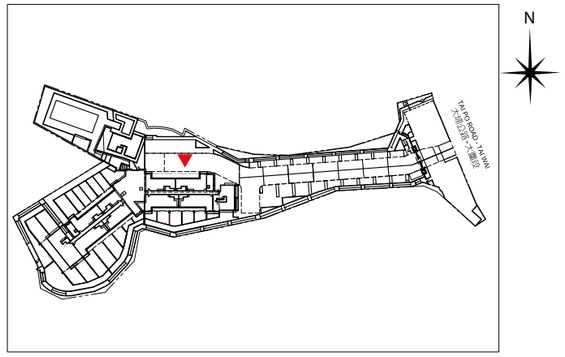
WEST ELEVATION
西面立面圖

The Authorized Person for the Development certifies that the elevations shown on the above plan:
(a) are prepared on the basis of the approved building plans for the Development as of 6th March 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明上圖顯示的立面:
(a) 以2017年3月6日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

Key Plan 指示圖



NORTH ELEVATION
北面立面圖

The Authorized Person for the Development certifies that the elevations shown on the above plan:
(a) are prepared on the basis of the approved building plans for the Development as of 6th March 2017; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明上圖顯示的立面:
(a) 以2017年3月6日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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

		Covered 有上蓋遮蓋	Uncovered 沒有上蓋遮蓋	Total area 總面積
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	sq. ft. 平方呎	6050	5887	11937
	sq. m. 平方米	562.052	546.884	1108.936
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor of a building in the Development (whether known as communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	sq. ft. 平方呎	-	-	-
	sq. m. 平方米	-	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq. ft. 平方呎	1985	-	1985
	sq. m. 平方米	184.408	-	184.408

Note:
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square foot.

備註:
以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四捨五入至整數。

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

1. The address of the website on which a copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk.
2. A copy of the latest draft of deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關於發展項目的分區計畫大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. 指明住宅物業的公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

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

1. Exterior Finishes		
Item	Description	
(a) External wall	Type of finishes	Ground Floor: Ceramic tiles, homogeneous tiles, natural stone, glass wall and metal features Tower: Ceramic tiles, homogeneous tiles and metal features
(b) Window	Material of frame	Aluminium window frame finished with fluorocarbon coating
	Material of glass	Tinted tempered glass for all windows except window (if provided) in bathrooms Tinted tempered frosted glass for windows (if provided) in bathrooms
(c) Bay window	Material	Not provided
	Window sill finishes	Not provided
(d) Planter	Type of finishes	Not provided
(e) Verandah or balcony	Type of finishes	Balcony: Tempered glass balustrade with aluminium handrail
		Floor: Homogeneous tiles and artificial wood deck
		Wall: Homogeneous tiles
		Ceiling: Aluminium panel finished with fluorocarbon coating
	Whether it is covered	Balcony is covered
	Verandah	Not provided
(f) Drying facilities for clothing	Type	Not provided
	Material	Not provided

1. 外部裝修物料		
細項	描述	
(a) 外牆	裝修物料的類型	地下：瓷磚、均質磚、天然石、玻璃牆並配以金屬裝飾 大樓：瓷磚、均質磚並配以金屬裝飾
(b) 窗	框的用料	氟碳噴塗鋁質窗框
	玻璃的用料	有色鋼化玻璃，除了浴室窗(如有) 有色鋼化磨砂玻璃安裝於浴室窗(如有)
(c) 窗台	用料	沒有提供
	窗台板的裝修物料	沒有提供
(d) 花槽	裝修物料的類型	沒有提供
(e) 陽台或露台	裝修物料的類型	露台：鋼化玻璃圍欄及鋁質扶手
		地台：均質磚及人造木平台
		牆身：均質磚
		天花：氟碳噴塗鋁質假天花
	是否有蓋	露台有蓋
	陽台	沒有提供
(f) 乾衣設施	類型	沒有提供
	用料	沒有提供

2. Interior Finishes (Wing 1 and Wing 2)						
Item			Description			
			Wall	Floor	Ceiling	
(a) Lobby	Type of finishes	Entrance Lobby on Ground Floor	Natural stone, metal panel, glass panel and fins finished with wood veneer	Natural stone	Suspended gypsum board false ceiling finished with emulsion paint	
		Lift Lobby on Residential Floor	Ceramic tiles, metal panels and fins finished with wood veneer	Ceramic tiles	Suspended gypsum board false ceiling finished with emulsion paint, fins finished with wood veneer, and metal decorative panel	
			Wall	Ceiling		
(b) Internal wall and ceiling	Type of finishes	Living and Dining Room	Emulsion paint, plastic laminate and metal features (Except unit A06 on 6/F, 8/F, 10/F at Wing 1)	Emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead finished with emulsion paint.		
			Emulsion paint, mirror, plastic laminate,metal features, wallpaper, fabric upholstery and natural stone (Unit A06 on 6/F, 8/F, 10/F at Wing 1 only)			
		Bedroom	Emulsion paint (Except Unit A06 on 6/F, 8/F, 10/F at Wing 1)	Emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead finished with emulsion paint.		
			Emulsion paint, mirror, wallpaper and fabric upholstery (Unit A06 on 6/F, 8/F, 10/F at Wing 1 only)			
			Floor		Skirting	
(c) Internal floor	Material	Living and Dining room	Engineered timber flooring Natural stone border adjoining balcony and flat roof Partly finished with natural stone (All units on 15/F at Wing 1 and Wing 2) Finished with ceramic tiles (All units at G/F at Wing 1 and 1/F at Wing 2)		Timber skirting	
		Bedroom	Engineered timber flooring Natural Stone Border adjoining balcony, utility platform		Timber skirting	
			Wall	Floor	Ceiling	
(d) Bathroom	Type of finishes		Ceramic tiles (except all units on 15/F at Wing 1 and Wing 2) Ceramic tiles and natural stone (All units on 15/F at Wing 1 and Wing 2)	Ceramic tiles	Aluminium false ceiling	
	Whether the wall finishes run up to ceiling		Run up to false ceiling level			
			Wall	Floor	Ceiling	Cooking Bench
(e) Kitchen	Type of finishes		Glass panel and stainless steel panel (except areas covered by kitchen cabinet) (Unit D01, D02 on 15/F at Wing 1 and Unit C01, C02 on 15/F at Wing 2 only) Glass panel, plastic laminate, mirror and metal feature (except areas covered by kitchen cabinet) (except Unit A01, D01, D02 on 15/F at Wing 1 and Unit B01, C01, C02 on 15/F at Wing 2) Glass panel and tiles (Unit A01 on 15/F at Wing 1 and Unit B01 on 15/F at Wing 2)	Engineered timber flooring (except areas covered by kitchen cabinet) (except all units on 15/F at Wing 1 and Wing 2) Natural Stone (except areas covered by kitchen cabinet) (All units on 15/F at Wing 1 and Wing 2)	Gypsum board false ceiling finished with emulsion paint	Solid surface material
	Whether the wall finishes run up to ceiling		Run up to the false ceiling level			

2. 室內裝修物料 (1翼及2翼)						
細項			描述			
			牆壁	地板	天花板	
(a) 大堂	裝修物料的類型	地下住宅入口大堂	天然石、金屬面板、玻璃飾面及木條裝飾連木皮	天然石	石膏板假天花及髹乳膠漆	
		住宅層升降機大堂	瓷磚、金屬面板及木條裝飾連木皮	瓷磚	石膏板假天花及髹乳膠漆並裝設木條裝飾連木皮及金屬面板	
			牆壁	天花板		
(b) 內牆及天花板	裝修物料的類型	客廳及飯廳	乳膠漆、膠板及金屬裝飾 (1翼6樓, 8樓, 10樓A06單位除外)	乳膠漆。部分位置裝設石膏板假天花及假陣並髹乳膠漆		
			乳膠漆、鏡、膠板、金屬裝飾、牆紙、布藝飾面及天然石 (1翼6樓, 8樓, 10樓A06單位)			
		睡房	乳膠漆 (1翼6樓, 8樓, 10樓A06單位除外)	乳膠漆。部分位置裝設石膏板假天花及假陣並髹乳膠漆		
			乳膠漆、鏡、牆紙及布藝飾面 (1翼6樓, 8樓, 10樓A06單位)			
			地板		牆腳線	
(c) 內部地板	用料	客廳及飯廳	複合木地板；露台、私人花園及平台沿玻璃門之地台圍邊部分鋪砌天然石 部份位置鋪砌天然石 (1翼及2翼15樓的單位) 瓷磚 (1翼地下及2翼1樓的單位)		木腳線	
		睡房	複合木地板；露台及工作平台沿玻璃門之地台圍邊部分鋪砌天然石		木腳線	
			牆壁	地板	天花板	
(d) 浴室	裝修物料的類型		瓷磚 (1翼及2翼15樓的單位除外) 瓷磚及天然石(1翼及2翼15樓的單位)	瓷磚	鋁質假天花	
	牆壁的裝修物料是否鋪至天花板		鋪砌至假天花高度			
			牆壁	地板	天花板	灶台
(e) 廚房	裝修物料的類型		玻璃飾面及不銹鋼板(廚櫃背除外)(1翼15樓D01, D02單位及2翼15樓C01, C02單位) 玻璃飾面、膠板、鏡及金屬裝飾 (廚櫃背除外)(1翼15樓A01, D01, D02單位及2翼15樓B01, C01, C02單位除外) 玻璃飾面及瓷磚 (1翼15樓A01單位及2翼15樓B01單位)	複合木地板 (廚櫃底除外) (1翼及2翼15樓的單位除外) 天然石(廚櫃底除外) (1翼及2翼15樓所有單位)	石膏板假天花及 髹乳膠漆	實心面板
	牆壁的裝修物料是否鋪至天花板		鋪砌至假天花高度			

3. Interior Fittings (Wing 1 and Wing 2)				
Item		Description		
		Material	Finishes	Accessories
(a) Doors	Main Entrance door	Solid core fire rated timber door	Door: Plastic laminate Door frame: Aluminium panel	Electronic lockset, door closer, door viewer, door stopper and door hinges
	Balcony/ Utility Platform door	Tinted tempered glass door with aluminium frame	Aluminium door frame finished with fluorocarbon coating	Lockset, door stopper and door hinges
	Flat Roof door	Tinted tempered glass door with aluminium frame - All units on 15/F at Wing 1 and Wing 2	Aluminium door frame finished with fluorocarbon coating	Lockset, door stopper and door hinges
	Utility Room door	Solid core timber door - Unit A01 on 15/F at Wing 1	Door: Plastic laminate Door frame: Aluminium panel	Lockset, door stopper and door hinges
		Solid core timber door - Unit B01 on 15/F at Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Lockset and rail
	Kitchen door	Solid core fire rated timber door - Unit A01 on 15/F at Wing 1	Door: Plastic laminate Door frame: Aluminium panel	Glass vision panel and rail
		Solid core fire rated timber door - Unit B01 on 15/F at Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Glass vision panel, door closer, door stopper and door hinges
	Bedroom door	Solid core timber door - All units except units on 15/F at Wing 1 and Wing 2 - All units except units on G/F & 1/F at Wing 1 - All units except units on 1/F & 2/F at Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Lockset and rail
		Solid core timber door - All units on 15/F at Wing 1 and Wing 2 - All units on G/F & 1/F at Wing 1 - Unit C01, C02 and C03 on 1/F & 2/F at Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Lockset, door stopper and door hinges
	Store Room door	Solid core timber door - Unit D01 on 2/F-3/F and 5/F-12/F at Wing 1 - Unit A02 and A03 on 15/F at Wing 1 - Unit B01, B02, B03, B05, B06, B07, B08, B09, C01, C02 and C03 on 3/F, 5/F-12/F at Wing 2 - Unit B02 and B03 on 15/F at Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Lockset and rail
		Solid core timber door - Unit A02, A03, D01 and D02 on 15/F at Wing 1 - Unit B01, B02, B03, C01 and C02 on 15/F at Wing 2 - Unit C05, C06, C07, C08, C09 and C10 on 1/F & 2/F at Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Lockset, door stopper and door hinges
	Study Room door	Solid core timber door -Unit A02 on 2/F-3/F, 5/F-12/F and Unit A01 on 15/F at Wing 1	Door: Plastic laminate Door frame: Aluminium panel	Lockset and rail
	Master Bedroom door	Solid core timber door - All units on 15/F at Wing 1 and Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Lockset, door stopper and door hinge

3. Interior Fittings (Wing 1 and Wing 2)				
Item		Description		
		Material	Finishes	Accessories
(a) Doors	Master Bathroom door	Solid core timber door - Unit B01 on 15/F at Wing 2	Door: Plastic laminate, metal louvre Door frame: Aluminium panel	Lockset, door stopper and door hinge
		Solid core timber door - Unit A01, A02, A03, D01 and D02 on 15/F at Wing 1 - Unit B02, B03, C01 and C02 on 15/F at Wing 2	Door: Plastic laminate, metal louvre Door frame: Aluminium panel	Lockset and rail
	Bathroom door	Solid core timber door - All units except units C03, C05, C06, C07, C08, C09 and C10 on 1/F & 2/F at Wing 2	Door: Plastic laminate, metal louvre Door frame: Aluminium panel	Lockset and rail
		Solid core timber door - Unit A01, A02, A03, A05, A06 and A07 on G/F & 1/F at Wing 1 - Unit B01, B02, B03, B05, B06, B07, B08, B09, C01, C02, C03, C05, C06, C07, C08, C09 and C10 on 1/F & 2/F at Wing 2 - All units on 15/F at Wing 1 and Wing 2	Door: Plastic laminate, metal louvre Door frame: Aluminium panel	Lockset, door stopper and door hinge
	Lavatory door	Solid core timber door - Unit A01, A02, A03, A05, A06 and A07 on G/F & 1/F at Wing 1 - Unit B01, B02, B03, B05, B06, B07, B08, B09, C01, C02 and C03 on 1/F & 2/F at Wing 2	Door: Plastic laminate, metal louvre Door frame: Aluminium panel	Lockset, door stopper and door hinge
	Private Garden door	Tinted tempered glass door with aluminum frame - All units on G/F & 1/F at Wing 1 - All units on 1/F & 2/F at Wing 2	Aluminium door frame finished with fluorocarbon coating	Lockset, door stopper and door hinge
	Roof door	Tinted tempered glass door with aluminum frame - All units on 15/F at Wing 1 and Wing 2	Aluminium door frame finished with fluorocarbon coating	Lockset and door hinge

3. Interior Fittings (Wing 1 and Wing 2)				
Item		Description		
		Fittings and equipment	Type	Material
(b) Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Solid surface material -All units except units on G/F & 1/F at Wing 1 -All units except units on 1/F & 2/F at Wing 2 -All units except units on 15/F at Wing 1 & Wing 2
				Natural stone -All units on G/F & 1/F at Wing 1 -All units on 1/F & 2/F at Wing 2 -All units on 15/F at Wing 1 and Wing 2
			Basin cabinet	Timber basin cabinet finished with plastic laminate, metal panel and mirror
			Mirror cabinet	Timber mirror cabinet finished with plastic laminate, metal panel and mirror
		Bathroom fittings	Wash basin mixer	Chrome plated
			Water closet	Vitreous china
			Wash basin	Vitreous china
			Shower set	Chrome plated
			Shower compartment	Clear tempered glass
			Heated towel warmer	Chrome plated
			Paper holder	Chrome plated
			Shaving Mirror	Chrome plated
			Glass Shelf	Clear tempered glass
		Bathroom appliances	For appliances provision and brand name, please refer to the "Appliances Schedule"	
	(ii) Type and material of water supply system	Please refer to "3.(j) Water Supply" below		
	(iii)Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower & bath mixer and shower set	Chrome plated	
		Bathtub	-Bathroom (In Bedroom 1) of Unit A01, A02, A03, A05, A06 and A07 on G/F & 1/F at Wing 1 -Bathroom (In Bedroom 1) of Unit B01, B02, B03, B05, B06, B07, B08, B09, C01, C02 and C03 on 1/F & 2/F at Wing 2	Solid Surface Material
			-Bathroom and Master bathroom of all units on 15/F at Wing 1 and Wing 2	Enameled Steel
	(iv) Size of bathtub (if applicable)	-Bathroom (In Bedroom 1) of Unit A01, A02, A03, A05, A06 and A07 on G/F & 1/F at Wing 1 -Bathroom (In Bedroom 1) of Unit B01, B02, B03, B05, B06, B07, B08, B09, C01, C02 and C03 on 1/F & 2/F at Wing 2	1560mm(L) x 690mm(W) x 650mm(H)	
		Bathroom and Master Bathroom of all units on 15/F at Wing 1 and Wing 2	1500mm(L) x 750mm(W) x 430mm(H)	

3. Interior Fittings (Wing 1 and Wing 2)				
		Material		
(c) Kitchen	(i) Sink unit	Stainless steel		
	(ii) Water supply system	Copper water pipes for both hot and cold water supply		
		Material	Finishes	
	(iii)Kitchen cabinet	Timber cabinet	Plastic laminate and metal panel (Except Unit A02, A03, D01, D02 on 15/F at Wing 1 and Unit B02, B03, C01, C02 on 15/F at Wing 2) Plastic laminate, lacquer and metal panel (Unit A02, A03, D01, D02 on 15/F at Wing 1 and Unit B02, B03, C01, C02 on 15/F at Wing 2)	
	(iv)Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer	
		Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"	
		Fittings and equipment	Type	Material
(d) Bedroom	Fittings (including built-in wardrobe)	Built-in wardrobe (Except Unit A06 on 6/F, 8/F, 10/F at Wing 1)	Not provided	Not provided
		Other fittings (Except Unit A06 on 6/F, 8/F, 10/F at Wing 1)	Not provided	Not provided
		Built-in wardrobe (Unit A06 on 6/F, 8/F, 10/F at Wing 1 only)	Wardrobe	Metal frame with timber veneer panel
		Other fittings (Unit A06 on 6/F, 8/F, 10/F at Wing 1 only)	Shelf	Timber veneer panel
			Manually operated curtain	Fabric
(e) Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(f) Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
		Safety devices	Three phases electricity supply with miniature circuit breaker distribution board	
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.		
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(h) Gas supply	Type	Not provided		
	System	Not provided		
	Location	Not provided		
(i) Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
	Design	Water point and drain point are provided for washer-dryer		
(j) Water supply	(i)Material of water pipes	Cold water supply	Copper	
		Hot water supply	Copper	
		Flushing water supply	UPVC	
	(ii)Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.		
	(iii)Whether hot water is available	Hot water supply to kitchen and bathroom		

3. 室內裝置 (1翼及2翼)				
細項		描述		
		用料	裝修物料	配件
(a) 門	單位大門	實心防火木門	門: 膠板 門框: 鋁質門框	電子門鎖、氣鼓、防盜眼、門頂及門鉸
	露台/工作平台門	有色強化玻璃及鋁質框門	氟化碳噴塗鋁質框門	門鎖、門頂及門鉸
	平台門	有色強化玻璃及鋁質框門 - 所有1翼及2翼15樓單位	氟化碳噴塗鋁質框門	門鎖、門頂及門鉸
	多用途房門	實心木門 - 1翼15樓A01單位	門：膠板 門框：鋁質門框	門鎖、門頂及門鉸
		實心木門 - 2翼15樓B01單位	門：膠板 門框：鋁質門框	門鎖及路軌
	廚房門	實心防火木門 - 1翼15樓A01單位	門：膠板 門框：鋁質門框	玻璃觀察板及路軌
		實心防火木門 - 2翼15樓B01單位	門：膠板 門框：鋁質門框	玻璃觀察板、氣鼓、門頂及門鉸
	睡房門	實心木門 - 所有單位除1翼及2翼15樓單位 - 所有單位除1翼地下及1樓單位 - 所有單位除2翼1樓及2樓單位	門：膠板 門框：鋁質門框	門鎖及路軌
		實心木門 - 1翼及2翼15樓所有單位 - 1翼地下及1樓所有單位 - 2翼1樓及2樓C01、C02及C03單位	門：膠板 門框：鋁質門框	門鎖、門頂及門鉸
	儲物室門	實心木門 - 1翼2樓至3樓、5樓至12樓D01單位 - 1翼15樓A02及A03單位 - 2翼3樓、5樓至12樓B01, B02, B03, B05, B06, B07, B08, B09, C01, C02及C03單位 - 2翼15樓B02及B03單位	門：膠板 門框：鋁質門框	門鎖及路軌
		實心木門 - 1翼15樓A02, A03, D01及D02單位 - 2翼15樓B01, B02, B03, C01及C02單位 - 2翼1樓及2樓C05, C06, C07, C08, C09及C10單位	門：膠板 門框：鋁質門框	門鎖、門頂及門鉸
	書房門	實心木門 - 1翼2樓至3樓、5樓至12樓A02單位及15樓A01單位	門：膠板 門框：鋁質門框	門鎖及路軌
	主人房門	實心木門 1翼及2翼15樓的單位	門：膠板 門框：鋁質門框	門鎖、門頂及門鉸

3. 室內裝置 (1翼及2翼)				
細項		描述		
		用料	裝修物料	配件
(a) 門	主人房浴室門	實心木門 2翼15樓B01單位	門：膠板、金屬百葉 門框：鋁質門框	門鎖、門頂及門鉸
		實心木門 - 1翼15樓A01, A02, A03, D01及D02單位 - 2翼15樓B02, B03, C01及C02單位	門：膠板、金屬百葉 門框：鋁質門框	門鎖及路軌
	浴室門	實心木門 - 所有單位除2翼1樓及2樓 C03, C05 C06, C07, C08, C09及 C10單位	門：膠板、金屬百葉 門框：鋁質門框	門鎖及路軌
		實心木門 - 1翼地下及1樓A01, A02, A03, A05, A06及A07單位 - 2翼1樓及2樓B01, B02, B03, B05, B06, B07, B08, B09, C01, C02, C03, C05, C06, C07, C08, C09及C10單位 - 1翼及2翼15樓所有單位	門：膠板、金屬百葉 門框：鋁質門框	門鎖、門頂及門鉸
	洗手間門	實心木門 - 1翼地下及1樓A01, A02, A03, A05, A06及A07單位 - 2翼1樓及2樓B01, B02, B03, B05, B06, B07, B08, B09, C01, C02, 及C03單位	門：膠板、金屬百葉 門框：鋁質門框	門鎖、門頂及門鉸
	私人花園門	有色強化玻璃及鋁質摺門 - 1翼地下及1樓所有單位 - 2翼1樓及2樓所有單位	氟化碳噴塗鋁質框門	門鎖、門頂及門鉸
	天台門	有色強化玻璃及鋁質框門 - 1翼及2翼15樓所有單位	氟化碳噴塗鋁質框門	門鎖及門鉸

3. 室內裝置 (1翼及2翼)				
細項		描述		
		裝置及設備	類型	用料
(b) 浴室	(i)裝置及設備的類型及用料	櫃	檯面	實心面板 - 所有單位除1翼地下及1樓單位 - 所有單位除2翼1樓及2樓單位 - 所有單位除1翼及2翼15樓單位
				天然石 - 所有1翼地下及1樓單位 - 所有2翼1樓及2樓單位 - 所有1翼及2翼15樓單位
			洗手盆櫃	木製洗手盆櫃配膠板、金屬飾面及鏡面
			鏡櫃	木製鏡櫃配膠板、金屬飾面及鏡面
		潔具	洗手盆水龍頭	鍍鉻
			坐廁	陶瓷
			洗手盆	陶瓷
			花灑套裝	鍍鉻
			淋浴間	強化清玻璃
			暖毛巾架	鍍鉻
			廁紙架	鍍鉻
			化妝鏡	鍍鉻
			玻璃層架	強化玻璃
		浴室設備	隨樓附送的設備及品牌，請參閱【設備説明】	
	(ii)供水系統的類型及用料	請參閱下文「3.(j) 供水」一欄。		
	(iii)淋浴設施 (包括花灑或浴缸(如適用的話))	花灑及浴缸水龍頭 及花灑套裝	鍍鉻	
		浴缸	-1翼地下及1樓A01, A02, A03, A05, A06及A07單位之浴室(睡房1) -2翼1樓及2樓 B01, B02, B03, B05, B06, B07, B08, B09, C01, C02及C03 單位之浴室(睡房1)	浴缸: 實心面板
			-1翼及2翼15樓所有單位之浴室及主人浴室	浴缸: 鋼瓷釉
	(iv)浴缸大小(如適用的話)	-1翼地下至1樓A01, A02, A03, A05, A06及A07單位之浴室(睡房1) -2翼1樓至2樓 B01, B02, B03, B05, B06, B07, B08, B09, C01, C02及C03 單位之浴室(睡房1)	1560毫米 (長) x 690毫米 (闊) x 650毫米(高)	
		-1翼及2翼15樓所有單位之浴室及主人浴室	1500毫米 (長) x 750毫米 (闊) x 430毫米(高)	

3. 室內裝置 (1翼及2翼)				
		用料		
(c) 廚房	(i)洗滌盆	不銹鋼		
	(ii)供水系統	冷熱水喉均為銅喉		
		用料	裝修物料	
	(iii)櫥櫃	木製櫥櫃	膠板及金屬飾面 (所有單位除1翼15樓A02, A03, D01, D02單位及2翼15樓B02, B03, C01, C02單位) 膠板、焗漆及金屬飾面 (1翼15樓A02, A03, D01, D02單位及2翼15樓B02, B03, C01, C02單位)	
	(iv)所有其他裝置及設備的類型	其他裝置的類型	鍍鉻水龍頭	
		其他設備的類型	隨樓附送的設備及品牌，請參閱【設備説明】	
		裝置	類型	用料
(d) 睡房	裝置 (包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃 (1翼6樓, 8樓, 10樓A06單位除外)	沒有提供	沒有提供
		其他裝置 (1翼6樓, 8樓, 10樓A06單位除外)	沒有提供	沒有提供
		嵌入式衣櫃 (1翼6樓, 8樓, 10樓A06單位)	衣櫃	金屬框配以木皮飾面層板
		其他裝置 (1翼6樓, 8樓, 10樓A06單位)	層板	木皮飾面
			手動窗簾	布質
(e) 電話	接駁點的位置及數目	請參閱【住宅物業的機電裝置數目表】		
(f) 天線	接駁點的位置及數目	請參閱【住宅物業的機電裝置數目表】		
(g) 電力裝置	(i)供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板	
		安全裝置	三相電力並裝妥微型短路器	
	(ii)導管是隱藏或外露	導管是部分隱藏及部分外露。 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。		
	(iii)電插座及空調機接駁點的位置及數目	請參閱【住宅物業的機電裝置數目表】		
(h) 氣體供應	類型	沒有提供		
	系統	沒有提供		
	位置	沒有提供		
(i) 洗衣機接駁點	位置	請參閱【住宅物業的機電裝置數目表】		
	設計	設有洗衣乾衣機來、去水接駁喉位		
(j) 供水	(i)水管的用料	冷水喉	銅喉	
		熱水喉	銅喉	
		沖廁供水系統	聚氯乙烯	
	(ii)水管是隱藏或外露	水管是部分隱藏及部分外露。 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。		
	(iii)有否熱水供應	廚房及浴室有熱水供應		

4. Miscellaneous (Wing 1 and Wing 2)				
Item		Description		
		Residential lift		
(a) Lifts	(i) Brand name and model number	Brand Name	Schindler	
		Model Number	Schindler 5500	
	(ii) Number and floors served by them	Number of lifts	Four lifts are provided	
		Floor served by the lifts	G/F to 15/F (4/F, 13/F & 14/F are omitted)	
(b) Letter box	Material	Stainless steel		
(c) Refuse collection	(i) Means of refuse collection	By cleaners		
	(ii) Location of refuse room	Refuse Storage and Material Recovery Room is located in the common area of 1/F to 15/F. (4/F, 13/F & 14/F are omitted) Refuse Storage and Material Recovery Chamber is located on G/F.		
		Water meter	Electricity meter	Gas meter
(d) Water meter, electricity meter and gas meter	(i) Location	Common water meter cabinet on each floor	Common electrical meter room on each floor	Not provided
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not provided

5. Security facilites (Wing 1 and Wing 2)		
Item	Description	
Security system and equipment	Access control and security system	Smart card readers for access control are provided at main entrance, entrance lobby on G/F, lift, and entrance of clubhouse. Visitor intercom panels are provided at entrance lobby on G/F and connected to door phone provided in each residential unit
	CCTV	CCTV system is provided at main entrance, entrance lobby on G/F, lifts, clubhouse and connected to management office
	Details of built-in provisions	Door phone connecting to entrance lobby on G/F is provided in all residential units
	Location of built-in provisions	For the location of door phone, please refer to the 'Schedule of Mechanical & Electrical Provisions of Residential Properties'.

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

4. 雜項 (1翼及2翼)				
細項		描述		
		住宅升降機		
(a) 升降機	(i) 品牌名稱及產品型號	品牌名稱	迅達	
		產品型號	迅達 5500	
	(ii) 升降機的數目及到達的樓層	升降機的數目	提供4部升降機	
		到達的樓層	地下至15樓 (不設4樓、13樓及14樓)	
(b) 信箱	用料	不銹鋼		
(c) 垃圾收集	(i) 垃圾收集的方法	由清潔工人收集		
	(ii) 垃圾房的位置	1樓至15樓之公用地方均設有垃圾及物料回收室。(不設4樓、13樓及14樓) 中央垃圾及物料收集房設於地下。		
		水錶	電錶	氣體錶
(d) 水錶、電錶及氣體錶	(i)位置	每層之公用水錶櫃	每層之公用電錶房	沒有提供
	(ii)就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	沒有提供

5. 保安設施 (1翼及2翼)		
細項	描述	
保安系統及設備	入口通道控制及保安系統	智能咭閱讀器設於屋苑主入口、地下入口大堂、升降機及會所入口。訪客對講機設於地下入口大堂，並連接每戶之對講機
	閉路電視	屋苑主入口、地下入口大堂、升降機及會所均設有閉路電視系統並連接管理處
	嵌入式的裝備的細節	各住宅單位均裝設對講機連接住宅入口大堂
	嵌入式裝備的位置	對講機的位置，請參閱【住宅物業的機電裝置數目表】

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

6. Appliances Schedule 設備說明

Wing 1 1翼				G/F & 1/F 地下及1樓						2/F-3/F, 5/F-12/F 2樓至3樓，5樓至12樓															15/F 15樓				
Location 位置	Appliances 設備	Brand Name 品牌	Model No.(if any) 型號(如有)	A01	A02	A03	A05	A06	A07	A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08	A01	A02	A03	D01	D02
Living Room and Dining Room 客廳及飯廳	Door Phone 對講機	Urmet	1150/1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Split-type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin	FTXS50FVMA8							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2
			FTXS60FVMA8	1	1	1	1	1	1																				
Master Bedroom 主人房			FTXS50FVMA8																						1	1	1	1	1
Bedroom 1 睡房 1			FTXS25EVMA8																						1	1	1	1	1
			FTXS25EBVMA8							1	1	2	2	2	2	2	2	1											
			FTXS35EBVMA8	1	1	1	1	1	1																				
Bedroom 2 睡房 2			FTXS25EVMA8																							1	1	1	1
			FTXS25EBVMA8	1	1	1	1	1	1	1																			
Study Room 書房			FTXS25EVMA8																						1				
			FTXS25EBVMA8								1																		
Store Room 儲物房			FTXS25EBVMA8															1								1	1		
Utility Room 多用途房			FTXS25EVMA8																						1				

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.
2. The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.

附註：
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2. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。

6. Appliances Schedule 設備說明

Wing I I翼				G/F & 1/F 地下及1樓						2/F-3/F, 5/F-12/F 2樓至3樓，5樓至12樓															15/F 15樓				
Location 位置	Appliances 設備	Brand Name 品牌	Model No.(if any) 型號(如有)	A01	A02	A03	A05	A06	A07	A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08	A01	A02	A03	D01	D02
Air-Conditioning Platform or R.C. Plinth at Roof for 15/F units 冷氣機平台或 15樓單位之天台鋼筋混凝土座	Split-type Air-Conditioner (Outdoor Unit) 分體式冷氣機 (室外機)	Daikin	RXS25EBVMA																						3	2	2	2	2
			RXS50FVMA							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	2	2	3	3
			RXS60FVMA	1	1	1	1	1	1																				
			2MXS50FV1B							1	1	1	1	1	1	1	1	1											
			4MXS80EVMA																							1	1		
			3MXS68EVMA	1	1	1	1	1	1																				
Open Kitchen 開放式廚房	Induction Hob (2 Zones) 電磁爐(二爐頭)	Gorenje	IT332CSC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
	Induction Hob (3 Zones) 電磁爐(三爐頭)	Gorenje	IT633SC																							1	1	1	1
	Cooker Hood 抽油煙機	Gorenje	BHP623E13X	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
			BHP923E13X																							1	1		
			WHT961S2X																									1	1
	Steam Oven 蒸爐	Siemens	HB25D5L2							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
	Steam Oven 蒸焗爐	Gorenje	BCS589S20X	1	1	1	1	1	1																	1	1	1	1
	Washer-Dryer 洗衣乾衣機	Gorenje	WDI73121HK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Refrigerator 雪櫃	Gorenje	RFI4121AW							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
			NRKI4181CW	1	1	1	1	1	1																	1	1	1	1
	Wine Cooler 恒溫酒櫃	Gorenje	XWCIU209BCX	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Coffee Machine 咖啡機	Gorenje	CMA9200UX																							1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6	1	1	1	1	1	1	1	1																		

Note:
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6. Appliances Schedule **設備說明**

Wing 1 1翼				G/F & 1/F 地下及1樓						2/F-3/F, 5/F-12/F 2樓至3樓，5樓至12樓															15/F 15樓				
Location 位置	Appliances 設備	Brand Name 品牌	Model No.(if any) 型號(如有)	A01	A02	A03	A05	A06	A07	A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08	A01	A02	A03	D01	D02
Kitchen 廚房	Induction Hob (3 Zones) 電磁爐(三爐頭)	Gorenje	IT633SC																						1				
	Cooker Hood 抽油煙機	Gorenje	BHP923E13X																						1				
	Steam Oven 蒸焗爐	Gorenje	BCS589S20X																						1				
	Washer-Dryer 洗衣乾衣機	Gorenje	WDI73121HK																						1				
	Refrigerator 雪櫃	Gorenje	NRKI4181CW																						1				
	Wine Cooler 恆溫酒櫃	Gorenje	XWCIU209BCX																						1				
	Coffee Machine 咖啡機	Gorenje	CMA9200UX																						1				
	Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6																						1				
	Exhaust Fan 抽氣扇	Panasonic	FV-18NF3H																						1				
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	Stiebel Eltron	DHB-E24 SLi																						1	1	1	1	1
	Thermo Ventilator 換氣暖風機	Panasonic	FV-30BG1H																						1	1	1	1	1
	Heated Towel Warmer 暖毛巾架	Kohler	KC-45130-CP																						1	1	1	1	1
	Exhaust Fan 抽氣扇	Panasonic	FV-16CG2H																						1	1	1	1	1
Bathroom (In Bedroom 1) 浴室 (睡房1)	Electric Water Heater 電熱水爐	Stiebel Eltron	DHB-E24 SLi	1	1	1	1	1	1																				
	Thermo Ventilator 換氣暖風機	Panasonic	FV-30BG1H	1	1	1	1	1	1																				
	Heated Towel Warmer 暖毛巾架	Kohler	KC-45130-CP	1	1	1	1	1	1																				
	Exhaust Fan 抽氣扇	Panasonic	FV-16CG2H	1	1	1	1	1	1																				

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.
2. The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.

附註：
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6. Appliances Schedule **設備說明**

Wing I I翼				G/F & I/F 地下及I樓						2/F-3/F, 5/F-12/F 2樓至3樓，5樓至12樓															15/F 15樓				
Location 位置	Appliances 設備	Brand Name 品牌	Model No.(if any) 型號(如有)	A01	A02	A03	A05	A06	A07	A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08	A01	A02	A03	D01	D02
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron	DHB-E18 SLi	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I					
			DHB-E24 SLi																						I	I	I	I	I
	Thermo Ventilator 換氣暖風機	Panasonic	FV-30BG1H	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
	Heated Towel Warmer 暖毛巾架	Kohler	KC-45130-CP																						I	I	I	I	I
	Exhaust Fan 抽氣扇	Panasonic	FV-16CG2H	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic	FV-16CG2H	I	I	I	I	I	I																				
Bathroom (In Utility room) 浴室 (多用途房)	Exhaust Fan 抽氣扇	Panasonic	FV-16CG2H																						I				
	Electric Water Heater 電熱水爐	Stiebel Eltron	DHC 8EL																						I				

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6. Appliances Schedule 設備說明																				
Wing 2 2翼				1/F & 2/F 1樓及2樓																
Location 位置	Appliances 設備	Brand Name 品牌	Model No.(if any) 型號(如有)	B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10
Living Room and Dining Room 客廳及飯廳	Door Phone 對講機	Urmet	1150/1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Split-type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin	FTXS60FVMA8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 1 睡房 1			FTXS35EBVMA8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房 2			FTXS25EBVMA8	1	1	1	1	1	1	1	1	1	1	1						
Store Room 儲物房			FTXS25EBVMA8												1	1	1	1	1	1

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.
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6. Appliances Schedule **設備說明**

Wing 2 2翼				1/F & 2/F 1樓及2樓																
Location 位置	Appliances 設備	Brand Name 品牌	Model No.(if any) 型號(如有)	B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10
Air-Conditioning Platform or R.C. Plinth at Unit C05 to C10 on 1/F -2/F 冷氣機平台或1樓至2樓 C05至C10單位之鋼筋混凝土座	Split-type Air-Conditioner (Outdoor Unit) 分體式冷氣機 (室外機)	Daikin	RXS60FVMA	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
			3MXS68EVMA	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	Induction Hob (2 Zones) 電磁爐(二爐頭)	Gorenje	IT332CSC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Cooker Hood 抽油煙機	Gorenje	BHP623E13X	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Steam Oven 蒸焗爐	Gorenje	BCS589S20X	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Washer-Dryer 洗衣乾衣機	Gorenje	WDI73121HK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Refrigerator 雪櫃	Gorenje	NRKI4181CW	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Wine Cooler 恆溫酒櫃	Gorenje	XWCIU209BCX	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note:
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6. Appliances Schedule **設備說明**

Wing 2 2翼				1/F & 2/F 1樓及2樓																
Location 位置	Appliances 設備	Brand Name 品牌	Model No.(if any) 型號(如有)	B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10
Bathroom (In bedroom 1) 浴室 (睡房1)	Electric Water Heater 電熱水爐	Stiebel Eltron	DHB-E24 SLi	1	1	1	1	1	1	1	1	1	1	1						
	Thermo Ventilator 換氣暖風機	Panasonic	FV-30BG1H	1	1	1	1	1	1	1	1	1	1	1						
	Heated Towel Warmer 暖毛巾架	Kohler	KC-45130-CP	1	1	1	1	1	1	1	1	1	1	1						
	Exhaust Fan 抽氣扇	Panasonic	FV-16CG2H	1	1	1	1	1	1	1	1	1	1	1						
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron	DHB-E18 SLi	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator 換氣暖風機	Panasonic	FV-30BG1H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Panasonic	FV-16CG2H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic	FV-16CG2H	1	1	1	1	1	1	1	1	1	1	1						

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6. Appliances Schedule 設備說明

Wing 2 2翼				3/F, 5/F-12/F 3樓，5樓至12樓																	15/F 15樓				
Location 位置	Appliances 設備	Brand Name 品牌	Model No.(if any) 型號(如有)	B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10	B01	B02	B03	C01	C02
Living Room and Dining Room 客廳及飯廳	Door Phone 對講機	Urmet	1150/1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Split-type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin	FTXS50FVMA8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2
Master Bedroom 主人房			FTXS50FVMA8																		1	1	1	1	1
Bedroom 1 睡房 1			FTXS25EVMA8																		1	1	1	1	1
			FTXS25EBVMA8	1	1	1	1	1	1	1	1	1	1	1											
Bedroom 2 睡房 2			FTXS25EVMA8																		1	1	1	1	1
			FTXS25EBVMA8	1								1													
Store Room 儲物房			FTXS25EBVMA8	1	1	1	1	1	1	1	1	1	1	1							1	1	1		
Utility Room 多用途房			FTXS25EVMA8																		1				

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6. Appliances Schedule **設備說明**

Wing 2 2翼				3/F, 5/F-12/F 3樓，5樓至12樓																	15/F 15樓				
Location 位置	Appliances 設備	Brand Name 品牌	Model No.(if any) 型號(如有)	B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10	B01	B02	B03	C01	C02
Air-Conditioning Platform or R.C. Plinth at Roof for 15/F units 冷氣機平台或 15樓單位之天台鋼筋混凝土座	Split-type Air-Conditioner (Outdoor Unit) 分體式冷氣機 (室外機)	Daikin	RXS25EBVMA																		3	2	2	2	2
			RXS50FVMA		1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	2	2	2	3	3
			2MXS50FV1B	1	1	1	1	1	1	1	1	1	1	1											
			4MXS80EVMA	1								1									1	1	1		
Open Kitchen 開放式廚房	Induction Hob (2 Zones) 電磁爐(二爐頭)	Gorenje	IT332CSC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
	Induction Hob (3 Zones) 電磁爐(三爐頭)	Gorenje	IT633SC																			1	1	1	1
	Cooker Hood 抽油煙機	Gorenje	BHP623E13X	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
			BHP923E13X																			1	1		
			WHT961S2X																					1	1
	Steam Oven 蒸爐	Siemens	HB25D5L2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
	Steam Oven 蒸焗爐	Gorenje	BCS589S20X																			1	1	1	1
	Washer-Dryer 洗衣乾衣機	Gorenje	WDI73121HK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Refrigerator 雪櫃	Gorenje	RFI4121AW	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
			NRKI4181CW																			1	1	1	1
	Wine Cooler 恒溫酒櫃	Gorenje	XWCIU209BCX	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Coffee Machine 咖啡機	Gorenje	CMA9200UX																			1	1	1	1

Note:
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6. Appliances Schedule 設備說明

Wing 2 2翼				3/F, 5/F-12/F 3樓，5樓至12樓																15/F 15樓				
Location 位置	Appliances 設備	Brand Name 品牌	Model No.(if any) 型號(如有)	B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10	B01	B02	B03	C01	C02
Kitchen 廚房	Induction Hob (3 Zones) 電磁爐(三爐頭)	Gorenje	IT633SC																		1				
	Cooker Hood 抽油煙機	Gorenje	BHP923E13X																		1				
	Steam Oven 蒸焗爐	Gorenje	BCS589S20X																		1				
	Washer-Dryer 洗衣乾衣機	Gorenje	WDI73121HK																		1				
	Refrigerator 雪櫃	Gorenje	NRKI4181CW																		1				
	Wine Cooler 恆溫酒櫃	Gorenje	XWCIU209BCX																		1				
	Coffee Machine 咖啡機	Gorenje	CMA9200UX																		1				
	Electric Water Heater 電熱水爐	Stiebel Eltron	DHM 6																		1				
	Exhaust Fan 抽氣扇	Panasonic	FV-18NF3H																		1				
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	Stiebel Eltron	DHB-E24 SLi																		2	1	1	1	1
	Thermo Ventilator 換氣暖風機	Panasonic	FV-30BG1H																		1	1	1	1	1
	Heated Towel Warmer 暖毛巾架	Kohler	KC-45130-CP																		1	1	1	1	1
	Exhaust Fan 抽氣扇	Panasonic	FV-16CG2H																		1	1	1	1	1

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.
2. The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.

附註：
1. 上表內之數字表示安裝於單位內該設備的數量。
2. 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。

6. Appliances Schedule **設備說明**

Wing 2 2翼				3/F, 5/F-12/F 3樓，5樓至12樓																	15/F 15樓				
Location 位置	Appliances 設備	Brand Name 品牌	Model No.(if any) 型號(如有)	B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10	B01	B02	B03	C01	C02
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron	DHB-E18 SLi	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
			DHB-E24 SLi																		1	1	1	1	1
	Thermo Ventilator 換氣暖風機	Panasonic	FV-30BG1H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Heated Towel Warmer 暖毛巾架	Kohler	KC-45130-CP																		1	1	1	1	1
	Exhaust Fan 抽氣扇	Panasonic	FV-16CG2H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom (In Utility room) 浴室 (多用途房)	Exhaust Fan 抽氣扇	Panasonic	FV-16CG2H																		1				
	Electric Water Heater 電熱水爐	Stiebel Eltron	DHC 8EL																		1				

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.
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附註：
1. 上表內之數字表示安裝於單位內該設備的數量。
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Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業的機電裝置數目表

Wing 1 1翼			G/F & 1/F 地下及1樓						2/F-3/F, 5/F-12/F (Except unit A06 on 6/F, 8/F, 10/F) 2樓至3樓， 5樓至12樓 (6樓、8樓、10樓A06單位除外)															Unit A06 on 6/F, 8/F, 10/F 6樓、8樓、10樓 A06單位	15/F 15樓				
			A01	A02	A03	A05	A06	A07	A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08	A06	A01	A02	A03	D01	D02
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room, Dining Room, Corridor and Staircase 客廳、飯廳、走廊及樓梯	Lighting Switch 燈掣		7	7	7	7	7	7	4	6	4	4	4	4	4	4	4	4	4	4	4	4	4	4	8	7	7	8	8
	Lighting Point 燈位		7	7	7	7	7	7	4	7	3	3	3	3	3	3	3	2	2	2	2	2	2	11	8	7	7	7	7
	MCB Board 總電掣箱										1	1	1	1	1	1	1							1					
	Door Bell 門鈴										1	1	1	1	1	1	1							1					
	Water Outlet Connection Point for Washing Machine 洗衣機去水位										1	1	1	1	1	1	1							1					
	Water Inlet Connection Point for Washing Machine 洗衣機來水位										1	1	1	1	1	1	1							1					
	Washer-Dryer 洗衣乾衣機	13A Single Socket Outlet 13A 單位電插座									1	1	1	1	1	1	1							1					
	Fused Spur Unit for Door Bell 門鈴接線座										1	1	1	1	1	1	1							1					
	Smoke Detector 煙霧感應器		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Electric Water Heater 電熱水爐	20A DP Switch 20A燈曲	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1
	TV&FM Outlet 電視及電台天線插座		2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2
	Door Phone 對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Fused Spur Unit 接線座	1	1	1	1	1	1																					
	13A Single Socket Outlet 13A單位電插座																							1					
	13A Twin Socket Outlet 13A雙位電插座		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3	3	3	3	3
Master Bedroom 主人睡房	Lighting Switch 燈掣																								3	3	3	3	3
	Lighting Point 燈位																								2	2	2	2	2
	Electric Water Heater 電熱水爐	20A DP Switch 20A燈曲																							1	1	1	1	1
	TV&FM Outlet 電視及電台天線插座																								1	1	1	1	1
	Telephone Outlet 電話插座																								1	1	1	1	1
	Switch for A/C Unit 冷氣機開關掣																								1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座																								3	3	3	3	3

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
1. 上表內之數字表示安裝於單位內該設備的數量。

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住宅物業的機電裝置數目表

Wing 1 1翼			G/F & 1/F 地下及1樓						2/F-3/F, 5/F-12/F (Except unit A06 on 6/F, 8/F, 10/F) 2樓至3樓， 5樓至12樓 (6樓、8樓、10樓A06單位除外)															Unit A06 on 6/F, 8/F, 10/F 6樓、8樓、10樓 A06單位	15/F 15樓				
			A01	A02	A03	A05	A06	A07	A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08	A06	A01	A02	A03	D01	D02
Bedroom 1 睡房 1	Lighting Switch 燈掣		3	3	3	3	3	3	3	3	3	3	3	3	3	3	2							3	1	1	1	1	1
	Lighting Point 燈位		3	3	3	3	3	3	2	2	2	2	2	2	2	2	1							8	1	1	1	1	1
	Electric Water Heater 電熱水爐	20A DP Switch 20A燈曲	1	1	1	1	1	1																					
	TV&FM Outlet 電視及電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1																	1	1	1	1	1
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	2	2	2	2	2	2	1							2	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座										1	1	1	1	1	1								1					
	13A Twin Socket Outlet 13A雙位電插座		3	3	3	3	3	3	2	2	3	3	3	3	3	3	2							3	1	1	1	1	1
Bedroom 2 睡房 2	Lighting Switch 燈掣		2	2	2	2	2	2	1																	1	1	1	1
	Lighting Point 燈位		2	2	2	2	2	2	1																	1	1	1	1
	TV&FM Outlet 電視及電台天線插座		1	1	1	1	1	1																		1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1																		1	1	1	1
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1																	1	1	1	1
	13A Single Socket Outlet 13A單位電插座								1																				
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	2	2	2	1																	1	1	1	1
Study Room 書房	Lighting Switch 燈掣									1															2				
	Lighting Point 燈位									1															1				
	TV&FM Outlet 電視及電台天線插座																								1				
	Telephone Outlet 電話插座																								1				
	Switch for A/C Unit 冷氣機開關掣									1															1				
	13A Single Socket Outlet 13A單位電插座									1																			
	13A Twin Socket Outlet 13A雙位電插座									1															1				

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		A01	A02	A03	A05	A06	A07	A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08	A01	A02	A03	D01	D02
Store Room (Next to Bathroom) 儲物房 (浴室旁)	Lighting Switch 燈掣															1								1	1		
	Lighting Point 燈位															1								1	1		
	Switch for A/C Unit 冷氣機開關掣															1								1	1		
	13A Single Socket Outlet 13A單位電插座															1											
	13A Twin Socket Outlet 13A 雙位電插座															1								1	1		
Store Room (Under Staircase) 儲物房 (樓梯下)	Lighting Switch 燈掣																							1	1	1	1
	Lighting Point 燈位																						1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座																							1	1	1	1

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
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Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業的機電裝置數目表

Wing I I翼			G/F & 1/F 地下及1樓						2/F-3/F, 5/F-12/F 2樓至3樓， 5樓至12樓															15/F 15樓				
			A01	A02	A03	A05	A06	A07	A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08	A01	A02	A03	D01	D02
Open Kitchen 開放式廚房	Lighting Switch 燈掣																								1	1		
	Lighting Point 燈位		2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	2	2	2	2	2	2		2	2	2	2
	MCB Board 總電掣箱		1	1	1	1	1	1	1	1								1	1	1	1	1	1		1	1	1	1
	Door Bell 門鐘		1	1	1	1	1	1	1	1								1	1	1	1	1	1		1	1	1	1
	Electric Water Heater 電熱水爐	Double Pole & Neutral Isolating Switch 兩極隔離開關	1	1	1	1	1	1	1	1																		
	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	1	1	1																	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水位		1	1	1	1	1	1	1	1								1	1	1	1	1	1		1	1	1	1
	Water Inlet Connection Point for Washing Machine 洗衣機來水位		1	1	1	1	1	1	1	1								1	1	1	1	1	1		1	1	1	1
	Sprinkler Head 消防花灑頭		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		2	2	2	2
	Cooker Hood 抽油煙機	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Steam Oven 蒸爐	13A Single Socket Outlet 13A單位電插座							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
	Steam Oven 蒸焗爐	15A Single Socket Outlet 15A單位電插座	1	1	1	1	1	1																	1	1	1	1
	Refrigerator 雪櫃	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Washer-Dryer 洗衣乾衣機	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1								1	1	1	1	1	1		1	1	1	1
	Induction Hob 電磁爐	Waterproof Switch 防水隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Wine Cooler 恒溫酒櫃	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Coffee Machine 咖啡機	13A Single Socket Outlet 13A單位電插座																							1	1	1	1
	Fused Spur Unit for Door Bell 門鐘接線座		1	1	1	1	1	1	1	1								1	1	1	1	1	1		1	1	1	1

Note:
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附註：
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			A01	A02	A03	A05	A06	A07	A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08	A01	A02	A03	D01	D02
Kitchen 廚房	Lighting Point 燈位																							2				
	MCB Board 總電掣箱																							1				
	Door Bell 門鐘																							1				
	Electric Water Heater 電熱水爐	Double Pole & Neutral Isolating Switch 兩極隔離開關																						1				
	13A Twin Socket Outlet 13A 雙位電插座																							1				
	Fused Spur Unit for Cabinet Light 櫃燈接線座																							1				
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座																							1				
	Water Outlet Connection Point for Washing Machine 洗衣機去水位																							1				
	Water Inlet Connection Point for Washing Machine 洗衣機來水位																							1				
	Cooker Hood 抽油煙機	13A Single Socket Outlet 13A單位電插座																						1				
	Steam Oven 蒸焗爐	15A Single Socket Outlet 15A單位電插座																						1				
	Refrigerator 雪櫃	13A Single Socket Outlet 13A單位電插座																						1				
	Washer-Dryer 洗衣乾衣機	13A Single Socket Outlet 13A單位電插座																						1				
	Induction Hob 電磁爐	Waterproof Switch 防水隔離開關掣																						1				
	Wine Cooler 恆溫酒櫃	13A Single Socket Outlet 13A單位電插座																						1				
	Coffee Machine 咖啡機	13A Single Socket Outlet 13A單位電插座																						1				
	Fused Spur Unit for Door Bell 門鐘接線座																							1				

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Master Bathroom 主人浴室	Lighting Point 燈位																							3	3	3	3	3
	13A Single Socket Outlet 13A單位電插座																							1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座																							1	1	1	1	1
	Electric Water Heater 電熱水爐	Triple Pole & Neutral Isolating Switch 三極隔離開關																						1	1	1	1	1
	Thermo Ventilator 換氣暖風機	20A DP Switch 20A燈曲																						1	1	1	1	1
	Heated Towel Warmer 暖毛巾架	Fused Spur Unit 接線座																						1	1	1	1	1
	Exhaust Fan 抽氣扇	Fused Spur Unit 接線座																						1	1	1	1	1
	Thermo Ventilator Remote Control 換氣暖氣機遙遠控制																							1	1	1	1	1
Bathroom (In Bedroom 1) 浴室 (睡房1)	Lighting Point 燈位		4	4	4	4	4	4																				
	Electric Water Heater 電熱水爐	Triple Pole & Neutral Isolating Switch 三極隔離開關	1	1	1	1	1	1																				
	13A Single Socket Outlet 13A單位電插座		1	1	1	1	1	1																				
	Fused Spur Unit for Cabinet Light 櫃燈接線座		1	1	1	1	1	1																				
	Thermo Ventilator 換氣暖風機	20A DP Switch 20A燈曲	1	1	1	1	1	1																				
	Heated Towel Warmer 暖毛巾架	Fused Spur Unit 接線座	1	1	1	1	1	1																				
	Exhaust Fan 抽氣扇	Fused Spur Unit 接線座	1	1	1	1	1	1																				
	Thermo Ventilator Remote Control 換氣暖氣機遙遠控制		1	1	1	1	1	1																				

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
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			A01	A02	A03	A05	A06	A07	A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08	A01	A02	A03	D01	D02
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	4	4	4	4	4	4	4	3	3	3	3	3	3	2	2	2	2	2
	Electric Water Heater 電熱水爐	Triple Pole & Neutral Isolating Switch 三極隔離開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator 換氣暖風機	20A DP Switch 20A燈曲	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Heated Towel Warmer 暖毛巾架	Fused Spur Unit 接線座																						1	1	1	1	1
	Exhaust Fan 抽氣扇	Fused Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator Remote Control 換氣暖氣機遙遠控制		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lavatory 洗手間	Lighting Point 燈位		1	1	1	1	1	1																				
	13A Single Socket Outlet 13A單位電插座		1	1	1	1	1	1																				
	Fused Spur Unit for Cabinet Light 櫃燈接線座		1	1	1	1	1	1																				
Bathroom (In Utility Room) 浴室 (多用途房)	Lighting Point 燈位																							1				
	Electric Water Heater 電熱水爐	Double Pole & Neutral Isolating Switch 兩極隔離開關																						1				
	Exhaust Fan 抽氣扇	Fused Spur Unit 接線座																						1				

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
1. 上表內之數字表示安裝於單位內該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業的機電裝置數目表

Wing I I翼			G/F & I/F 地下及I樓						2/F-3/F, 5/F-12/F 2樓至3樓， 5樓至12樓															15/F 15樓				
			A01	A02	A03	A05	A06	A07	A01	A02	A03	A05	A06	A07	A08	A09	D01	D02	D03	D05	D06	D07	D08	A01	A02	A03	D01	D02
Private Garden 私人花園	Lighting Point 燈位		3	4	4	4	4	4																				
	13A Single Weatherproof Socket Outlet 13A單位防水隔離電插座		I	I	I	I	I	I																				
Utility Platform 工作平台	Utility Platform Light 工作平台燈		I	I	I	I	I	I	I	I	I	I	I	I	I	I	I											
Utility Room 多用途房	Lighting Switch 燈掣																							2				
	Lighting Point 燈位																							2				
	Electric Water Heater 電熱水爐	20A DP Switch 20A燈曲																						I				
	Switch for A/C Unit 冷氣機開關掣																							I				
	13A Twin Socket Outlet 13A雙位電插座																							I				
Balcony 露台	Balcony Light 露台燈		I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
Air-Conditioning Platform 冷氣機平台	Double Pole Weatherproof Switch for A/C Outdoor Unit 分體式冷氣室外散熱機防水隔離開關		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	I	I	I	I	I	I	6	5	5	5	5
Flat Roof 平台	Lighting Point 燈位																							4	3	3	3	3
Roof 天台	Lighting Point 燈位																							5	8	8	8	8
	13A Single Weatherproof Socket Outlet 13A單位防水隔離電插座																							I	I	I	I	I

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
1. 上表內之數字表示安裝於單位內該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業的機電裝置數目表

Wing 2 2翼			1/F & 2/F 1樓及2樓																
			B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room, Dining Room, Corridor and Staircase 客廳、飯廳、走廊及樓梯	Lighting Switch 燈掣		7	7	7	7	7	7	7	7	7	7	7	6	6	6	6	6	6
	Lighting Point 燈位		7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
	Electric Water Heater 電熱水爐	20A DP Switch 20A燈曲	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Smoke Detector 煙霧感應器		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV&FM Outlet 電視及電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Phone 對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Fused Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1	1						
	13A Twin Socket Outlet 13A雙位電插座		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Bedroom 1 睡房 1	Lighting Switch 燈掣		3	3	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2
	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Electric Water Heater 電熱水爐	20A DP Switch 20A燈曲	1	1	1	1	1	1	1	1	1	1	1						
	TV&FM Outlet 電視及電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Bedroom 2 睡房 2	Lighting Switch 燈掣		2	2	2	2	2	2	2	2	2	2	2						
	Lighting Point 燈位		2	2	2	2	2	2	2	2	2	2	2						
	TV&FM Outlet 電視及電台天線插座		1	1	1	1	1	1	1	1	1	1	1						
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1						
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1						
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	2	2	2	2	2	2	2	2						

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
1. 上表內之數字表示安裝於單位內該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業的機電裝置數目表

Wing 2 2翼			1/F & 2/F 1樓及2樓																
			B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10
Store Room 儲物房	Lighting Switch 燈掣													1	1	1	1	1	1
	Lighting Point 燈位													1	1	1	1	1	1
	Switch for A/C Unit 冷氣機開關掣													1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座													1	1	1	1	1	1
Open Kitchen 開放式廚房	Lighting Point 燈位		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	MCB Board 總電掣箱		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Double Pole & Neutral Isolating Switch 兩極隔離開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Inlet Connection Point for Washing Machine 洗衣機來水位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Sprinkler Head 消防花灑頭		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Cooker Hood 抽油煙機	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Steam Oven 蒸焗爐	15A Single Socket Outlet 15A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Refrigerator 雪櫃	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Washer-Dryer 洗衣機	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Induction Hob 電磁爐	Waterproof Switch 防水隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Wine Cooler 恆溫酒櫃	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Door Bell 門鐘接線座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
1. 上表內之數字表示安裝於單位內該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業的機電裝置數目表

Wing 2 2翼			1/F & 2/F 1樓及2樓																
			B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10
Bathroom (In Bedroom 1) 浴室 (睡房 1)	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4						
	Electric Water Heater 電熱水爐	Triple Pole & Neutral Isolating Switch 三極隔離開關	1	1	1	1	1	1	1	1	1	1	1						
	13A Single Socket Outlet 13A單位電插座		1	1	1	1	1	1	1	1	1	1	1						
	Fused Spur Unit for Cabinet Light 櫃燈接線座		1	1	1	1	1	1	1	1	1	1	1						
	Thermo Ventilator 換氣暖風機	20A DP Switch 20A燈曲	1	1	1	1	1	1	1	1	1	1	1						
	Heated Towel Warmer 暖毛巾架	Fused Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1	1						
	Exhaust Fan 抽氣扇	Fused Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1	1						
	Thermo Ventilator Remote Control 換氣暖氣機遙遠控制		1	1	1	1	1	1	1	1	1	1	1						
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	4	3	3	4	3	3	6	3	4	3	3	4	3
	Electric Water Heater 電熱水爐	Triple Pole & Neutral Isolating Switch 三極隔離開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator 換氣暖風機	20A DP Switch 20A燈曲	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Fused Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator Remote Control 換氣暖氣機遙遠控制		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lavatory 洗手間	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1						
	13A Single Socket Outlet 13A單位電插座		1	1	1	1	1	1	1	1	1	1	1						
	Fused Spur Unit for Cabinet Light 櫃燈接線座		1	1	1	1	1	1	1	1	1	1	1						
Private Garden 私人花園	Lighting Point 燈位		4	4	4	4	4	4	3	3	4	4	4	4	4	4	4	4	4
	13A Single Weatherproof Socket Outlet 13A單位防水隔離電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Utility Platform Light 工作平台燈		1	1	1	1	1	1	1	1	1	1	1						
Balcony 露台	Balcony Light 露台燈		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Air-Conditioning Platform 冷氣機平台	Double Pole Weatherproof Switch for A/C Outdoor Unit 分體式冷氣室外散熱機防水隔離開關		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
1. 上表內之數字表示安裝於單位內該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業的機電裝置數目表

Wing 2 2翼			3/F, 5/F-12/F 3樓, 5樓至12樓																	15/F 15樓				
			B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10	B01	B02	B03	C01	C02
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room, Dining Room, Corridor and Staircase 客廳、飯廳、走廊及樓梯	Lighting Switch 燈掣		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	8	7	7	8	8
	Lighting Point 燈位		4	3	3	3	3	3	3	3	4	3	3	2	2	2	2	2	2	8	8	8	7	7
	Electric Water Heater 電熱水爐	20A DP Switch 20A燈曲	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1
	MCB Board 總電掣箱			1	1	1	1	1	1	1		1	1											
	Door Bell 門鈴			1	1	1	1	1	1	1		1	1											
	Water Outlet Connection Point for Washing Machine 洗衣機去水位			1	1	1	1	1	1	1		1	1											
	Water Inlet Connection Point for Washing Machine 洗衣機來水位			1	1	1	1	1	1	1		1	1											
	Washer-Dryer 洗衣乾衣機	13A Single Socket Outlet 13A 單位電插座		1	1	1	1	1	1	1		1	1											
	Fused Spur Unit for Door Bell 門鈴接線座			1	1	1	1	1	1	1		1	1											
	Smoke Detector 煙霧感應器		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	TV&FM Outlet 電視及電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2
	Door Phone 對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3	3	3	3	3
Master Bedroom 主人睡房	Lighting Switch 燈掣																			3	3	3	3	3
	Lighting Point 燈位																			2	2	2	2	2
	Electric Water Heater 電熱水爐	20A DP Switch 20A燈曲																		1	1	1	1	1
	TV&FM Outlet 電視及電台天線插座																			1	1	1	1	1
	Telephone Outlet 電話插座																			1	1	1	1	1
	Switch for A/C Unit 冷氣機開關掣																			1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座																			3	3	3	3	3

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
1. 上表內之數字表示安裝於單位內該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業的機電裝置數目表

Wing 2 2翼		3/F, 5/F-12/F 3樓, 5樓至12樓																	15/F 15樓				
		B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10	B01	B02	B03	C01	C02
Bedroom 1 睡房 1	Lighting Switch 燈掣	2	2	2	2	2	2	2	2	2	2	2							1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1
	TV&FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1
	Telephone Outlet 電話插座																		1	1	1	1	1
	Switch for A/C Unit 冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2							1	1	1	1	1
Bedroom 2 睡房 2	Lighting Switch 燈掣	1								1									1	1	1	1	1
	Lighting Point 燈位	1								1									1	1	1	1	1
	TV&FM Outlet 電視及電台天線插座	1								1									1	1	1	1	1
	Telephone Outlet 電話插座																		1	1	1	1	1
	Switch for A/C Unit 冷氣機開關掣	1								1									1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2								2									1	1	1	1	1
Store Room (Next to Bathroom) 儲物房 (浴室旁)	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1							1	1	1		
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1							1	1	1		
	Switch for A/C Unit 冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	1							1	1	1		
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1											
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1							1	1	1		
Store Room (Under Staircase) 儲物房 (樓梯下)	Lighting Switch 燈掣																			1	1	1	1
	Lighting Point 燈位																			1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座																			1	1	1	1

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
1. 上表內之數字表示安裝於單位內該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業的機電裝置數目表

Wing 2 2翼			3/F, 5/F-12/F 3樓, 5樓至12樓																	15/F 15樓				
			B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10	B01	B02	B03	C01	C02
Open Kitchen 開放式廚房	Lighting Switch 燈掣																				1	1		
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2		2	2	2	2
	MCB Board 總電掣箱		1								1			1	1	1	1	1	1		1	1	1	1
	Door Bell 門鈴		1								1			1	1	1	1	1	1		1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座																				1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水位		1								1			1	1	1	1	1	1		1	1	1	1
	Water Inlet Connection Point for Washing Machine 洗衣機來水位		1								1			1	1	1	1	1	1		1	1	1	1
	Sprinkler Head 消防花灑頭		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		2	2	2	2
	Cooker Hood 抽油煙機	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Steam Oven 蒸爐	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
	Steam Oven 蒸焗爐	15A Single Socket Outlet 15A單位電插座																			1	1	1	1
	Refrigerator 雪櫃	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Washer-Dryer 洗衣乾衣機	13A Single Socket Outlet 13A單位電插座	1								1			1	1	1	1	1	1		1	1	1	1
	Induction Hob 電磁爐	Waterproof Switch 防水隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Wine Cooler 恆溫酒櫃	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1
	Coffee Machine 咖啡機	13A Single Socket Outlet 13A單位電插座																			1	1	1	1
	Fused Spur Unit for Door Bell 門鐘接線座		1								1			1	1	1	1	1	1		1	1	1	1

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
1. 上表內之數字表示安裝於單位內該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業的機電裝置數目表

Wing 2 2翼			3/F, 5/F-12/F 3樓, 5樓至12樓																	15/F 15樓				
			B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10	B01	B02	B03	C01	C02
Kitchen 廚房	Lighting Point 燈位																			2				
	MCB Board 總電掣箱																			1				
	Door Bell 門鐘																			1				
	Electric Water Heater 電熱水爐	Double Pole & Neutral Isolating Switch 兩極隔離開關																		1				
	13A Twin Socket Outlet 13A 雙位電插座																			1				
	Fused Spur Unit for Cabinet Light 櫃燈接線座																			1				
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座																			1				
	Water Outlet Connection Point for Washing Machine 洗衣機去水位																			1				
	Water Inlet Connection Point for Washing Machine 洗衣機來水位																			1				
	Cooker Hood 抽油煙機	13A Single Socket Outlet 13A單位電插座																		1				
	Steam Oven 蒸焗爐	15A Single Socket Outlet 15A單位電插座																		1				
	Refrigerator 雪櫃	13A Single Socket Outlet 13A單位電插座																		1				
	Washer-Dryer 洗衣乾衣機	13A Single Socket Outlet 13A單位電插座																		1				
	Induction Hob 電磁爐	Waterproof Switch 防水隔離開關掣																		1				
	Wine Cooler 恆溫酒櫃	13A Single Socket Outlet 13A單位電插座																		1				
	Coffee Machine 咖啡機	13A Single Socket Outlet 13A單位電插座																		1				
	Fused Spur Unit for Door Bell 門鐘接線座																			1				

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
1. 上表內之數字表示安裝於單位內該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業的機電裝置數目表

Wing 2 2翼			3/F, 5/F-12/F 3樓, 5樓至12樓																	15/F 15樓				
			B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10	B01	B02	B03	C01	C02
Master Bathroom 主人浴室	Lighting Point 燈位																			4	3	3	3	3
	Electric Water Heater 電熱水爐	Triple Pole & Neutral Isolating Switch 三極隔離開關																		1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座																			1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座																			1	1	1	1	1
	Thermo Ventilator 換氣暖風機	20A DP Switch 20A燈曲																		1	1	1	1	1
	Heated Towel Warmer 暖毛巾架	Fused Spur Unit 接線座																		1	1	1	1	1
	Exhaust Fan 抽氣扇	Fused Spur Unit 接線座																		1	1	1	1	1
	Thermo Ventilator Remote Control 換氣暖氣機遙遠控制																			1	1	1	1	1
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4	3	3	3	3	3	3	2	2	2	2	2
	Electric Water Heater 電熱水爐	Triple Pole & Neutral Isolating Switch 三極隔離開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈接線座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator 換氣暖風機	20A DP Switch 20A燈曲	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Heated Towel Warmer 暖毛巾架	Fused Spur Unit 接線座																		1	1	1	1	1
	Exhaust Fan 抽氣扇	Fused Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator Remote Control 換氣暖氣機遙遠控制		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom (In Utility Room) 浴室 (多用途房)	Lighting Point 燈位																			1				
	Electric Water Heater 電熱水爐	Double Pole & Neutral Isolating Switch 兩極隔離開關																		1				
	Exhaust Fan 抽氣扇	Fused Spur Unit 接線座																		1				

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
1. 上表內之數字表示安裝於單位內該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties
住宅物業的機電裝置數目表

Wing 2 2翼			3/F, 5/F-12/F 3樓, 5樓至12樓																	15/F 15樓				
			B01	B02	B03	B05	B06	B07	B08	B09	C01	C02	C03	C05	C06	C07	C08	C09	C10	B01	B02	B03	C01	C02
Utility Platform 工作平台	Utility Platform Light 工作平台燈		1	1	1	1	1	1	1	1	1	1	1											
Utility Room 多用途房	Lighting Switch 燈掣																			2				
	Lighting Point 燈位																			2				
	Electric Water Heater 電熱水爐	20A DP Switch 20A燈曲																		1				
	Switch for A/C Unit 冷氣機開關掣																			1				
	13A Twin Socket Outlet 13A雙位電插座																			1				
Balcony 露台	Balcony Light 露台燈		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Air-Conditioning Platform 冷氣機平台	Double Pole Weatherproof Switch for A/C Outdoor Unit 分體式冷氣室外散熱機防水隔離開關		2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	6	5	5	5	5
Flat Roof 平台	Lighting Point 燈位																			4	3	3	3	3
Roof 天台	Lighting Point 燈位																			6	8	8	8	8
	13A Single Weatherproof Socket Outlet 13A單位防水隔離電插座																			1	1	1	1	1

Note:
1. The number in the above table denotes the quantity of such appliance(s) that is/are installed in the unit.

附註：
1. 上表內之數字表示安裝於單位內該設備的數量。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

GOVERNMENT RENT
地稅

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

賣方有法律責任繳付住宅物業直至該住宅物業買賣完成日(包括該日)止之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

Notes:

1. The purchaser is not liable to reimburse the owner for the deposit for gas as there will be no gas supply to the residential property.
2. On that delivery, the purchaser is liable to pay to the Manager of the Development a debris removal fee.

1. 在向買方交付住宅物業空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：

1. 由於住宅物業並無氣體供應，買方無須向擁有人補還氣體按金。
2. 在交付時，買方須向發展項目管理人支付清理廢料的費用。

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

Defects liability warranty period for the residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six(6) months from the date of completion of the sale and purchase.

按買賣合約的規定，住宅物業及其裝置、裝修物料或設備之欠妥之處的保養責任期為住宅物業之成交日期起計期6個月內。

MAINTENANCE OF SLOPES
斜坡維修

1. The Land Grant requires the owners of the residential properties of the Development to maintain slopes at their own costs.

2. (a) Special Condition No. (39)(a) of the Land Grant stipulates that "The Purchaser hereby acknowledges that the lot may be affected by landslip hazards including boulder falls arising from the areas respectively shown edged red, coloured green cross-hatched black, green cross-hatched black stippled black and green cross-hatched black stippled blue on the plan annexed hereto (hereinafter referred to as "the Edge Red Areas", "the Green Cross-hatched Black Area", "the Green Cross-hatched Black Stippled Black Area" and "the Green Cross-hatched Black Stippled Blue Area" respectively) due to natural terrain. Subject to Special Condition No.(32) hereof, the Purchaser shall within twelve calendar months from the date of this Agreement (or such other extended period as may be approved by the Director) at his own expense carry out and complete in all respects to the satisfaction of the Director geotechnical investigation (hereinafter referred to as "the Geotechnical Investigation") within the lot and on the Edge Red Areas, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Black Area and the Green Cross-hatched Black Stippled Blue Area for such hazards. No ground investigation shall be carried out on any Government land outside the Edge Red Areas, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Black Area and the Green Cross-hatched Black Stippled Blue Area without the prior written consent of the Director."

   (b) Special Condition No. (39)(b) of the Land Grant stipulates that "On completion of the Geotechnical Investigation, the Purchaser shall within such time as stipulated by the Director at his own expense and in all respects to the satisfaction of the Director propose mitigation and stabilization measures for the hazards so identified and carry out all necessary mitigation and stabilization works within the lot as the Director in his absolute discretion shall require (hereinafter referred to as "the Mitigation and Stabilization Works") so as to protect any building or buildings or structure or structures erected or to be erected on the lot or any part thereof and any residents therein and their bona fide guests, visitors and invitees from landslip hazards including boulder falls arising from the Edged Red Areas, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Black Area and the Green Cross-hatched Black Stippled Blue Area. The Purchaser shall register at his own expense in the Land Registry against the lot a record plan accepted by the Director indicating the location and the scope of the Mitigation and Stabilization Works."

   (c) Special Condition No. (39)(c) of the Land Grant stipulates that "Where it is deemed necessary by the Government or the Purchaser or both to carry out mitigation and stabilization works within any Government land outside the lot including the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Black Area and the Green Cross-hatched Black Stippled Blue Area (which Government land including the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Black Area and the Green Cross-hatched Black Stippled Blue Area are hereinafter collectively referred to as "the Outside Areas" and which mitigation and stabilization works within the Outside Areas are hereinafter referred to as "the Mitigation and Stabilization Outside Works"), the Purchaser shall, upon receipt of the Director's written approval to or request for the Mitigation and Stabilization Outside Works, at his own expense in accordance with the approval or request carry out and complete the Mitigation and Stabilization Outside Works within such time as the Director in his absolute discretion shall require and in all respects to the satisfaction of the Director. The Purchaser shall register at his own expense in the Land Registry against the lot a record plan accepted by the Director indicating the location and the scope of the Mitigation and Stabilization Outside Works."

   (d) Special Condition No. (39)(d) of the Land Grant stipulates that "The Purchaser shall at all times during the term hereby agreed to be granted, maintain at his own expense the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works in good substantial repair and conditions in all respects to the satisfaction of the Director to ensure the continuing functioning of the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works. In addition to any rights or remedies the Government may have against the Purchaser for breach of the Purchaser's obligations to maintain the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works as herein provided, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out such maintenance works as the Director shall in his absolute discretion deem fit. If the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, or as required in an emergency, the Director may forthwith execute and carry out the required maintenance works as he may consider and the Purchaser shall on demand repay the Government the cost thereof, together with any administrative and professional fees and charges. The cost together with the administrative and professional fees and charges shall be as determined by the Director whose determination shall be final and shall be binding upon the Purchaser. "

   (e) Special Condition No. (42)(a) of the Land Grant stipulates that "The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), have also been affected. The Purchaser shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof."

3. Each of the owners of the Development is obliged to contribute towards the costs of the maintenance work.

4. The plan for the slopes, retaining walls and related structures constructed or to be constructed, within or outside the land on which the Development is situated is set out at the end of this section.

5. Under the Deed of Mutual Covenant, the manager of the Development has the owners' authority to carry out the maintenance work.

MAINTENANCE OF SLOPES
斜坡維修

1. 批地文件規定，發展項目住宅物業擁有人須自費維修斜坡。

2. (a) 「批地文件」第 (39)(a)條批地特別條款訂明：『承授人茲確認該土地可能受包括在本協議附圖上顯示為紅色邊界線的範圍、綠色間黑交叉線的範圍、綠色間黑交叉線綴黑網點的範圍及綠色間黑交叉線綴藍網點的範圍(「紅色邊範圍」、「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」及「綠色間黑交叉線綴藍網點範圍」)之天然山坡引起的礫石下墜的山泥傾瀉危險所影響。受本協議特別條件第(32)條所限，承授人須於本協議日期起12個曆月內(或其他經署長批准延後的期限內)，自費於該土地內及「紅色邊範圍」、「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」及「綠色間黑交叉線綴藍網點範圍」就該等危險進行及完成岩土工程勘察(「岩土工程勘察」)，至使署長在各方面滿意。除非獲署長事先書面同意，否則不可於「紅色邊範圍」、「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」及「綠色間黑交叉線綴藍網點範圍」之外的任何政府土地進行土地勘察。』

   (b) 「批地文件」第 (39)(b)條批地特別條款訂明：『於「岩土工程勘察」完成後，承授人須於署長指定的時限內，自費就所發現之危險提議緩解及鞏固措施及進行所有署長全權要求之必須的緩解及鞏固工程(「該等緩解及鞏固工程」)，致使署長在各方面滿意，以保護於該土地或其任何部分上己建或將建之任何建築物或構築物，及其內之任何住客及其真實賓客、訪客及所邀請者免受包括因「紅色邊範圍」、「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」及「綠色間黑交叉線綴藍網點範圍」引起的礫石下墜的山泥傾瀉危險。承授人須自費於土地註冊處就該等土地註冊一份獲署長接納的記錄圖則以標示「該等緩解及鞏固工程」的位置及範圍。』

   (c) 「批地文件」第 (39)(c)條批地特別條款訂明：『如政府或承授人或兩者認為有必要於任何處於該土地外的包括「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」及「綠色間黑交叉線綴藍網點範圍」的政府土地上進行緩解及鞏固工程(該等包括「綠色間黑交叉線範圍」、「綠色間黑交叉線綴黑網點範圍」及「綠色間黑交叉線綴藍網點範圍」的政府土地統稱「外在範圍」，而該等於外在範圍進行的緩解及鞏固工程下稱「外在緩解及鞏固工程」)，承授人須於收到署長書面批准或要求進行外在緩解及鞏固工程時，自費按該批准或要求，於按署長全權所要求的時限內，進行及完成外在緩解及鞏固工程，致使署長在各方面滿意。承授人須自費於土地註冊處就該等土地註冊一份獲署長接納的記錄圖則以標示「外在緩解及鞏固工程」的位置及範圍。』

   (d) 「批地文件」第 (39)(d)條批地特別條款訂明：『承授人須於本協議年期的所有時間自費維持該等緩解及鞏固工程和外在緩解及鞏固工程修葺及狀態良好堅固，致使署長在各方面滿意，以確保該等緩解及鞏固工程和外在緩解及鞏固工程持續運作。除政府享有就承授人違反其於本協議下須保養該等緩解及鞏固工程和外在緩解及鞏固工程之責任的任何權利及補救外，署長有權以書面通知形式要求承授人進行署長全權認為適宜的保養工程。如承授人忽略或未能在該通知指明的期限內或在緊急情況下符合該通知致使署長滿意，署長可立即執行和進行任何署長認為有需要的保養工程，而承授人須應要求向政府付還該工程的費用，連同任何行政及專業費用及收費。行政及專業費用及收費由署長決定，署長決定為最終決定並對承授人具約束力。』

   (e) 「批地文件」第 (42)(a)條批地特別條款訂明：『承授人須自費在本文所附圖則以綠色間黑斜線顯示的範圍(「綠色間黑斜線範圍」)進行及完成署長可全權要求的土力勘探工程和斜坡處理、山泥傾瀉預防、緩解及補救工程至使署長滿意，並於本文所協定的整個批租年期內自費維修「綠色間黑斜線範圍」，包括該處所有土地、斜坡處理工程、護土結構、排水及該處任何其他工程，以保持其維修充足及狀態良好，令署長滿意。如「綠色間黑斜線範圍」於本文所協定的整個批租年期內的任何時間發生任何山泥傾瀉、地陷或滑土，承授人必須自費將該處連同署長認為同時亦受影響的任何毗連或毗鄰土地(署長之意見將作終論並對承授人有約束力)修復還原，至使署長滿意。承授人須向政府、其代理及承辦商賠償由此等山泥傾瀉、地陷或滑土招致的所有索償、訴訟、費用、損害及開支等。承授人須確保「綠色間黑斜線範圍」在所有時間內無任何非法挖掘或傾倒工程。如事前獲署長書面批准，承授人可架設圍欄或其他屏障防止此等非法挖掘或傾倒工程。如有違反任何此等條款，承授人除擁有本文訂明的其他權利或補償權外，亦有權隨時發出書面通知，要求承授人執行此等土力勘探工程、斜坡處理工程、山泥傾瀉預防、 緩解及補救工程，以及維修或修復還原任何受此等山泥傾瀉、地陷或滑土影響的土地、結構或工程。如承授人疏忽或未能在通知訂明的期限內履行通知的規定至使署長滿意，署長可於期限屆滿後執行及進行所需的工程，承授人須應要求向政府償還有關的費用。』

3. 每名發展項目物業擁有人均須分擔維修工程的費用。

4. 已經或將會在發展項目所位於的土地之內或之外建造的斜坡，護土牆及有關構築物之圖則在本節末頁列出。

5. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

MAINTENANCE OF SLOPES
斜坡維修

LEGEND 備註:

- LOT BOUNDARY OF STTL587
  沙田市地段第587號界限
- MAN-MADE SLOPE PORTION STABILIZED WITH SOIL NAILS (GEO REGISTERED SLOPE)
  人造斜坡範圍以泥釘加固
  (土力工程處登記的斜坡)
- MAN-MADE SLOPE PORTION STABILIZED WITH SOIL NAILS (TO BE REGISTERED BY GEO)
  人造斜坡範圍以泥釘加固
  (將被土力工程處登記的斜坡)
- NATURAL SLOPE PORTION STABILIZED WITH SOIL NAILS
  天然斜坡範圍以泥釘加固
- RETAINING WALL (TO BE REGISTERED BY GEO) (WITH METAL FENCE / HANDRAILING AT WALL CREST)
  護土牆(將被土力工程處登記的護土牆)
  (在護土牆頂部設有金屬圍欄或扶手)
- SURFACE CHANNEL
  排水明渠
- CATCHPIT
  排水井
- MAINTENANCE STAIRWAY WITH HANDRAILING
  設有扶手的維修樓梯
- CONCRETE PAVING
  混凝土覆蓋
- POST
  鋼柱
- FLEXIBLE BARRIER WITH MAINTENANCE STAIRWAY
  設維修樓梯的防石欄
- WIRE
  鋼絲
- ANCHOR HEAD
  錨頭
- CONCRETE FOOTING FOR FLEXIBLE BARRIER
  防石欄混凝土基礎
- BOULDER
  礫石
- BOULDER (STABILIZED WITH BOULDER TREATMENT WORKS)
  礫石 (以礫石處理工程加固)

MODIFICATION
修 訂

No existing application to the Government for a modification of the Land Grant for this Development has been made.

發展項目現時並沒有向政府提出申請修訂批地文件。

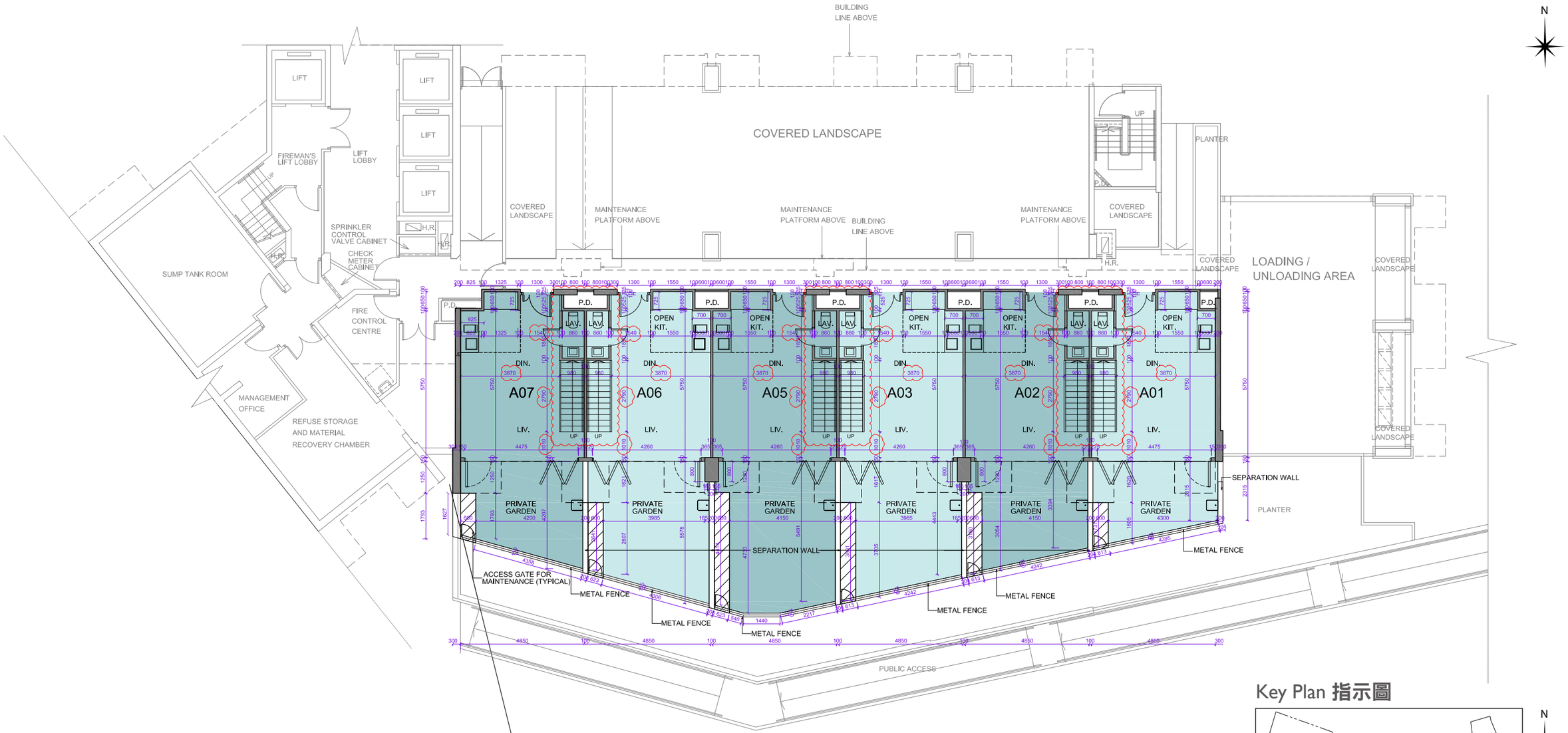
1. Floor Plans of Residential Properties in the Development

Amended General Building Plans for G/F of Wing 1, 1/F of Wing 1, 15/F of Wing 1,Roof Floor of Wing 1, 1/F of Wing 2, 2/F of Wing 2, 15/F of Wing 2 and Roof Floor of Wing 2 of the Development ("Amended Building Plans") may be submitted to the Building Authority for his approval by the Vendor pursuant to Section 14(1) of the Buildings Ordinance (Cap. 123 of the Laws of Hong Kong) (the Amended Building Plans have not been submitted to the Building Authority for approval by the Vendor as at the date of the publication of this Sales Brochure). Subject to the submission to and the approval of the Amended Building Plans by the Building Authority, the Floor Plan of G/F of Wing 1, 1/F of Wing 1, 15/F of Wing 1, Roof Floor of Wing 1, 1/F of Wing 2, 2/F of Wing 2, 15/F of Wing 2 and Roof Floor of Wing 2 in this Sales Brochure will be replaced by the following Amended Floor Plan of G/F of Wing 1, 1/F of Wing 1, 15/F of Wing 1, Roof Floor of Wing 1, 1/F of Wing 2, 2/F of Wing 2, 15/F of Wing 2 and Roof Floor of Wing 2.

1. 發展項目的住宅物業的樓面平面圖

賣方擬根據建築物條例（香港法例第123章）第14(1) 條呈交予建築事務監督審批關於發展項目1翼地下、1翼1樓、1翼15樓、1翼天台、2翼1樓、2翼2樓、2翼15樓及2翼天台經修訂的一般建築圖則（"經修訂的建築圖則"）（賣方於本售樓説明書印製日期時還未呈交經修訂的建築圖則予建築事務監督審批）。如果經修訂的建築圖則呈交予並獲建築事務監督批准，本售樓説明書內1翼地下、1翼1樓、1翼15樓、1翼天台、2翼1樓、2翼2樓、2翼15樓及2翼天台平面圖將由以下經修訂的1翼地下、1翼1樓、1翼15樓、1翼天台、2翼1樓、2翼2樓、2翼15樓及2翼天台平面圖取代。

WING 1 G/F FLOOR PLAN
1翼 地下平面圖

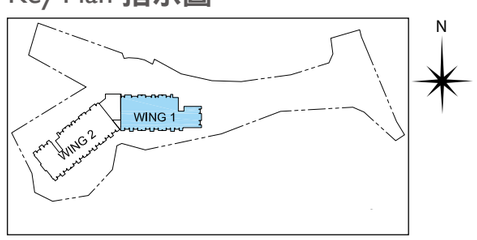


TO BE DESIGNATED AS COMMON AREA UNDER DMC (FOR MAINTENANCE)

WING 1

Scale 比例 0 5M(米)

Key Plan 指示圖



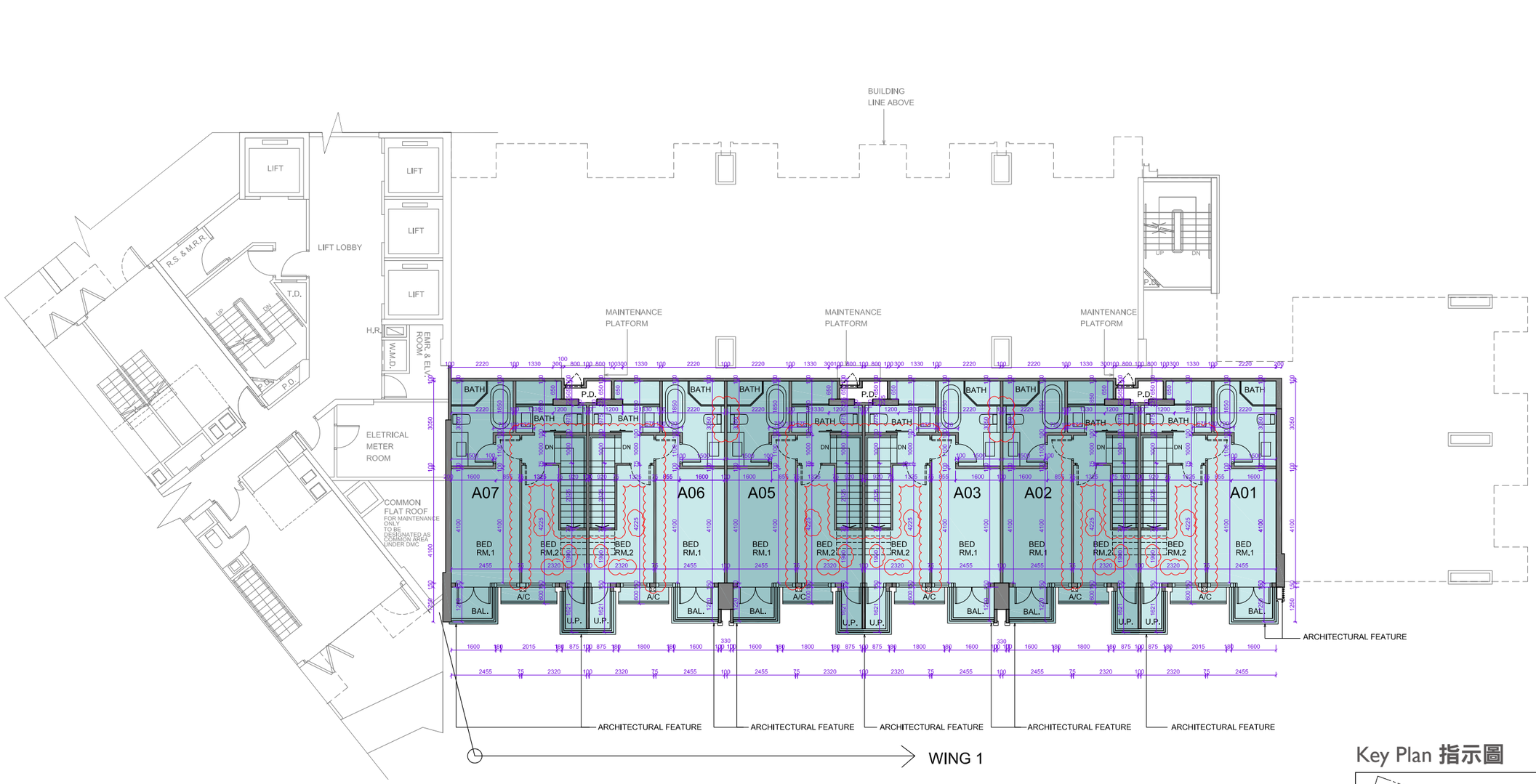
Notes:

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

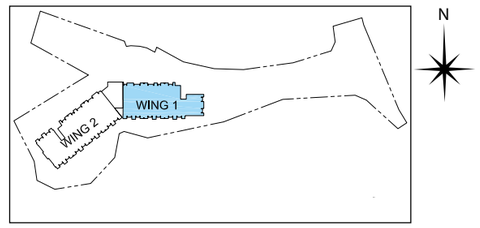
備註:

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

WING 1 1/F FLOOR PLAN
1翼 1樓平面圖



Key Plan 指示圖



Scale 比例 0 5M(米)

Notes:

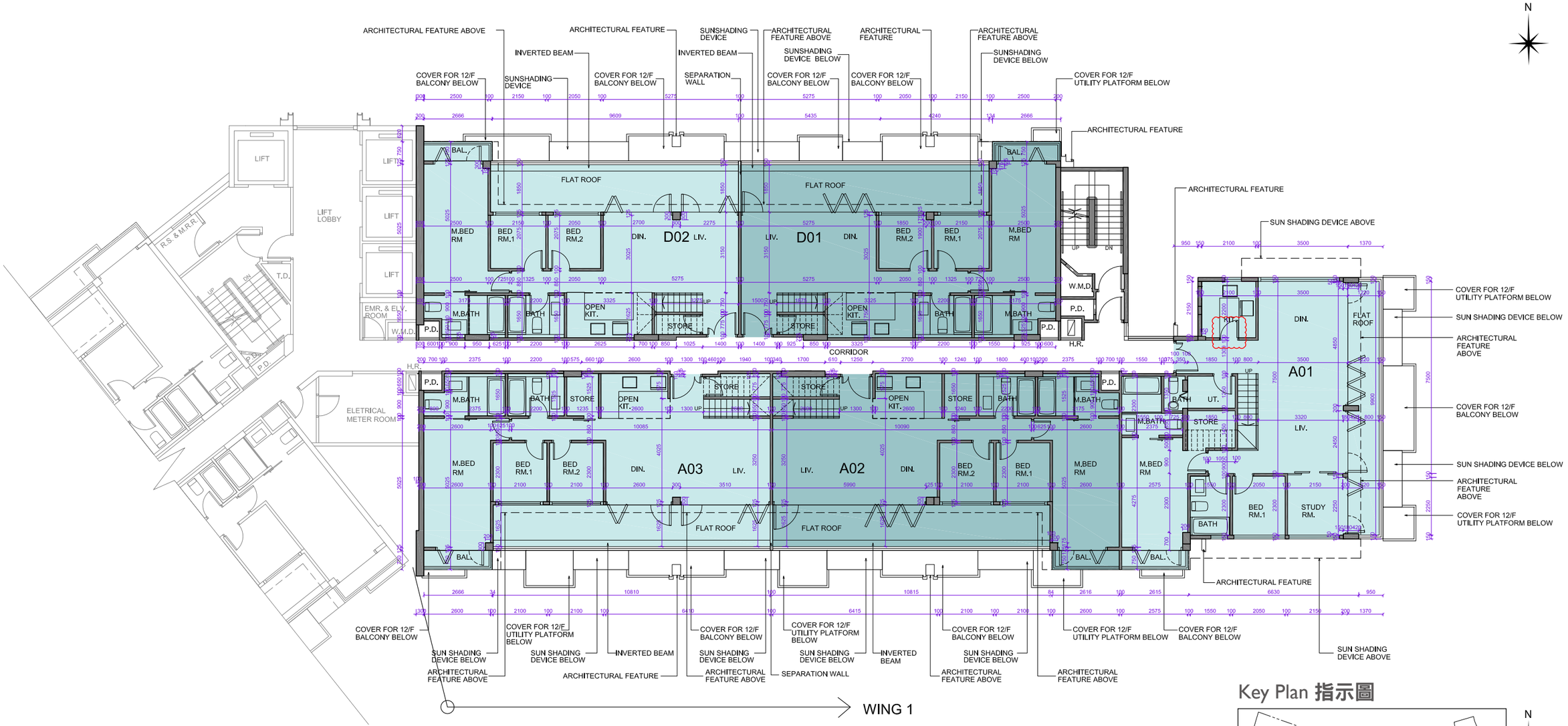
1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註:

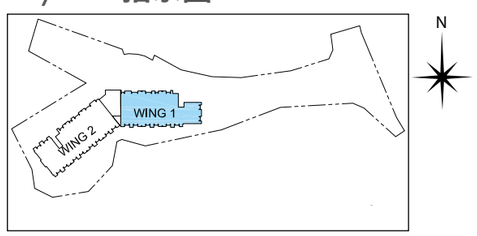
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

RELEVANT INFORMATION
有關資料

WING 1 15/F FLOOR PLAN
1翼 15樓平面圖



Key Plan 指示圖



Scale 比例 0 5M(米)

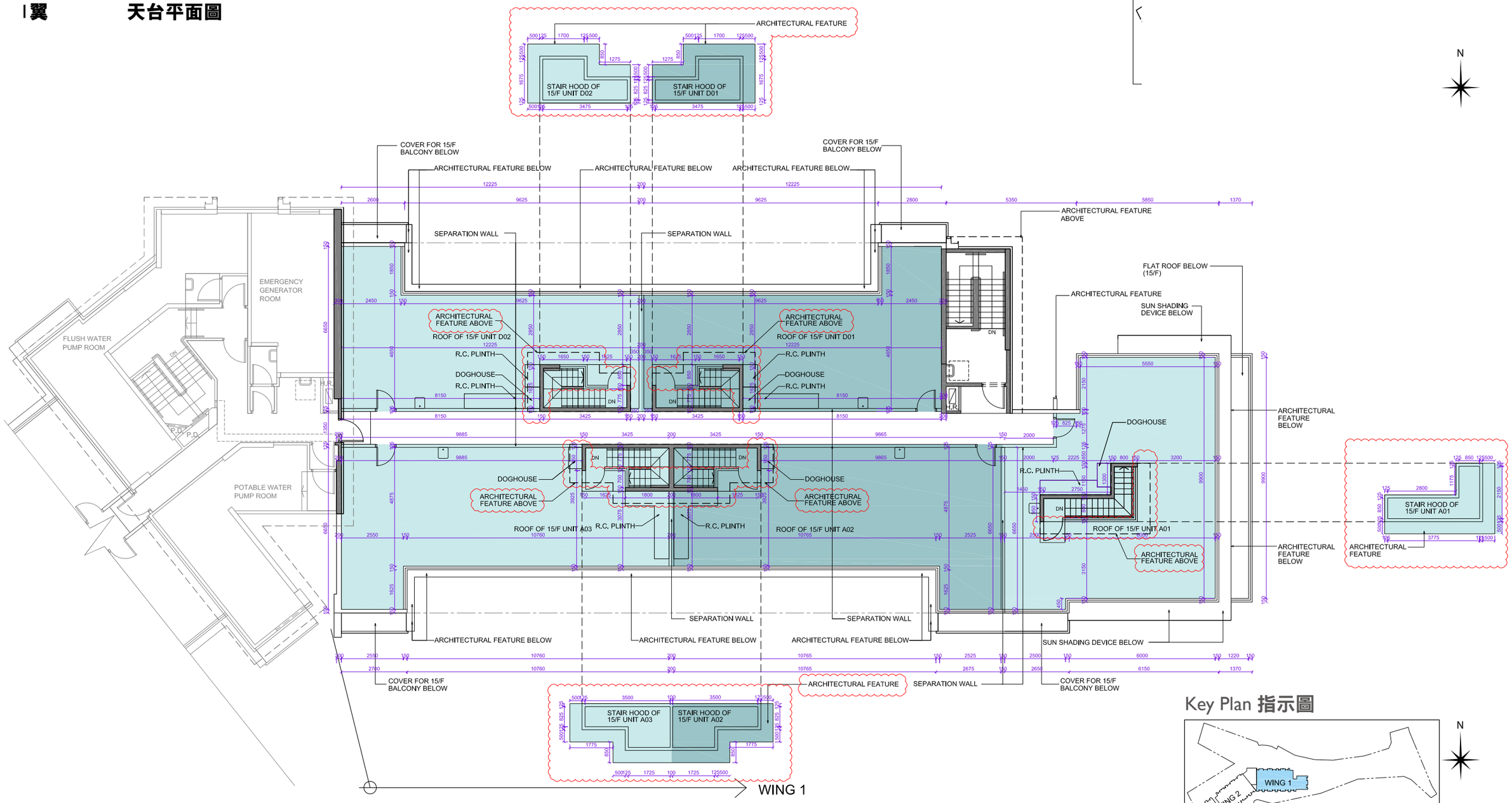
Notes:

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

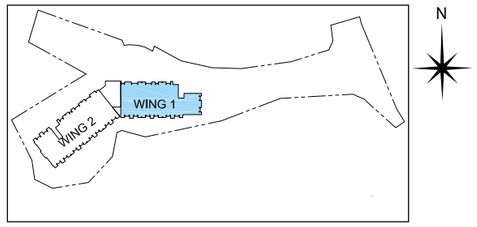
備註:

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

WING 1 ROOF FLOOR PLAN
1翼 天台平面圖



Key Plan 指示圖



Scale 比例 0 5M(米)

Notes:

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註:

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

RELEVANT INFORMATION
有關資料

WING 2
2翼

1/F FLOOR PLAN
1樓平面圖

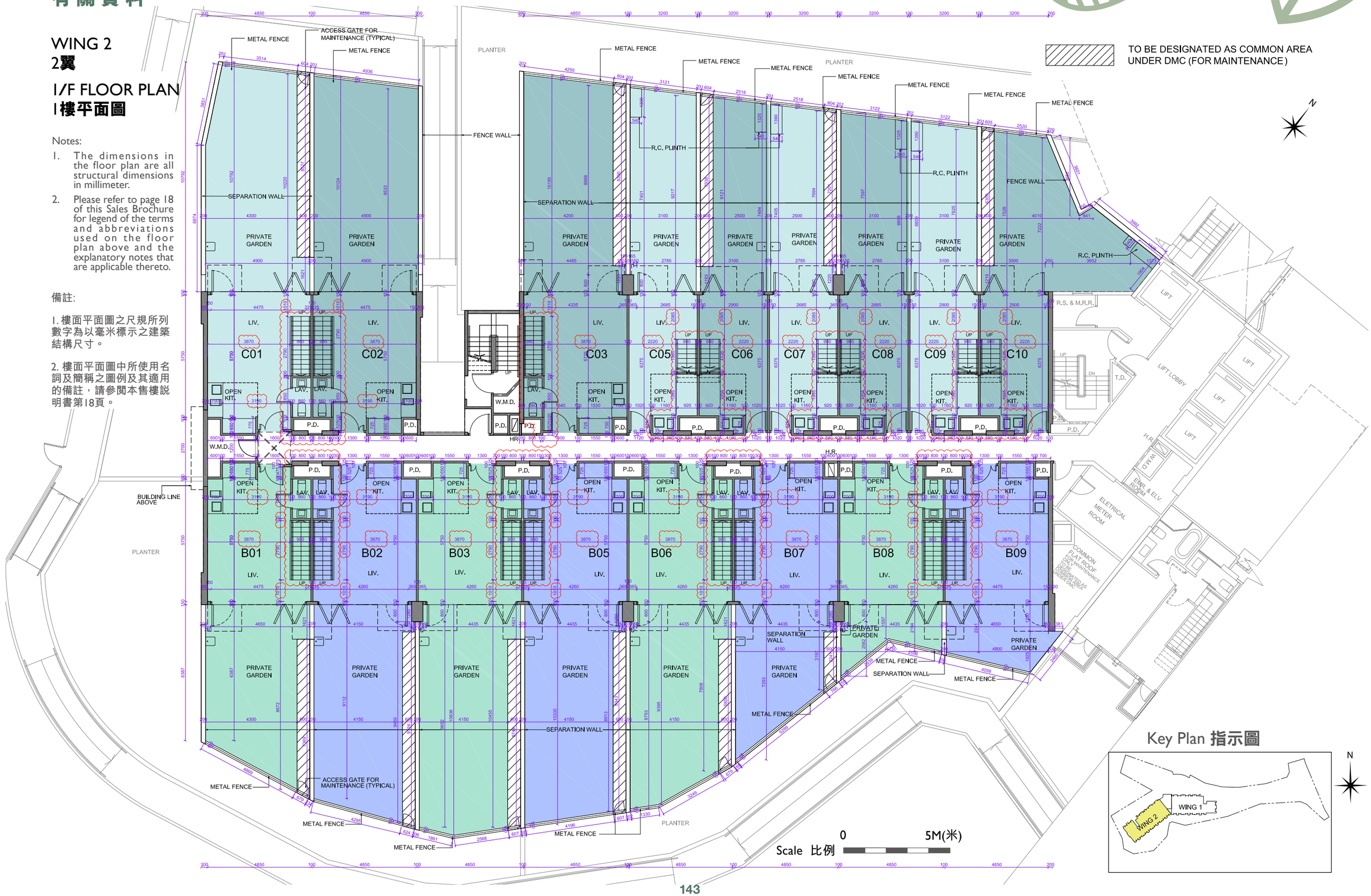
Notes:

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

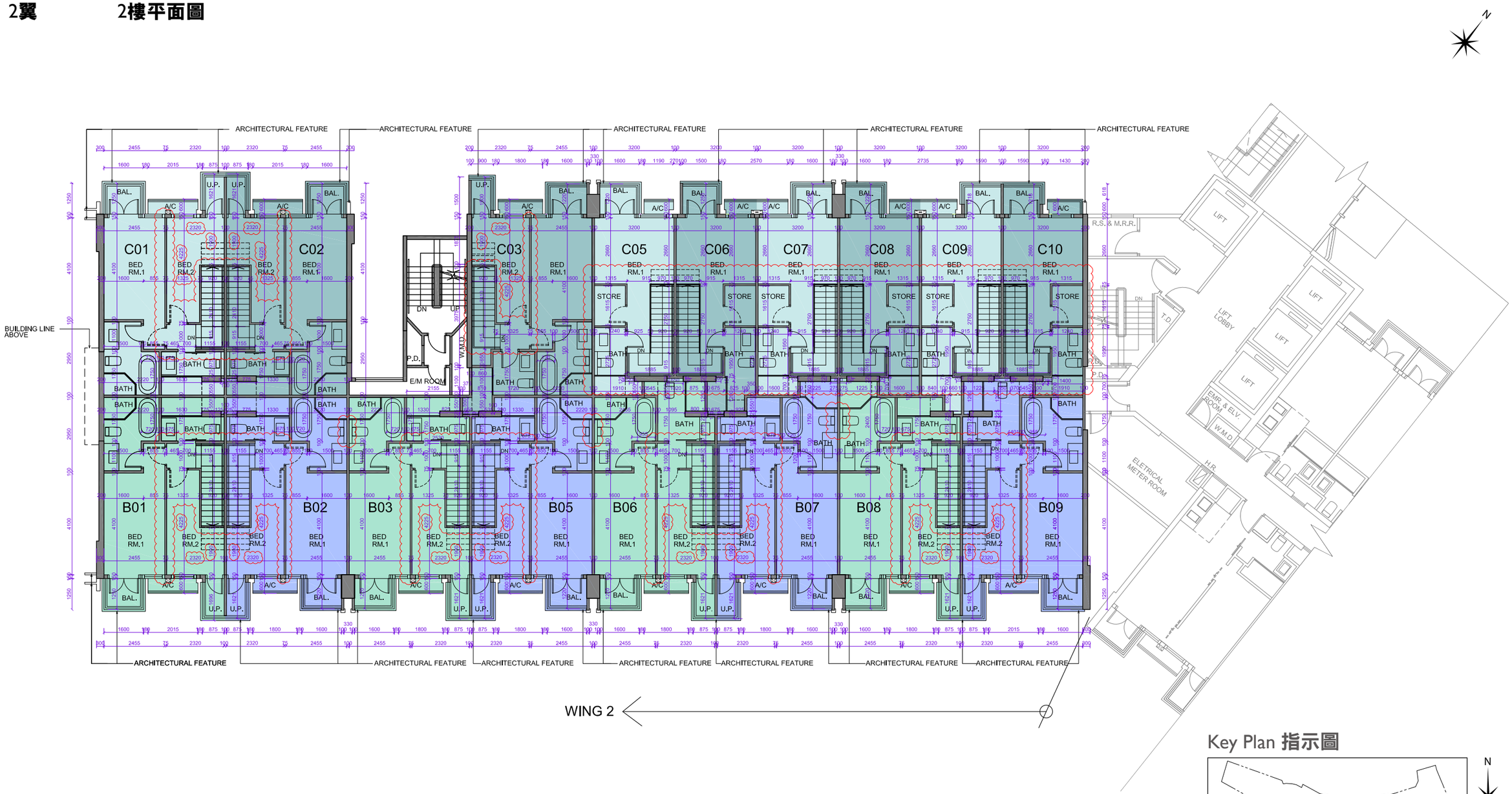
備註:

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

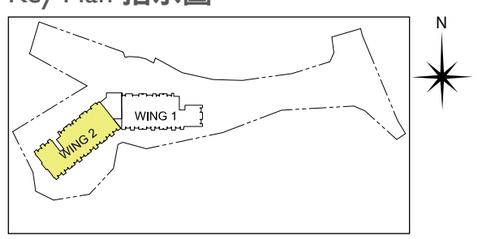
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第18頁。



WING 2 2/F FLOOR PLAN
2翼 2樓平面圖



Key Plan 指示圖



Scale 比例 0 5M(米)

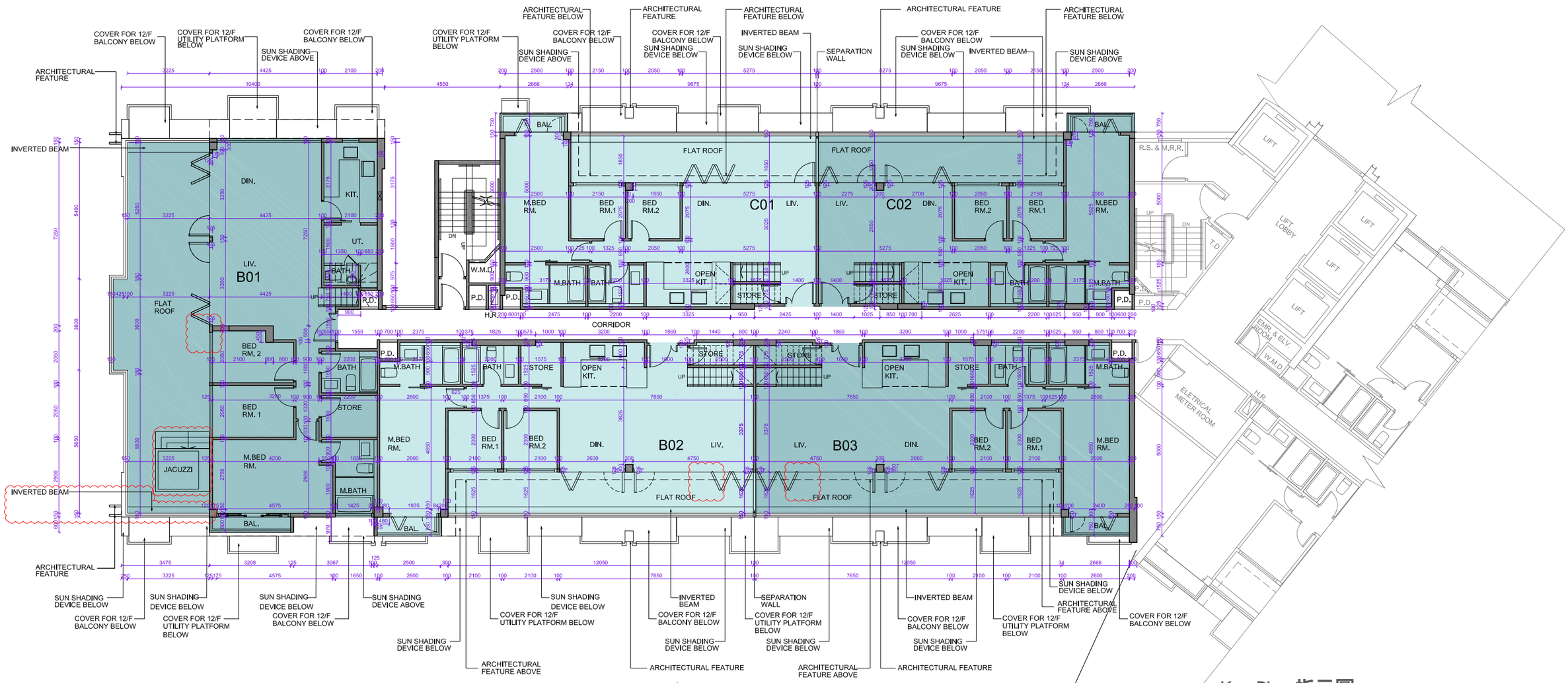
Notes:

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

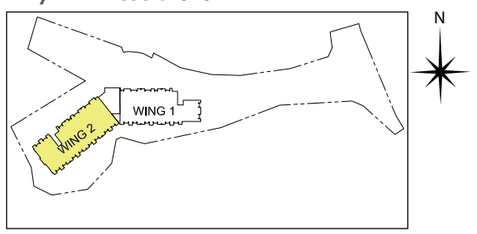
備註:

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

WING 2 15/F FLOOR PLAN
2翼 15樓平面圖



Key Plan 指示圖



Scale 比例 0 5M(米)

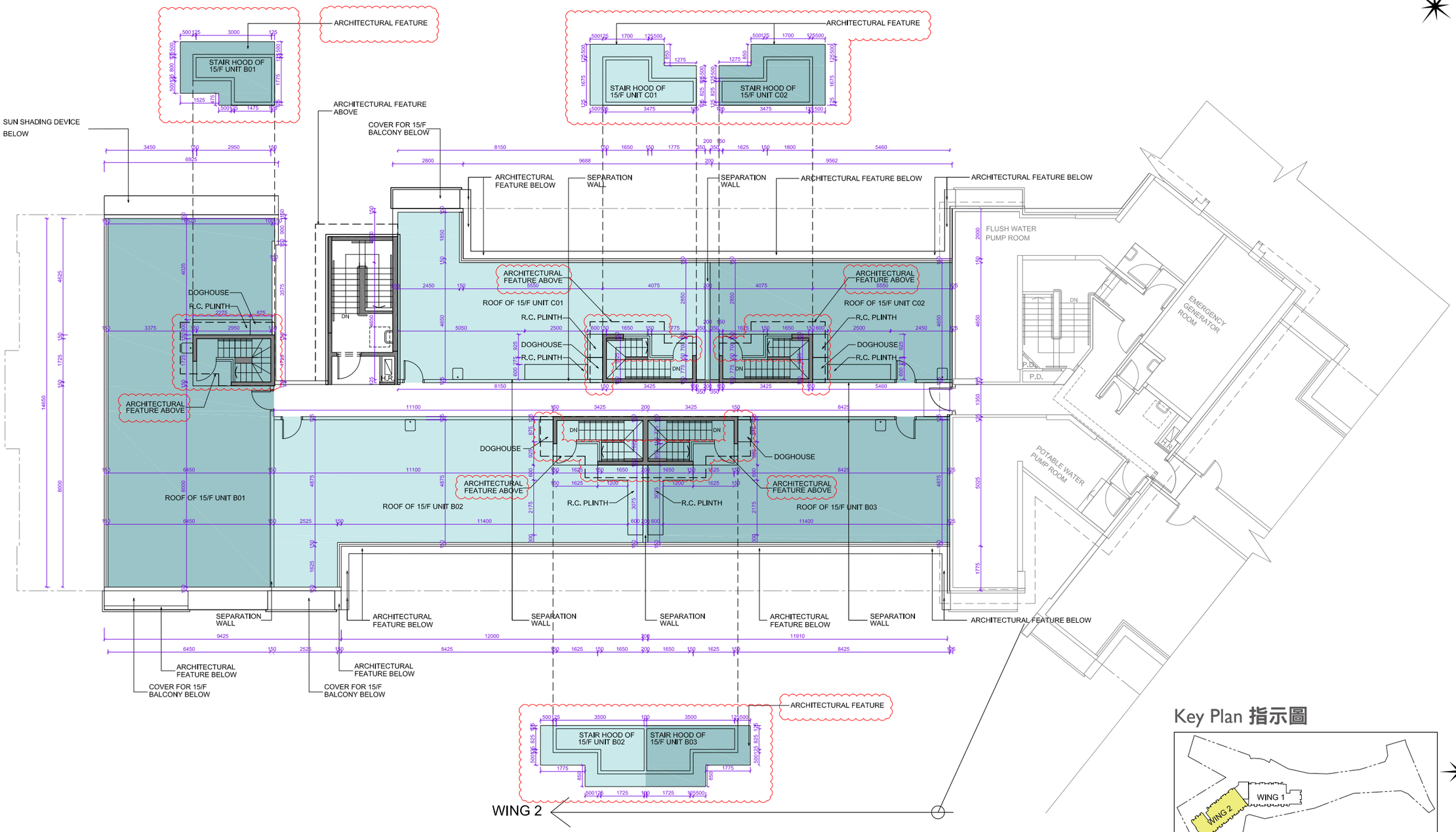
Notes:

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

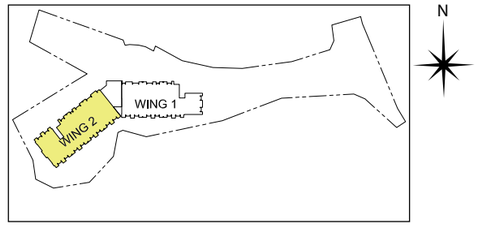
備註:

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

WING 2 ROOF FLOOR PLAN
2翼 天台平面圖



Key Plan 指示圖



Notes:

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. Please refer to page 18 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註:

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓説明書第18頁。

2. Fittings, Finishes and Appliances

Subject to the approval of the aforesaid Amended General Building Plan for 15/F of Wing 1 and Wing 2 by the Building Authority, the description of the Kitchen Door Accessories in Column 1 Item 3(a) of this Sales Brochure's "Fittings, Finishes and Appliances" will be replaced by the following description:

3. Interior Fittings (Wing 1 and Wing 2)				
Item		Description		
		Material	Finishes	Accessories
(a) Doors	Main Entrance door	Solid core fire rated timber door	Door: Plastic laminate Door frame: Aluminium panel	Electronic lockset, door closer, door viewer, door stopper and door hinges
	Balcony/ Utility Platform door	Tinted tempered glass door with aluminium frame	Aluminium door frame finished with fluorocarbon coating	Lockset, door stopper and door hinges
	Flat Roof door	Tinted tempered glass door with aluminium frame - All units on 15/F at Wing 1 and Wing 2	Aluminium door frame finished with fluorocarbon coating	Lockset, door stopper and door hinges
	Utility Room door	Solid core timber door - Unit A01 on 15/F at Wing 1	Door: Plastic laminate Door frame: Aluminium panel	Lockset, door stopper and door hinges
		Solid core timber door - Unit B01 on 15/F at Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Lockset and rail
	Kitchen door	Solid core fire rated timber door - Unit A01 on 15/F at Wing 1 and Unit B01 on 15/F at Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Glass vision panel, door closer, door stopper and door hinges
	Bedroom door	Solid core timber door - All units except units on 15/F at Wing 1 and Wing 2 - All units except units on G/F & 1/F at Wing 1 - All units except units on 1/F & 2/F at Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Lockset and rail
		Solid core timber door - All units on 15/F at Wing 1 and Wing 2 - All units on G/F & 1/F at Wing 1 - Unit C01, C02 and C03 on 1/F & 2/F at Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Lockset, door stopper and door hinges
	Store Room door	Solid core timber door - Unit D01 on 2/F-3/F and 5/F-12/F at Wing 1 - Unit A02 and A03 on 15/F at Wing 1 - Unit B01, B02, B03, B05, B06, B07, B08, B09, C01, C02 and C03 on 3/F, 5/F-12/F at Wing 2 - Unit B02 and B03 on 15/F at Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Lockset and rail
		Solid core timber door - Unit A02, A03, D01 and D02 on 15/F at Wing 1 - Unit B01, B02, B03, C01 and C02 on 15/F at Wing 2 - Unit C05, C06, C07, C08, C09 and C10 on 1/F & 2/F at Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Lockset, door stopper and door hinges
	Study Room door	Solid core timber door -Unit A02 on 2/F-3/F, 5/F-12/F and Unit A01 on 15/F at Wing 1	Door: Plastic laminate Door frame: Aluminium panel	Lockset and rail
	Master Bedroom door	Solid core timber door - All units on 15/F at Wing 1 and Wing 2	Door: Plastic laminate Door frame: Aluminium panel	Lockset, door stopper and door hinge

2. 裝置、裝修物料及設備

如果上述經修訂的1翼15樓及2翼15樓的建築圖則獲建築事務監督批准，本售樓説明書內「裝置、裝修物料及設備」中第一欄(3)室內裝置(a)廚房門配件的描述，將由以下描述取代：

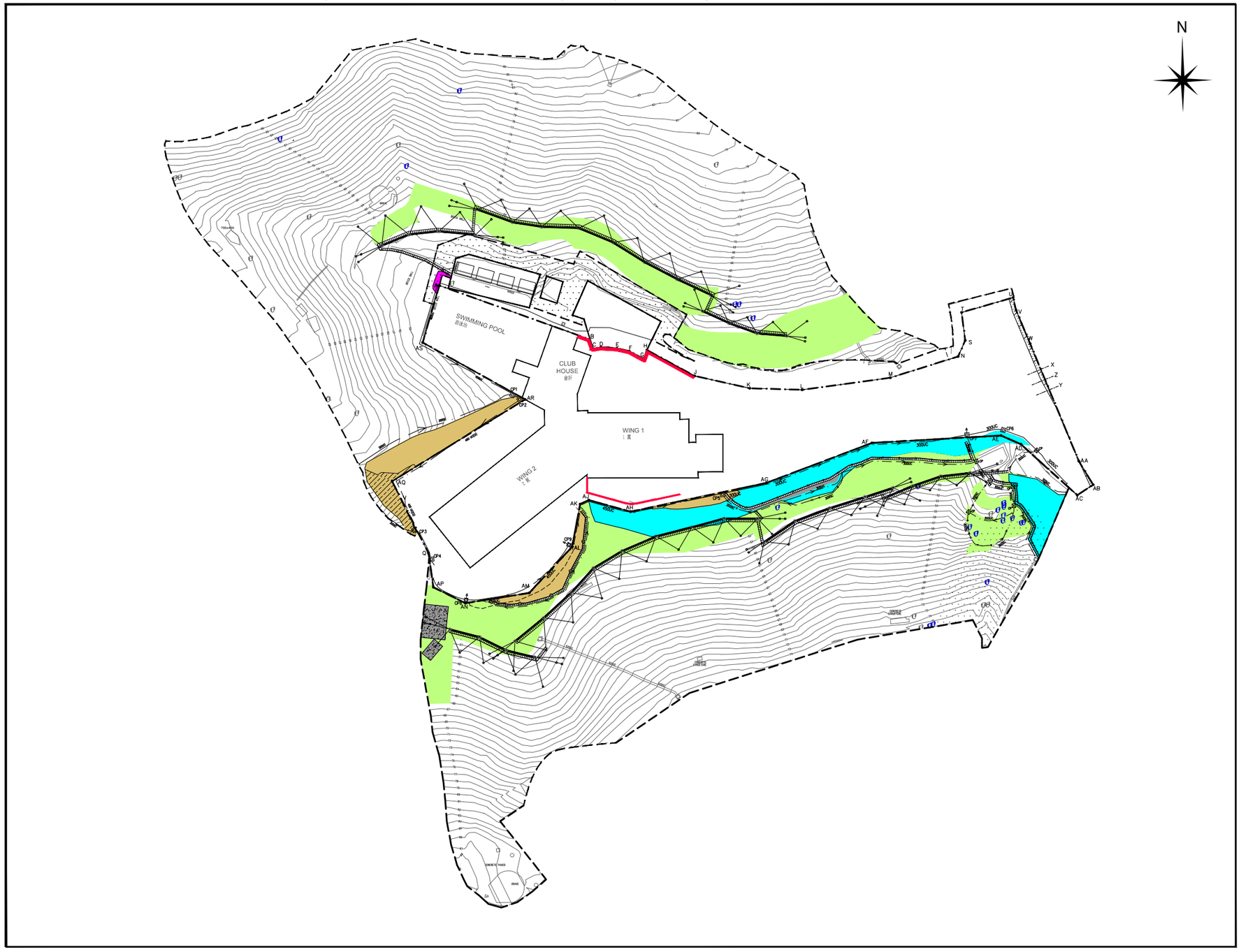
3. 室內裝置 (1翼及2翼)				
細項		描述		
		用料	裝修物料	配件
(a) 門	單位大門	實心防火木門	門: 膠板 門框: 鋁質門框	電子門鎖、氣鼓、防盜眼、門頂及門鉸
	露台/工作平台門	有色強化玻璃及鋁質框門	氟化碳噴塗鋁質框門	門鎖、門頂及門鉸
	平台門	有色強化玻璃及鋁質框門 - 所有1翼及2翼15樓單位	氟化碳噴塗鋁質框門	門鎖、門頂及門鉸
	多用途房門	實心木門 - 1翼15樓A01單位	門：膠板 門框：鋁質門框	門鎖、門頂及門鉸
		實心木門 - 2翼15樓B01單位	門：膠板 門框：鋁質門框	門鎖及路軌
	廚房門	實心防火木門 - 1翼15樓A01單位及2翼15樓B01單位	門：膠板 門框：鋁質門框	玻璃觀察板、氣鼓、門頂及門鉸
	睡房門	實心木門 - 所有單位除1翼及2翼15樓單位 - 所有單位除1翼地下及1樓單位 - 所有單位除2翼1樓及2樓單位	門：膠板 門框：鋁質門框	門鎖及路軌
		實心木門 - 1翼及2翼15樓所有單位 - 1翼地下及1樓所有單位 - 2翼1樓及2樓C01、C02及C03單位	門：膠板 門框：鋁質門框	門鎖、門頂及門鉸
	儲物室門	實心木門 - 1翼2樓至3樓、5樓至12樓D01單位 - 1翼15樓A02及A03單位 - 2翼3樓、5樓至12樓B01, B02, B03, B05, B06, B07, B08, B09, C01, C02及C03單位 - 2翼15樓B02及B03單位	門：膠板 門框：鋁質門框	門鎖及路軌
		實心木門 - 1翼15樓A02, A03, D01及D02單位 - 2翼15樓B01, B02, B03, C01及C02單位 - 2翼1樓及2樓C05, C06, C07, C08, C09及C10單位	門：膠板 門框：鋁質門框	門鎖、門頂及門鉸
	書房門	實心木門 - 1翼2樓至3樓、5樓至12樓A02單位及15樓A01單位	門：膠板 門框：鋁質門框	門鎖及路軌
	主人房門	實心木門 1翼及2翼15樓的單位	門：膠板 門框：鋁質門框	門鎖、門頂及門鉸

3. Maintenance of Slopes

Revised site formation plans in respect of the Site Formation (Natural Terrain Hazard Mitigation Works) will be submitted to the Building Authority and the Director of Lands for their approval by the Vendor pursuant to Section 14(1) of the Buildings Ordinance (Cap. 123 of the Laws of Hong Kong) and Special Condition 39 of the Land Grant respectively. Subject to the approval of the revised site formation plans by the Building Authority and the Director of Lands, the Plan set out in the 'Maintenance of Slopes' in this Sales Brochure will be replaced by the following Plan.

3. 斜坡維修

賣方將分別根據建築物條例（香港法例第123章）第14(1)條及批地文件特別條件第(39)條要求，呈交經修訂的關於 (緩解天然山坡危險的工程) 的工地平整圖則予建築事務監督及地政總署署長批閱。如果經修訂的工地平整圖則獲建築事務監督及地政總署署長批准，本售樓説明書內’斜坡維修’中列出的圖則，將由以下圖則取代。



LEGEND 備註:

- LOT BOUNDARY OF STTL587 沙田市地段第587號界限
- MAN-MADE SLOPE PORTION STABILIZED WITH SOIL NAILS (GEO REGISTERED SLOPE) 人造斜坡範圍以泥釘加固 (土力工程處登記的斜坡)
- MAN-MADE SLOPE PORTION STABILIZED WITH SOIL NAILS (TO BE REGISTERED BY GEO) 人造斜坡範圍以泥釘加固 (將被土力工程處登記的斜坡)
- MAN-MADE SLOPE PORTION STABILIZED BY SLOPE TRIMMING (TO BE REGISTERED BY GEO) 被整修人造斜坡範圍 (將被土力工程處登記的斜坡)
- NATURAL SLOPE PORTION STABILIZED WITH SOIL NAILS 天然斜坡範圍以泥釘加固
- RETAINING WALL (TO BE REGISTERED BY GEO) (WITH METAL FENCE / HANDRAILING AT WALL CREST) 護土牆(將被土力工程處登記的護土牆) (在護土牆頂部設有金屬圍欄或扶手)
- SURFACE CHANNEL 排水明渠
- CATCHPIT 排水井
- MAINTENANCE STAIRWAY WITH HANDRAILING 設有扶手的維修樓梯
- CONCRETE PAVING 混凝土覆蓋
- POST 鋼柱
- FLEXIBLE BARRIER WITH MAINTENANCE STAIRWAY 設維修樓梯的防石欄
- WIRE 鋼絲
- ANCHOR HEAD 錨頭
- CONCRETE BUTTRESS WALL 混凝土扶壁
- CONCRETE FOOTING FOR FLEXIBLE BARRIER 防石欄混凝土基礎
- BOULDER 礫石
- BOULDER (STABILIZED WITH BOULDER TREATMENT WORKS) 礫石 (以礫石處理工程加固)

INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT

地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

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

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

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

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

5. (a) Information and requirements relating to the Green Area as referred to in Special Condition No.(2) of the Land Grant, the Yellow Area as referred to in Special Condition No.(6) of the Land Grant, the Public Access as referred to in Special Condition No.(33) of the Land Grant and the Public Vehicle Park as referred to in Special Condition No.(34) of the Land Grant: please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces".

   (b) Information and requirements relating to the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works as referred to in Special Condition No.(39) of the Land Grant and the Green Hatched Black Area as referred to in Special Condition No.(42) of the Land Grant: please refer to the sections "Summary of Land Grant" and "Maintenance of Slopes".

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

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

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

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

5. (a) 關於批地文件第(2)條批地特別條款提及的「綠色範圍」、批地文件第(6)條批地特別條款提及的「黃色範圍」、批地文件第(33)條批地特別條款提及的「公眾通道」及批地文件第(34)條批地特別條款提及的「公眾停車場」的資料及要求：請參閱以下兩節：「批地文件的摘要」及「公共設施及公眾休憩用地的資料」。

   (b) 關於批地文件第(39)條批地特別條款提及的「該等緩解及鞏固工程」及批地文件第(42)條批地特別條款提及的「外在緩解及鞏固工程」的資料及要求：請參閱以下兩節：「批地文件的摘要」及「斜坡維修」。

WEBSITE ADDRESS OF THE DEVELOPMENT
發展項目指定的互聯網網站的網址

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

www.themet.com.hk/acappella

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

www.themet.com.hk/acappella

Breakdown of GFA Concessions Obtained for All Features

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

		Area (sq.metre)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	N/A
2.	Plant rooms and similar services	N/A
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	146.353
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	1049.834
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	N/A
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	383.505
4.	Wider common corridor and lift lobby	64.755
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	156.718
9.	Utility platform	180.781
10.	Noise barrier	N/A

		Area (sq.metre)
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	27.315
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	562.052
13.	Covered landscaped and play area	184.408
14.	Horizontal screens/covered walkways, trellis	N/A
15.	Larger lift shaft	N/A
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	N/A
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	272.892
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21	Void in duplex domestic flat and house	N/A
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	N/A
Other Exempted Items		
23.(#)	Refuge floor including refuge floor cum sky garden	N/A
24.(#)	Other projections -sunshade and reflector -covered area under large projecting/ overhanging feature	56.532 8.906
25.	Public transport terminus	N/A
26.(#)	Party structure and common staircase	N/A
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	69.416
28.(#)	Public passage	N/A
29.	Covered set back area	N/A
Bonus GFA		
30.	Bonus GFA	N/A

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

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

Estimated Energy Performance or Consumption for the Common Parts of the Development

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

Part I	
Provision of Central Air Conditioning	No
Provision of Energy Efficient Features	Yes
Energy Efficient Features proposed:	1.LED Luminaires 2.Water Pumps with Variable Drives 3.High COP Split A/C Units (Inverter Type)

Part II : The predicted annual energy use of the proposed building / part of building (Note 1)					
Location	Internal Floor Area Served (m^2)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh / m^2 / annum	Town Gas / LPG unit / m^2 / annum	Electricity kWh / m^2 / annum	Town Gas / LPG unit / m^2 / annum
Area served by central building services installation (Note3)	3621	133	N/A	108	N/A

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations	YES	NO	N/A
Lighting Installations	✓	-	-
Air Conditioning Installations	✓	-	-
Electrical Installations	✓	-	-
Lift & Escalator Installations	✓	-	-
Performance-based Approach	-	-	✓

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated"annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

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

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

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations 2015.

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

Green Building Certification

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

Provisional
UNCLASSIFIED

HKGBC 香港綠色建築議會

Application no.: PAU0013/17

綠色建築認證

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

暫定評級
不予評級

HKGBC 香港綠色建築議會

申請編號: PAU0013/17

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

獲寬免總樓面面積的設施分項

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

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	停車場及上落客貨地方(公共交通總站除外)	不適用
2.	**機房及相類設施**	不適用
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	146.353
2.2(#)	所佔面積**不**受任何《 認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1049.834
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據《聯合作業備考》第1及第2號提供的環保設施		
3.	露台	383.505
4.	加闊的公用走廊及升降機大堂	64.755
5.	公用空中花園	不適用
6.	隔聲艛	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	156.718
9.	工作平台	180.781
10.	隔音屏障	不適用

		面積(平方米)
適意設施		
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	27.315
12.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	562.052
13.	有上蓋的園景區及遊樂場	184.408
14.	橫向屏障/有蓋人行道、花棚	不適用
15.	擴大升降機井道	不適用
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.(#)	強制性設施或必要機房所需的管槽、氣槽	272.892
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空	不適用
22	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		
23.(#)	庇護層，包括庇護層兼空中花園	不適用
24.(#)	其他伸出物 - 遮陽蓬及反光罩 - 大型伸出/外懸設施下的有蓋面積	56.532 8.906
25.	公共交通總站	不適用
26.(#)	共用構築物及樓梯	不適用
27.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	69.416
28.(#)	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30.	額外總樓面面積	不適用

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

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

發展項目的公用部分的預計能量表現或消耗

於印製售樓説明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料:

第 I 部分	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施:-	1. 發光二極管燈具 2. 可調速水泵 3. 高效能分體式空調機

第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳1)：-					
位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇(註腳2)每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年	電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年
有使用中央屋宇裝備裝置(註腳3)的部分	3621	133	不適用	108	不適用

第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計：-			
裝置類型	是	否	不適用
照明裝置	✓	-	-
空調裝置	✓	-	-
電力裝置	✓	-	-
升降機及自動梯的裝置	✓	-	-
以總能源為本的方法	-	-	✓

註腳:

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的" 基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

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

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

   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. "基線樓宇"與新建樓宇BEAM Plus 標準(現行版本) 第4 節及附錄8中的"基準建築物模式(零分標準)"具有相同涵義。
3. "中央屋宇裝備裝置" 與樓宇的屋宇裝備裝置能源效益實務守則2015中的涵義相同。

The date on which this Sales Brochure is printed is 2 November 2017.
There may be future changes to the Development and the surrounding areas.

本售樓説明書印製日期為2017年11月2日。
發展項目及其周邊地區日後可能出現改變。