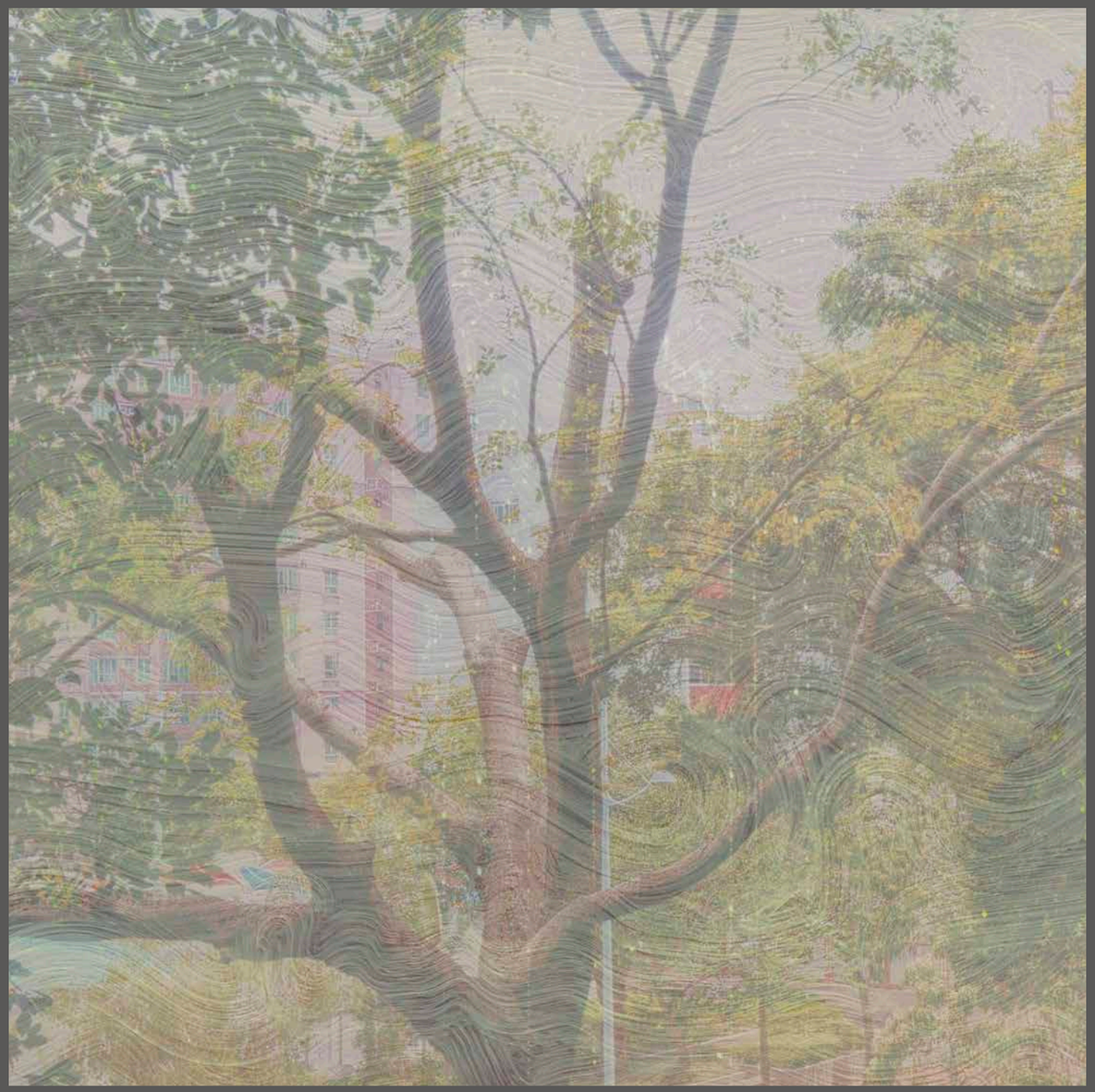

PARK HILLCREST
柏逸

SALES BROCHURE
售樓説明書

PARK HILLCREST
柏逸

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.

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

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

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.

8. Register of Transactions

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

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

9. Agreement for sale and purchase

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

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

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

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

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

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

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

10. Expression of intent of purchasing a residential property

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

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

11. Appointment of estate agent

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

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

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

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

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

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

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

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

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.

  – The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.

- Handing over date

  – The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/ a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

  – The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

[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.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

  – The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

    ➢ strike or lock-out of workmen;

    ➢ riots or civil commotion;

    ➢ force majeure or Act of God;

    ➢ fire or other accident beyond the vendor's control;

    ➢ war; or

    ➢ inclement weather.

  – The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

  – The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

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

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

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，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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。

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. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。

  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。

- 收樓日期

  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。

    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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。

- 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。

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

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

其他相關聯絡資料：

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

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

Information on the phase of the development

發展項目期數的資料

Name of the Phase of the Development

Phase II of Park Villa: PARK HILLCREST

Name of the street at which the Phase of the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Phase of the Development (provisional)

108 Tong Yan San Tsuen Road

Remark : The above provisional street number is subject to confirmation when the Phase of the Development is completed.

The Phase of the Development consists of:

Two multi - unit buildings

Total number of storeys of each multi-unit building

Tower 1: 4 storeys

Tower 2: 4 storeys

Notes: The above numbers of storeys do not include roof and upper roof.

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

Tower 1 : G/F, 1/F to 3/F and Roof

Tower 2 : G/F, 1/F to 3/F and Roof

Omitted floor numbers in each multi-unit building

Not applicable

Refuge floor of each multi-unit building

Not applicable

Houses

Total number of houses

11 Houses

House numbering as provided in the approved building plans for the Phase of the Development

Houses 1-3 and 5-12

Omitted house number

House 4 is omitted

The Phase of the Development is an uncompleted phase

- The estimated material date for the Phase/Development as provided by the authorized person for the Phase of the Development is 31 January 2019.
- The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
- Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Phase/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 Phase/Development has been completed or is deemed to be completed (as the case may be).

發展項目期數名稱

柏巒第二期：柏逸

發展項目期數所位於的街道的名稱及由差餉物業估價署署長為識別發展項目期數的目的而編配的門牌號數(臨時)

唐人新村路108號

備註：上述臨時門牌號數有待發展項目期數建成時確認。

發展項目期數包含：

2幢多單位建築物

每幢多單位建築物的樓層的總數

第1座 ：4層

第2座 ：4層

備註：上述樓層數目不包括天台及上層天台

發展項目期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第1座 ：地下、1樓至3樓及天台

第2座 ：地下、1樓至3樓及天台

每幢多單位建築物內被略去的樓層號數

不適用

每幢多單位建築物內的庇護層

不適用

洋房

洋房的總數

11幢洋房

發展項目期數經批准的建築圖則所規定的門牌號數

洋房 1-3 及 5-12

被略去的門牌號數

不設洋房4

本發展項目期數屬未落成期數

- 由發展項目期數的認可人士提供該發展項目/期數的預計關鍵日期為2019年1月31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。
- 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明該發展項目/期數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/期數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 phase of the development

賣方及有參與發展項目期數的其他人的資料

Vendor
Realray Investments Limited

賣方
揚威投資有限公司

Holding company of the vendor
New World Development Company Limited

賣方的控權公司
新世界發展有限公司

Authorized person for the Phase of the Development
Mr. Tang Kwok Wah Owen

發展項目期數的認可人士
鄧國華先生

The firm or corporation of which an authorized person for the Phase of the Development is a proprietor, director or employee in his or her professional capacity
Wong Tung & Partners Limited

發展項目期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
王董建築師事務有限公司

Building contractor for the Phase of the Development
Hip Seng Builders Limited

發展項目期數的承建商
協盛建造有限公司

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase of the Development
Kao, Lee & Yip

就發展項目期數中的住宅物業的出售而代表擁有人行事的律師事務所
高李葉律師行

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase of the Development
Standard Chartered Bank (Hong Kong) Limited
(Undertaking to be provided upon commencement of sale)

已為發展項目期數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
渣打銀行(香港)有限公司
(於開售前提供承諾)

Any other person who has made a loan for the construction of the Phase of the Development
New World Development Company Limited

已為發展項目期數的建造提供貸款的任何其他人
新世界發展有限公司

Relationship between parties involved in the phase of the development
有參與發展項目期數的各方的關係

(a)	The vendor or a building contractor for the Phase of the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Phase of the Development 賣方或有關發展項目期數的承建商屬個人，並屬該項目期數的認可人士的家人	Not Applicable 不適用
(b)	The vendor or a building contractor for the Phase of the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person 賣方或該項目期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人	Not Applicable 不適用
(c)	The vendor or a building contractor for the Phase of the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person 賣方或該項目期數的承建商屬法團，而該賣方或承建商 (或該賣方的控權公司) 的董事或秘書屬上述認可人士的家人	No 否
(d)	The vendor or a building contractor for the Phase of the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person 賣方或該項目期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(e)	The vendor or a building contractor for the Phase of the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person 賣方或該項目期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(f)	The vendor or a building contractor for the Phase of the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person 賣方或該項目期數的承建商屬法團，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	No 否
(g)	The vendor or a building contractor for the Phase of 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 Phase of the Development 賣方或該項目期數的承建商屬個人，並屬就該項目期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	Not Applicable 不適用
(h)	The vendor or a building contractor for the Phase of 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 Phase of the Development 賣方或該項目期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	Not Applicable 不適用
(i)	The vendor or a building contractor for the Phase of the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors 賣方或該項目期數的承建商屬法團，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	No 否

Relationship between parties involved in the phase of the development
有參與發展項目期數的各方的關係

(j)	The vendor, a holding company of the vendor, or a building contractor for the Phase of the Development, is a private company, and an authorized person for the Phase of the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或有關發展項目期數的承建商屬私人公司，而該項目期數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	No 否
(k)	The vendor, a holding company of the vendor, or a building contractor for the Phase of the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或該項目期數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	No 否
(l)	The vendor or a building contractor for the Phase of the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor 賣方或該項目期數的承建商屬法團，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	No 否
(m)	The vendor or a building contractor for the Phase of the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor 賣方或該項目期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員	Not Applicable 不適用
(n)	The vendor, a holding company of the vendor, or a building contractor for the Phase of 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 Phase of the Development holds at least 10% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或該項目期數的承建商屬私人公司，而就該項目期數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	No 否
(o)	The vendor, a holding company of the vendor, or a building contractor for the Phase of the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或該項目期數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	No 否
(p)	The vendor or a building contractor for the Phase of the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor 賣方或該項目期數的承建商屬法團，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	No 否
(q)	The vendor or a building contractor for the Phase of the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor 賣方或該項目期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員	Not Applicable 不適用
(r)	The vendor or a building contractor for the Phase of the Development is a corporation, and the corporation of which an authorized person for the Phase of the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor 賣方或該項目期數的承建商屬法團，而該項目期數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	No 否
(s)	The vendor or a building contractor for the Phase of the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor 賣方或該項目期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團	Yes 是

Information on design of the phase of the development

發展項目期數的設計的資料

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Phase of the Development.
發展項目期數將會沒有構成圍封牆的一部分的非結構的預製外牆。

There will be no curtain walls forming part of the enclosing walls of the Phase of the Development.
發展項目期數將會沒有構成圍封牆的一部分的幕牆。

Information on property management

物業管理的資料

The Manager

New World Property Management Company Limited will be appointed as the manager of the Phase of the Development under the latest draft deed of mutual covenant in respect of the Development.

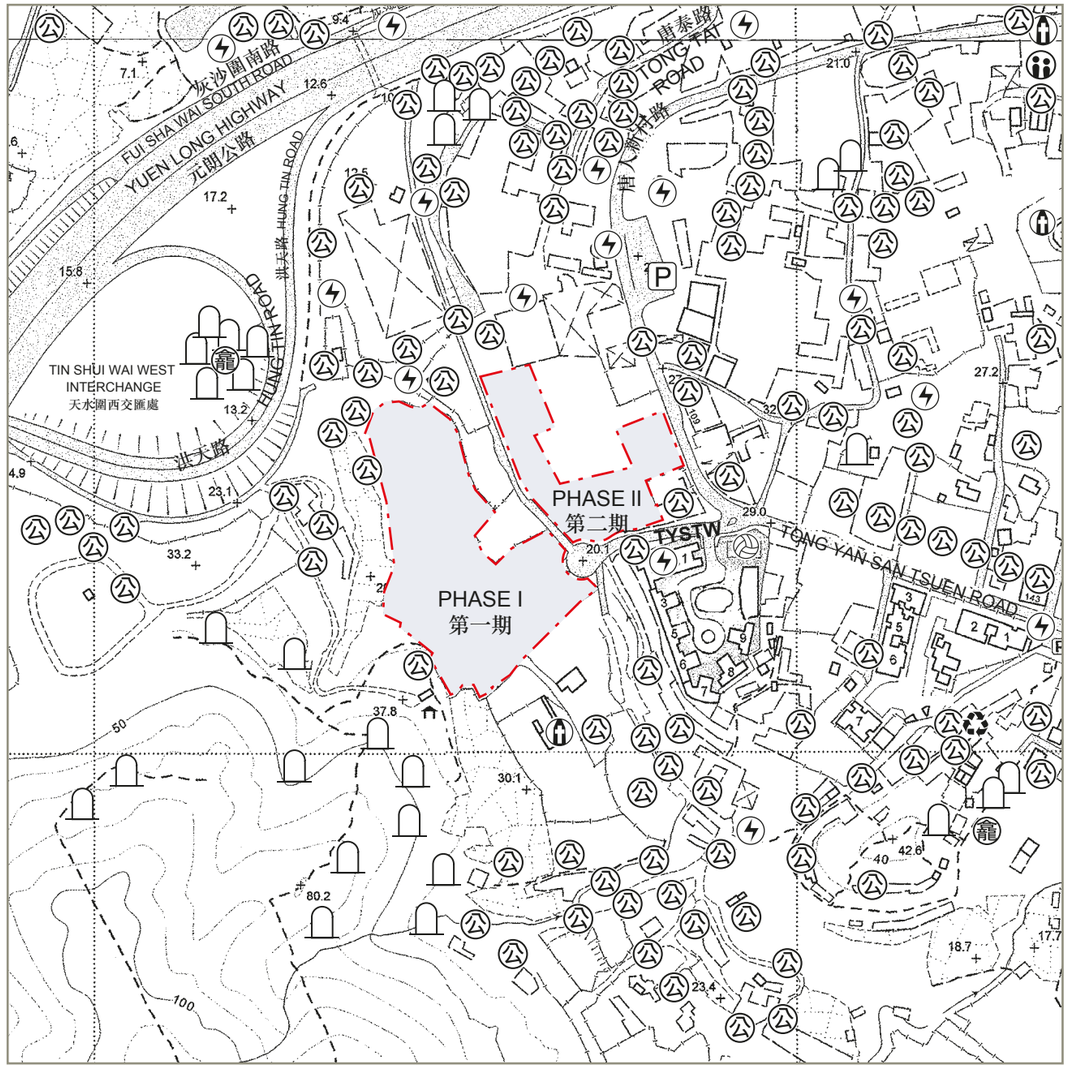
管理人

根據發展項目公契的最新擬稿，新世界物業管理有限公司將獲委任為發展項目期數的管理人。

Location plan of the development
發展項目的所在位置圖

The Location Plan is prepared based on a reproduction of Survey Sheet Nos. 6-NW-A dated 31 October 2017, 6-NW-B dated 31 October 2017, 6-NW-C dated 31 October 2017 & 6-NW-D dated 31 October 2017 with adjustments where necessary.

所在位置圖依據日期為2017年10月31日之測繪圖(編號6-NW-A)、2017年10月31日之測繪圖(編號6-NW-B)、2017年10月31日之測繪圖(編號6-NW-C)及2017年10月31日之測繪圖(編號6-NW-D)複印後擬備，有需要處經修正處理。



Scale:
比例： 0 200 400 600 Metres (米)

Location of the Development
發展項目的位置

N

Legend 圖例

- Columbarium 骨灰龕
- Power plant (including electricity sub-stations) 發電廠 (包括電力分站)
- Cemetery 墳場
- Public carpark (including lorry park) 公眾停車場 (包括貨車停泊處)
- Public utility installation 公用事業設施裝置
- Religious institution (including church, temple and Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
- Sports facilities (including sports ground and swimming pool) 體育設施 (包括運動場及游泳池)
- Refuse collection point 垃圾收集站
- 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)

Street name not shown in full in the location plan
於所在位置圖未能顯示全名之街道

TYSTW Tong Yan San Tsuen West Road 唐人新村西路

Remarks :

1. Due to technical reasons as a result of the irregular boundary of the Development, the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 109/2017.
3. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

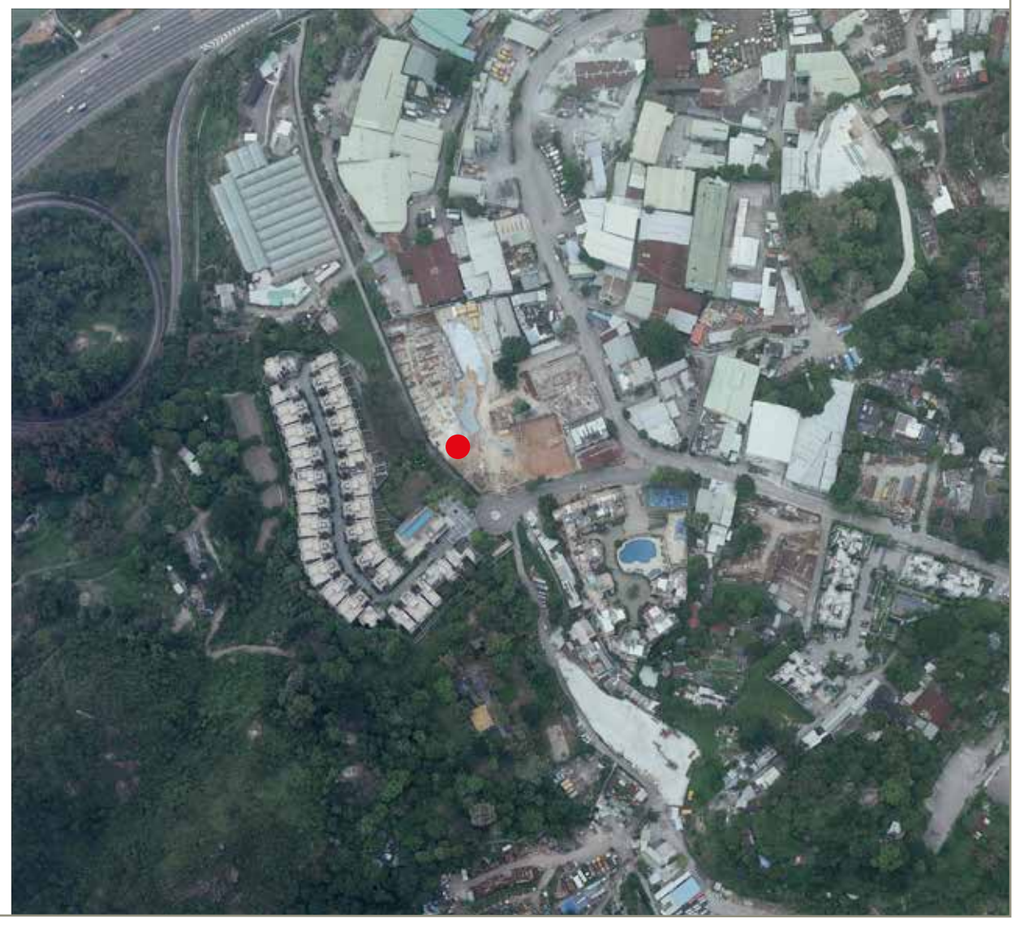
備註：

1. 因發展項目的不規則界線引致的技術原因，所在位置圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
2. 地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號109/2017。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Aerial photograph of the phase of the development
發展項目期數的鳥瞰照片

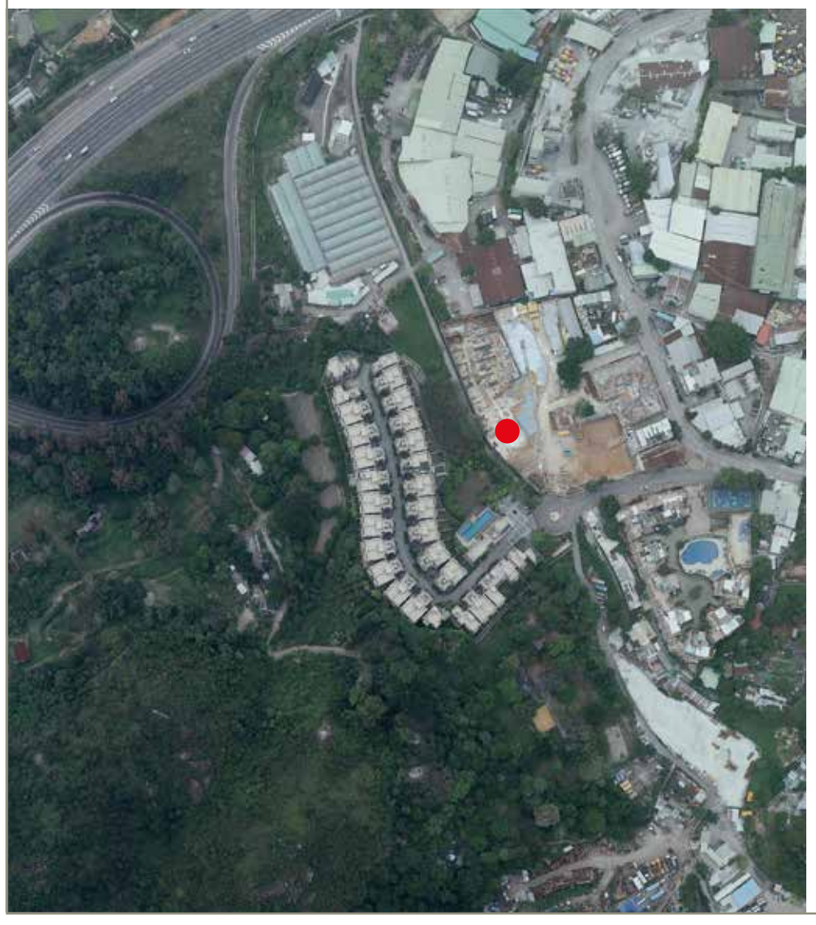
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,500 feet, photo No. E021451C, dated 16 April 2017.
摘錄自地政總署測繪處於2017年4月16日在2,500呎飛行高度拍攝之鳥瞰照片，編號為E021451C。

This blank area falls outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋本空白範圍



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,500 feet, photo No. E021452C, dated 16 April 2017.
摘錄自地政總署測繪處於2017年4月16日在2,500呎飛行高度拍攝之鳥瞰照片，編號為E021452C。

This blank area falls outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋本空白範圍



● Location of the Phase of the Development
發展項目期數的位置

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香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Remarks :
1. The aerial photographs are available for free inspection during normal office hours at the sales office.
2. Due to technical reasons as a result of the irregular boundary of the Phase of the Development, the aerial photographs have shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

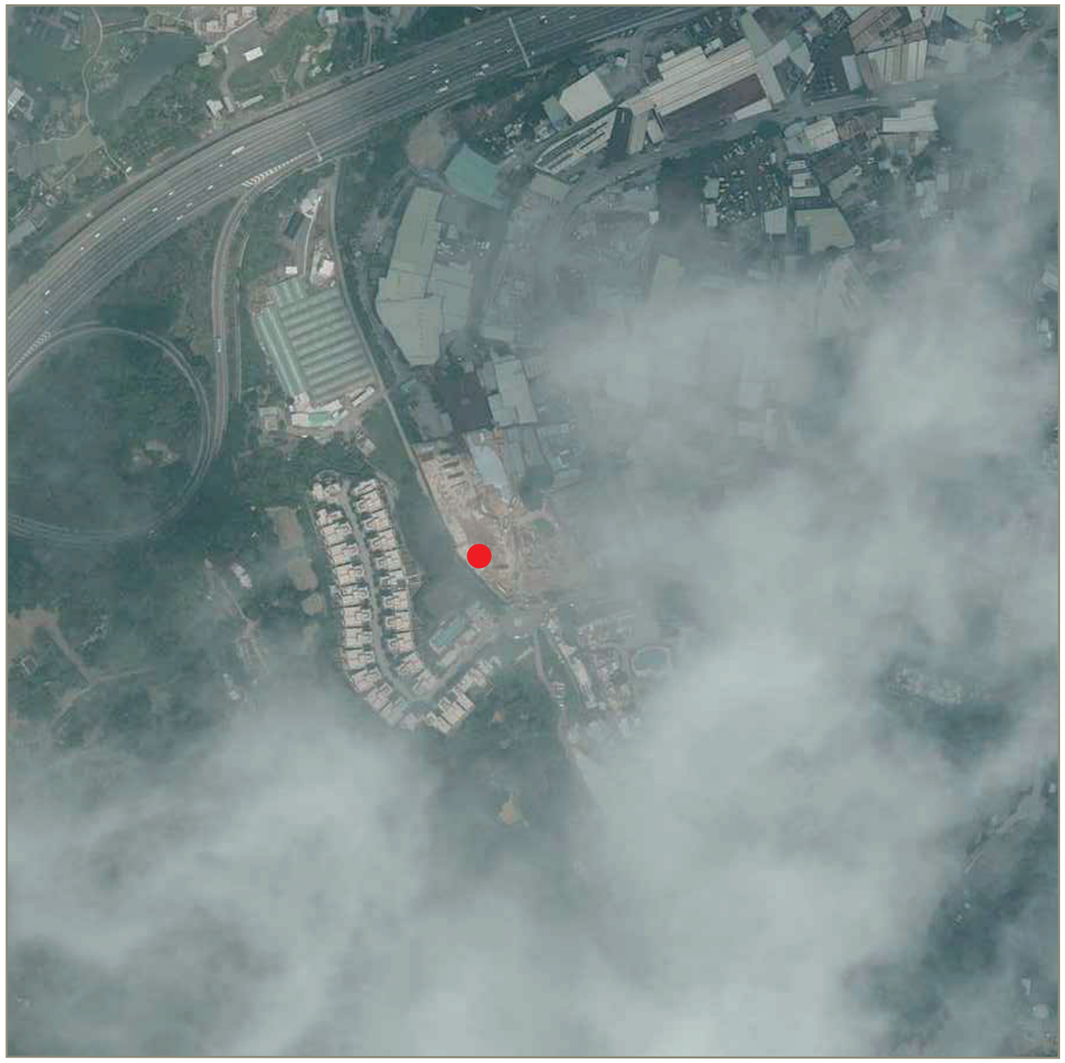
備註：
1. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
2. 因發展項目期數的不規則界線引致的技術原因，鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Aerial photograph of the phase of the development

發展項目期數的鳥瞰照片

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E018976C, dated 3 April 2017.

摘錄自地政總署測繪處於2017年4月3日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E018976C。



● Location of the Phase of the Development
發展項目期數的位置

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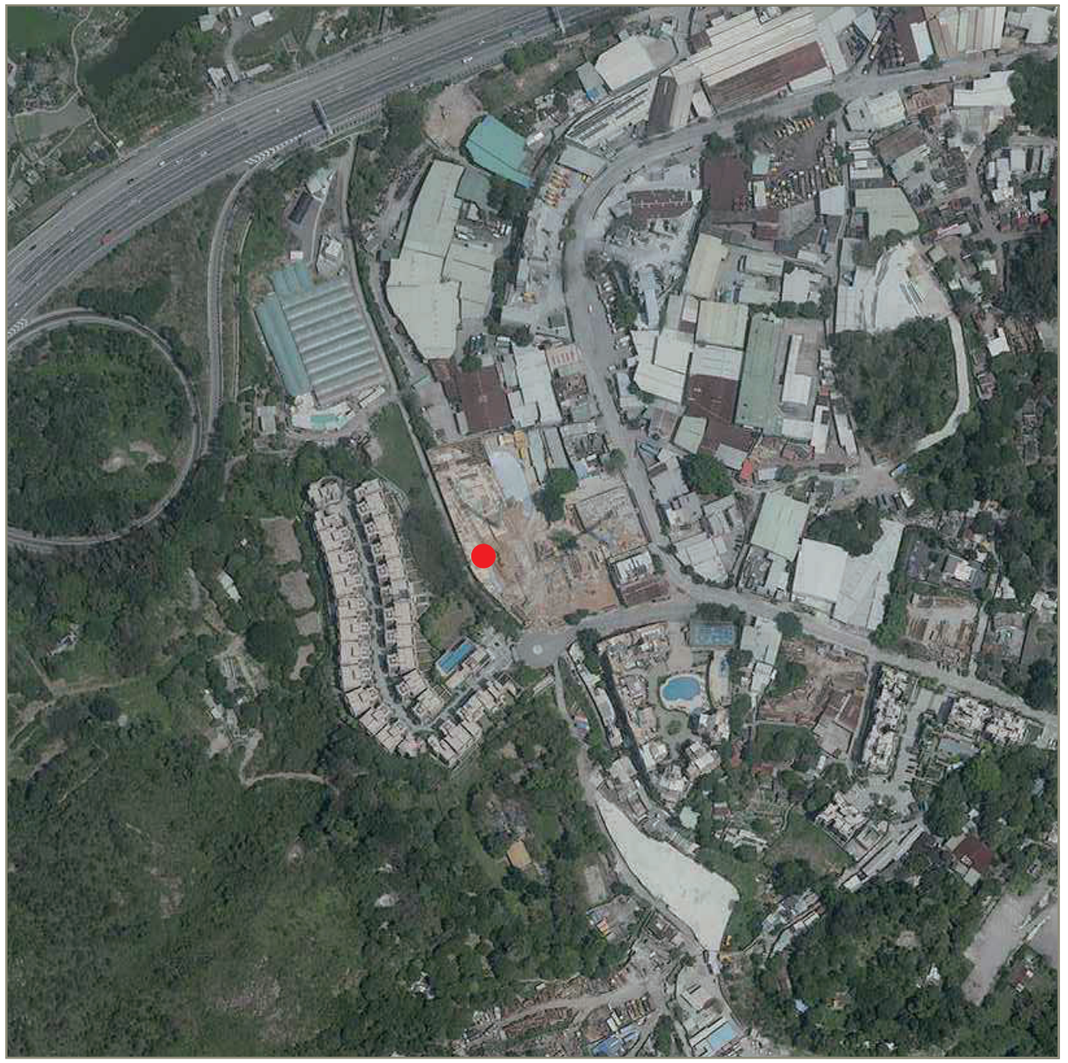
香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E016620C, dated 2 April 2017.

摘錄自地政總署測繪處於2017年4月2日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E016620C。



Remarks :

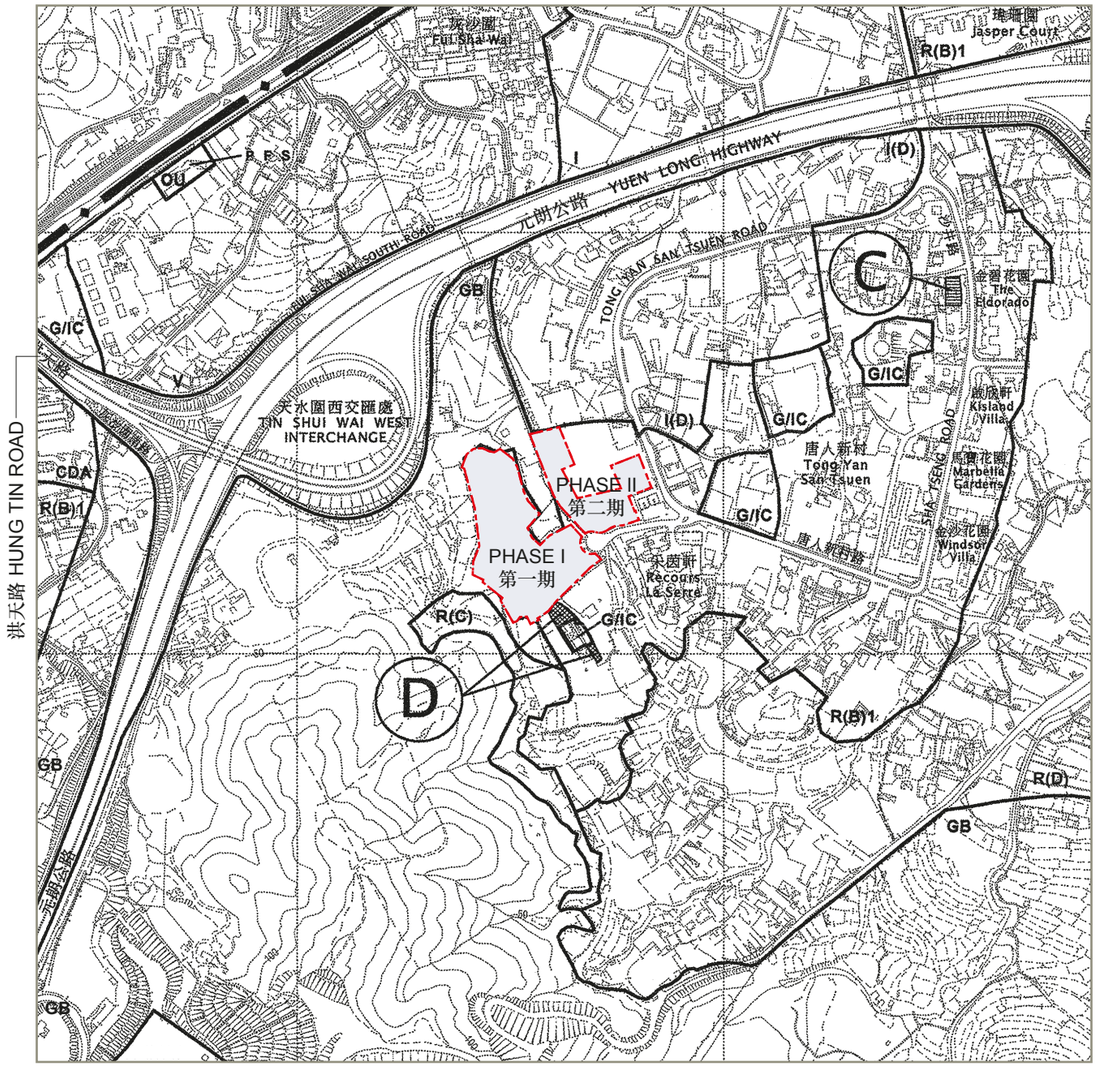
1. The aerial photographs are available for free inspection during normal office hours at the sales office.
2. Due to technical reasons as a result of the irregular boundary of the Phase of the Development, the aerial photographs have shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
2. 因發展項目期數的不規則界線引致的技術原因，鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development
關乎發展項目的分區計劃大綱圖等

Part of the draft Tong Yan San Tsuen Outline Zoning Plan with plan No. S/YL-TYST/11 gazetted on 29 September 2017.
摘錄自2017年9月29日憲報公布之唐人新村分區計劃大綱草圖，圖則編號為S/YL-TYST/11。



Scale:
比例： 0 200 400 600 Metres (米)

N

Location of the Development
發展項目的位置

NOTATION 圖例

ZONES 地帶

- CDA — Comprehensive Development Area 綜合發展區
- R(B) — Residential (Group B) 住宅(乙類)
- R(C) — Residential (Group C) 住宅(丙類)
- R(D) — Residential (Group D) 住宅(丁類)
- V — Village Type Development 鄉村式發展
- I — Industrial 工業
- I(D) — Industrial (Group D) 工業(丁類)
- G/IC — Government, Institution or Community 政府、機構或社區
- OU — Other specified use 其他指定用途
- GB — Green Belt 綠化地帶

COMMUNICATIONS 交通

- Major road and junction 主要道路及路口

MISCELLANEOUS 其他

- Boundary of Planning Scheme 規劃範圍界線
- P F S — Petrol Filling Station 加油站

AMENDMENT 修訂

- Amendment Item C
  Rezoning of a piece of land at Sha Tseng Road from "G/IC" to "R(B)1".
  修訂項目C項
  把位於沙井路的一塊土地由「政府、機構或社區」地帶改劃為「住宅(乙類)1」地帶。
- Amendment Item D
  Rezoning of two pieces of land to the south of Park Villa from "G/IC" to "R(B)1".
  修訂項目D項
  把位於柏巒南面的兩塊土地由「政府、機構或社區」地帶改劃為「住宅(乙類)1」地帶。

Remarks :

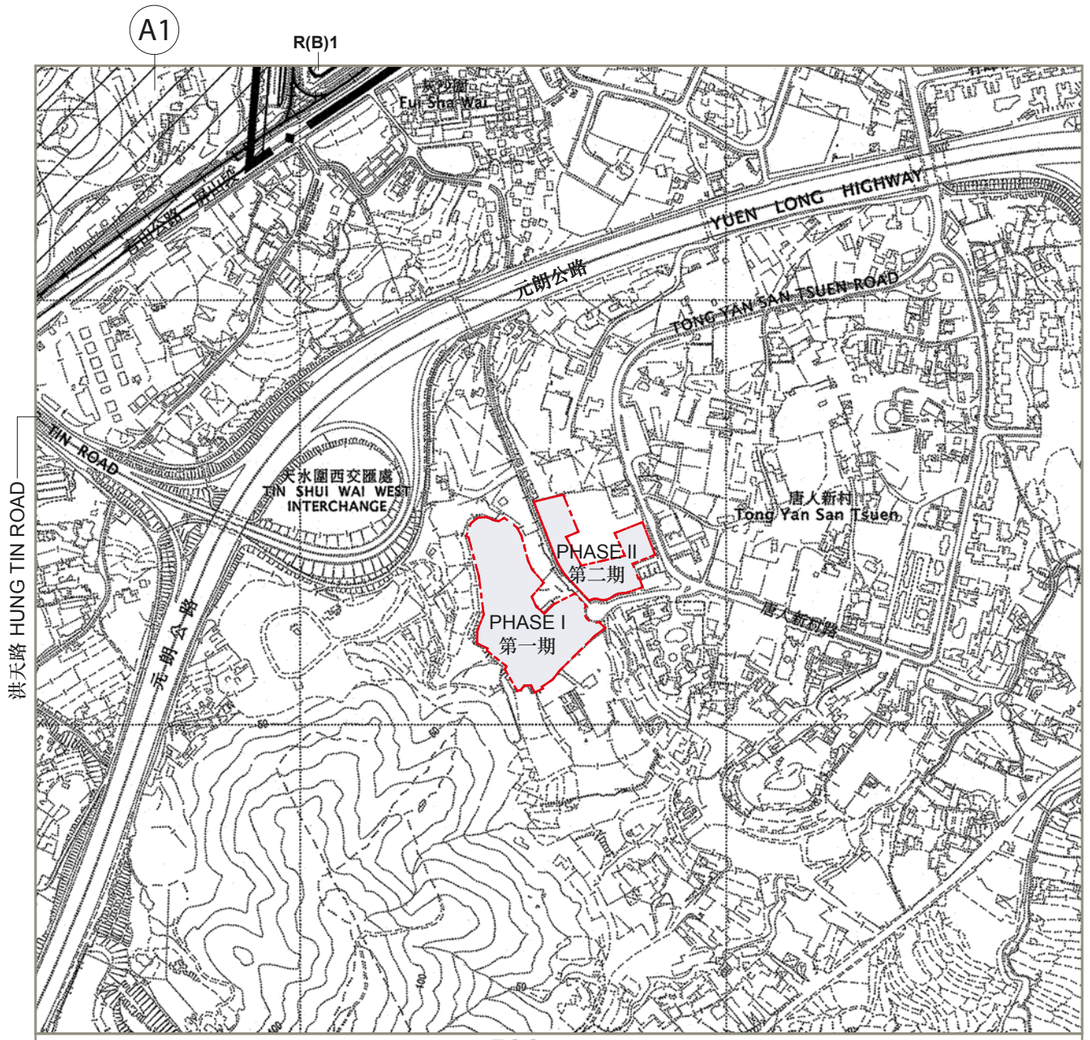
1. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
2. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
3. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
4. Due to technical reasons as a result of the irregular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 在印製售樓説明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 地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。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development
關乎發展項目的分區計劃大綱圖等

Part of the draft Ping Shan Outline Zoning Plan with plan No. S/YL-PS/17 gazetted on 26 May 2017.
摘錄自2017年5月26日憲報公布之屏山分區計劃大綱草圖，圖則編號為S/YL-PS/17。



Scale:
比例： 0 200 400 600 Metres (米)

N

Location of the Development
發展項目的位置

NOTATION 圖例

ZONES 地帶

R(B) Residential (Group B)
住宅(乙類)

COMMUNICATIONS 交通

LR Light Rail
輕鐵

MISCELLANEOUS 其他

Boundary of Planning Scheme
規劃範圍界線

AMENDMENT 修訂

Amendment Item A1
Excision of the central and western parts from the planning scheme area for incorporation into the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/1
修訂項目A1項
把中部和西部的地方從規劃區剔出，以納入《洪水橋及厦村分區計劃大綱草圖編號S/HSK/1》內。

Remarks :

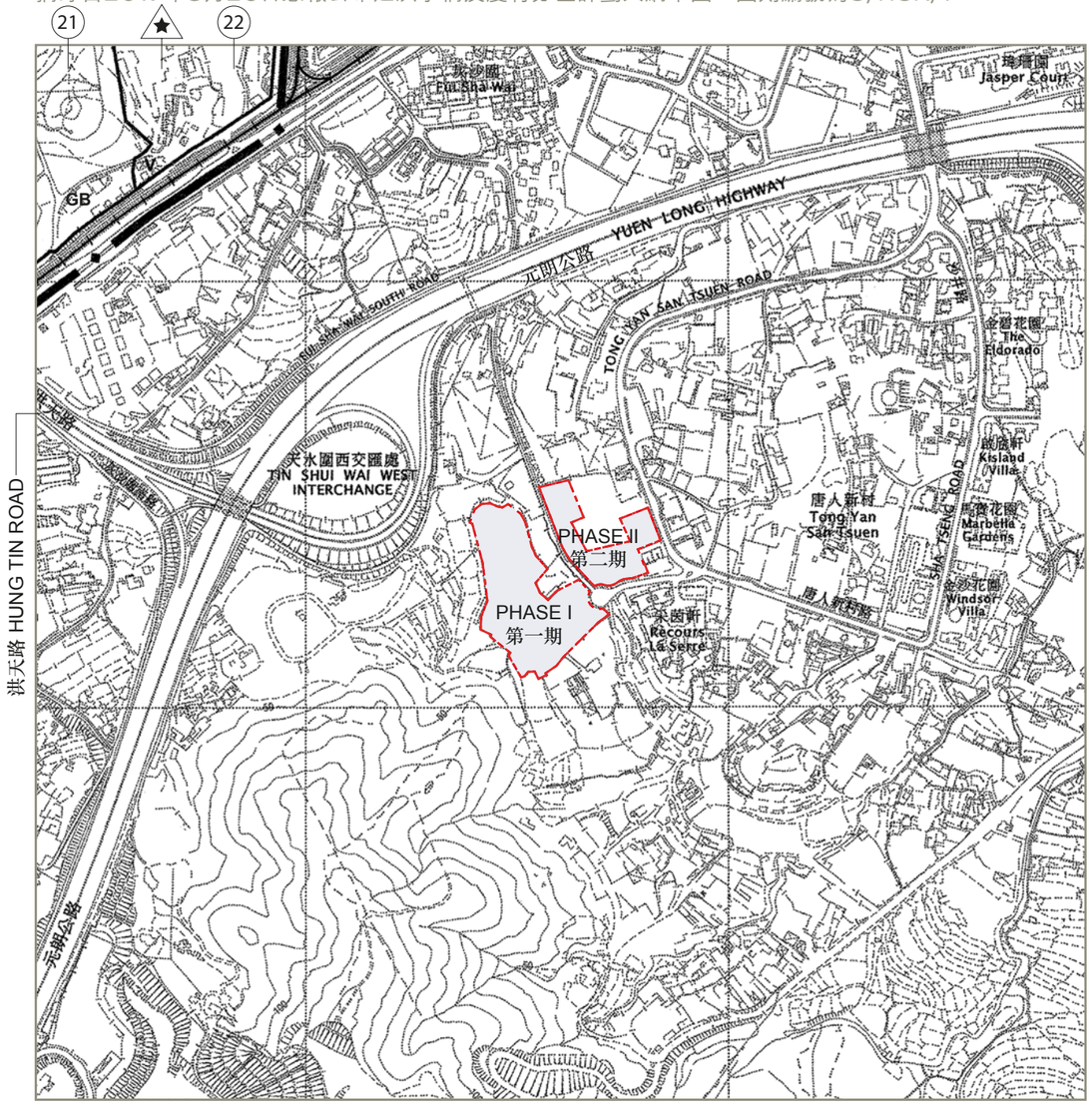
1. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
2. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
3. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
4. Due to technical reasons as a result of the irregular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 在印製售樓説明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 地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。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development
關乎發展項目的分區計劃大綱圖等

Part of the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan with plan No. S/HSK/1 gazetted on 26 May 2017.
摘錄自2017年5月26日憲報公布之洪水橋及厦村分區計劃大綱草圖，圖則編號為S/HSK/1。



Scale:
比例： 0 200 400 600 Metres (米)

Location of the Development
發展項目的位置

NOTATION 圖例

ZONES 地帶

V — Village Type Development
鄉村式發展

GB — Green Belt
綠化地帶

COMMUNICATIONS 交通

LR — Light Rail
輕鐵

MISCELLANEOUS 其他

Boundary of Planning Scheme
規劃範圍界線

21 — Planning Area Number
規劃區編號

Maximum Building Height Restriction as stipulated on the Notes
《註釋》內訂明最高建築物高度限制

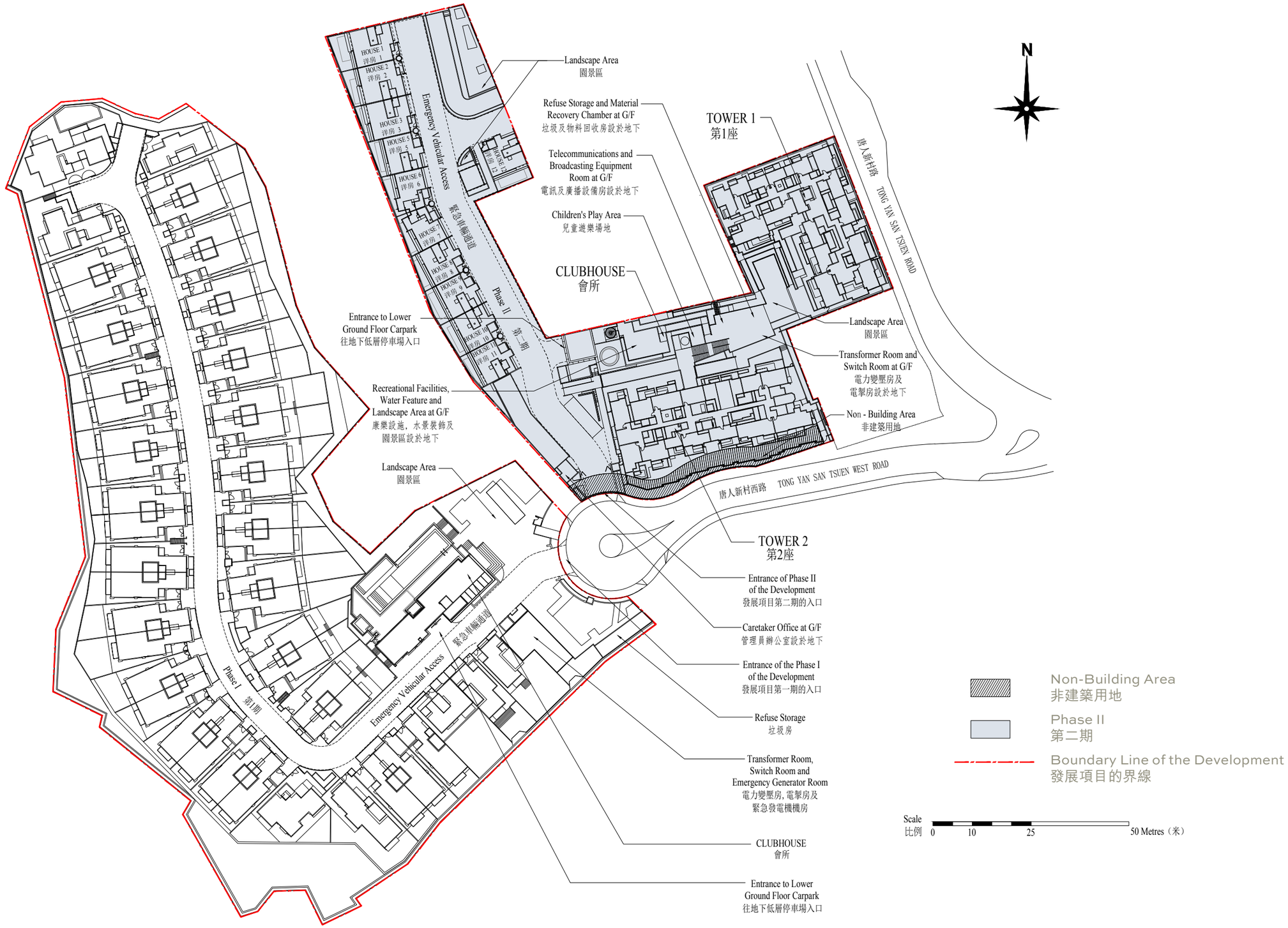
Remarks :

1. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
2. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
3. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
4. Due to technical reasons as a result of the irregular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 在印製售樓説明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 地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。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Layout plan of the development
發展項目的布局圖



The estimated date of completion of the buildings and facilities, as provided by the Authorized Person for the Phase of the Development, is 31 July 2018.
由發展項目期數的認可人士提供的建築物及設施的預計落成日期為2018年7月31日。

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Towers

Remarks applicable to the floor plans in this section :

1. There are architectural features and/or metal grilles and/or aluminium claddings and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
2. Common pipes exposed and/or enclosed in aluminium cladding are located at/adjacent to the balcony and/or flat roof and/or air-conditioner platform and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
3. There are sunken slabs for mechanical and electrical services and/or false ceilings/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential properties.
4. Balconies and Utility Platforms are non-enclosed areas.
5. Symbols of fittings and fitments such as bath tub, sink, water closet, shower, sink counter, etc. in the floor plans are prepared based on the latest approved building plans and are for general indication only.

大廈

適用於本節之樓面平面圖之備註：

1. 部分樓層外牆範圍設有建築裝飾及/或金屬格柵及/或鋁面板及/或外露喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。
2. 部分住宅物業的露台及/或平台及/或空調機平台及/或外牆上或附近設有外露及/或鋁質裝飾板內藏之公用喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。
3. 部分住宅物業有用以安裝機電設備的跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑。
4. 露台及工作平台為不可封閉的地方。
5. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃按最新經批准的建築圖則繪製，只作一般示意用途。

Houses

Remarks applicable to the floor plans in this section:

1. There are architectural features and/or metal grilles and/or aluminium cladding and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
2. There are sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads at some of the houses for installation of air-conditioning fittings and/or mechanical and electrical services.
3. There are exposed pipes installed in some stores and toilets.
4. The voids inside houses are not to be decked over. For details, please refer to the latest approval building plans.
5. Balconies are non-enclosed areas.
6. The ground floor areas under Balconies are designated as non-enclosed areas. For details, please refer to the latest approval building plan.
7. Symbols of fittings and fitments such as bath tub, sink, water closet, shower, sink counter, etc. in the floor plans are prepared based on the latest approved building plans and are for general indication only.

洋房

適用於本節之樓面平面圖之備註:

1. 部分樓層外牆範圍設有建築裝飾及/或金屬格柵及/或鋁面板及/或外露喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。
2. 部分洋房有用以安裝機電設備的跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑。
3. 部分儲物房及廁所裝有外露喉管。
4. 洋房內的中空部分不可覆蓋。詳細資料請參考最新經批准的建築圖則。
5. 露台為不可封閉的地方。
6. 位於露台下方之地下位置為不可封閉的地方。詳細資料請參考最新經批准的建築圖則。
7. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

Floor plans of residential properties in the phase of the development
發展項目期數的住宅物業的樓面平面圖

Legend for floor plans of residential properties in the Phase of the Development
發展項目期數的住宅物業的樓面平面圖圖例

A/C PLATFORM = Air-conditioner Platform 空調機平台
A/C PLATFORM ABOVE = Air-conditioner Platform Above 上層空調機平台
A/C Plinth = Air-conditioner Plinth 空調機底座
A/C GRILLE = Air-conditioner Grille 空調機格柵
AC = Aluminum Cladding 鋁質裝飾板
AD = Air Duct 通風槽
AF = Architectural Feature 建築裝飾
AF ABOVE = Architectural Feature Above 上層建築裝飾
AF AT 1/F = Architectural Feature at 1/F 建築裝飾設於1樓
AF BELOW = Architectural Feature Below 下層建築裝飾
B = Bathroom 浴室
BAL = Balcony 露台
BAL ABOVE = Balcony Above 上層露台
BL ABOVE = Building Line Above 上層建築物邊線
BR = Bedroom 睡房
CAB = Cabinet 櫃
CANOPY = 簷篷
CANOPY ABOVE = Canopy Above 上層簷篷
COMMON FLAT ROOF = 公用平台
D = Down 下
DIN = Dining Room 飯廳
DOG HOUSE = Mechanical and Electrical Services Duct Connecting to the Floor Below
連接下層的機電設施管道
EL = Electricity Duct 電線槽
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電線槽及低電壓槽/箱
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FSI = Fire Service Inlet 消防入水掣
FLAT ROOF = 平台
GARDEN = 花園
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LAV = Lavatory 洗手間
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LIGHT WELL = 光井
LIV = Living Room 客廳
MB = Master Bathroom 主人浴室
MBR = Master Bedroom 主人睡房
METAL CLADDING = 金屬裝飾板
OPEN KIT = Open Kitchen 開放式廚房
PD = Pipe Duct 管道槽
RS & MRR = Refuse Storage and Material Recovery Room 垃圾及物料回收室
ROOF = 天台
SPRINKLER CONTROL VALVE = 消防花酒控制閥
STO = Store 儲物房
U = Up 上
UP = Utility Platform 工作平台
UP ABOVE = Utility Platform Above 上層工作平台
UTILITY = Utility Room工作間
VD = Ventilation Duct 通風槽
VOID = 中空
WMC = Water Meter Cabinet 水錶箱
WMR = Water Meter Room 水錶房

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 1 G/F
第1座 地下

Description 描述	Flat 單位														
	B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	3.05 3.40 3.55 3.65 3.90	3.15 3.40 3.55 3.65 3.90	3.15 3.40 3.55 3.90	3.40 3.55 3.90	3.05 3.40 3.55 3.65 3.90	3.40 3.55 3.65 3.90	3.05 3.15 3.40 3.55 3.65 3.90	3.05 3.40 3.55 3.65 3.90		3.20 3.40 3.55 3.65 3.70 3.90	3.15 3.40 3.55 3.90	3.05 3.15 3.40 3.55 3.65 3.90			3.15 3.40 3.55 3.65 3.90
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	150 200	150	150 175	150					150 175	175	150		150 175		150

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

Legend 圖例

A/C PLATFORM = Air-conditioner Platform 空調機平台
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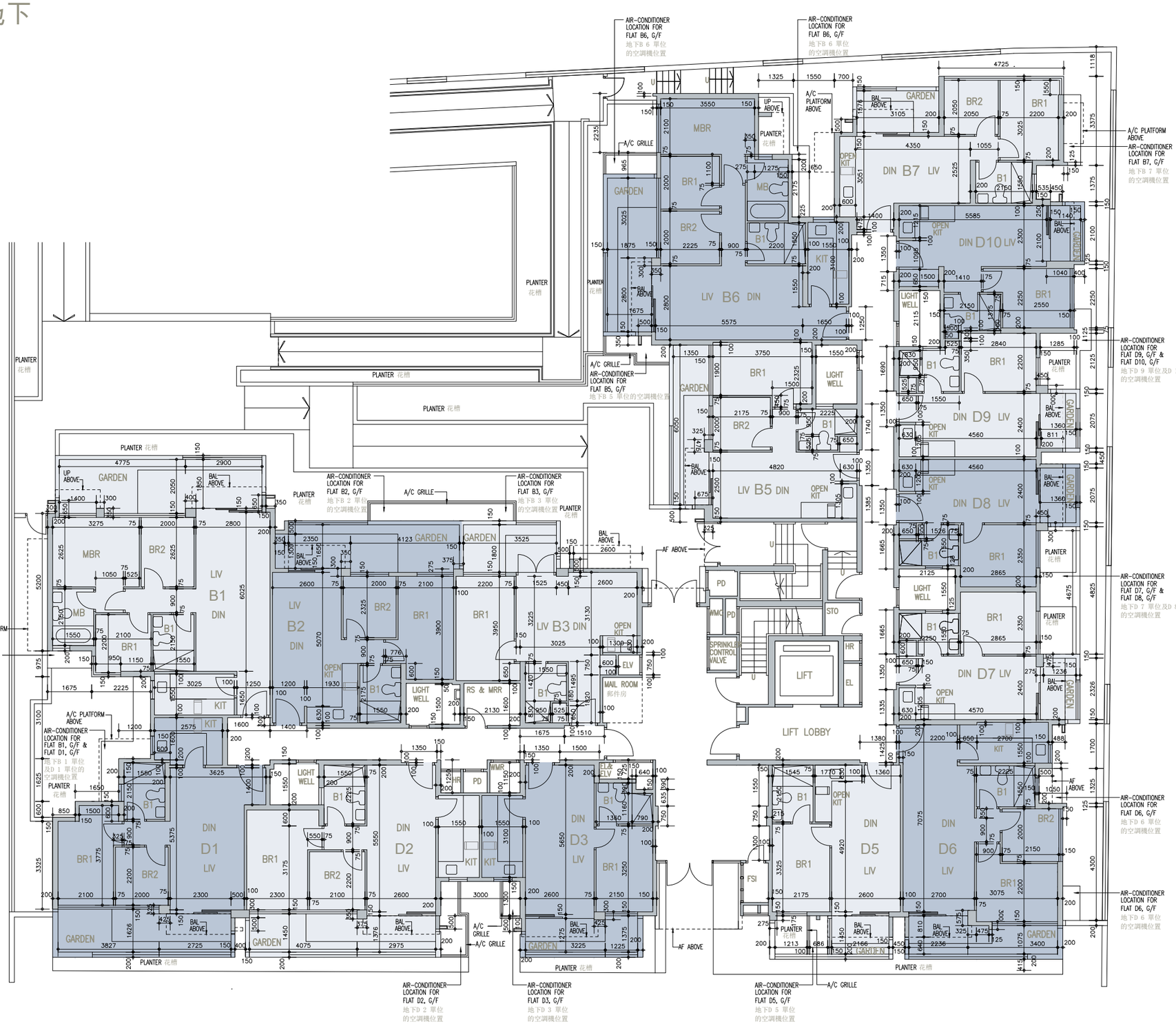
Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 1 第1座

G/F 地下



Scale 比例

0 1 2 3 4 5M(米)

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 1 1/F
第1座 1樓

Description 描述	Flat 單位														
	B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	3.00														
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥) 厚度 (毫米)	150 200	150							150 175	175	150		150 175		150

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

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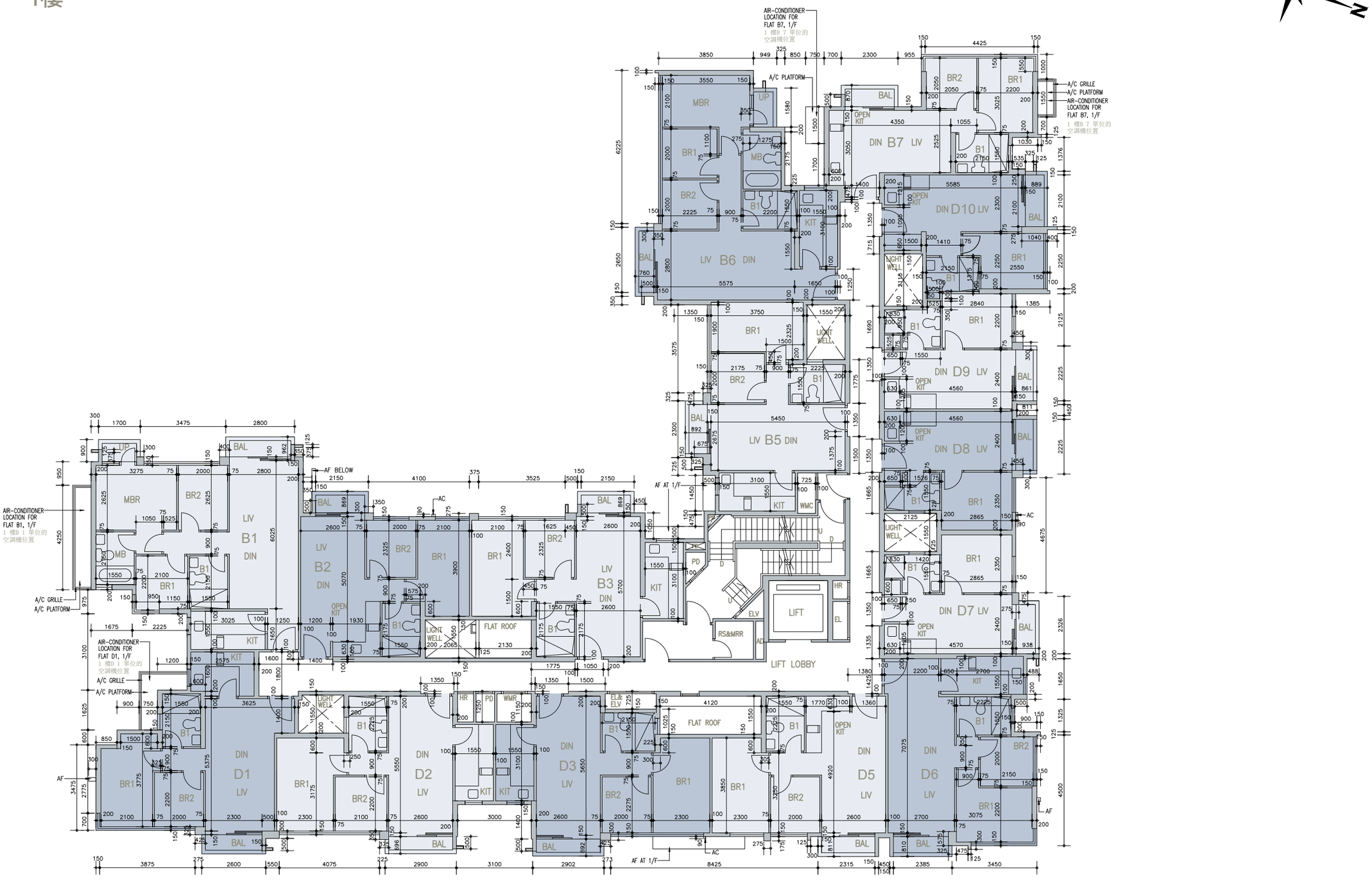
Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 1 1/F
第1座 1樓



Scale 比例
0 1 2 3 4 5M(米)

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 1 2/F
第1座 2樓

Description 描述	Flat 單位														
	B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	3.00														
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥) 厚度 (毫米)	150 200	150							150 175	175	150		150 175		150

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

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A/C PLATFORM = Air-conditioner Platform 空調機平台
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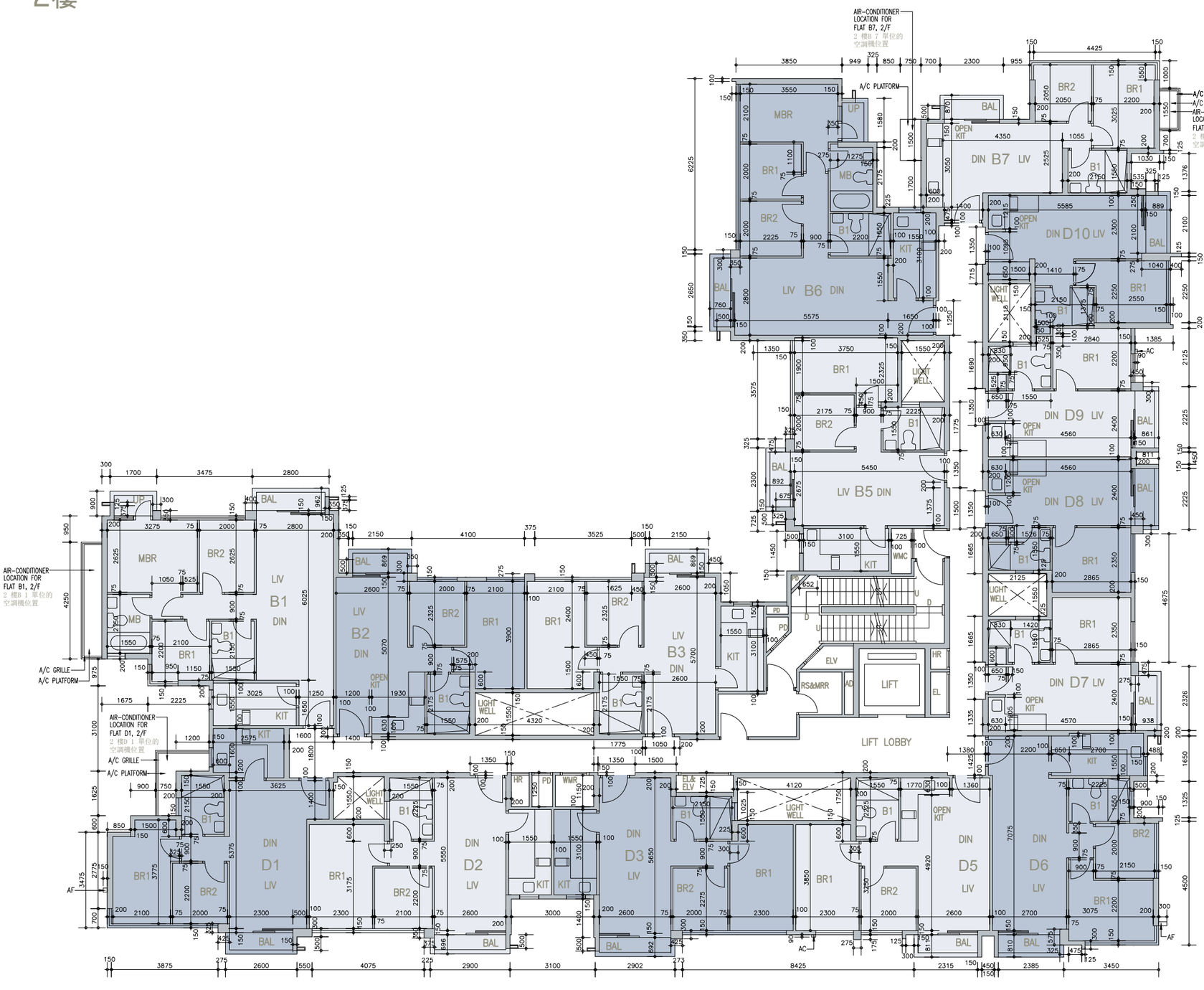
Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 1 2/F
第1座 2樓



Scale 比例
0 1 2 3 4 5M(米)

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 1 3/F
第1座 3樓

Description 描述	Flat 單位														
	B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	3.00 3.25 3.35			3.00 3.20 3.35	3.00 3.25 3.35					3.00 3.20 3.25 3.35	3.00 3.25 3.35				
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	175 200	175											175 200		175

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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Legend 圖例

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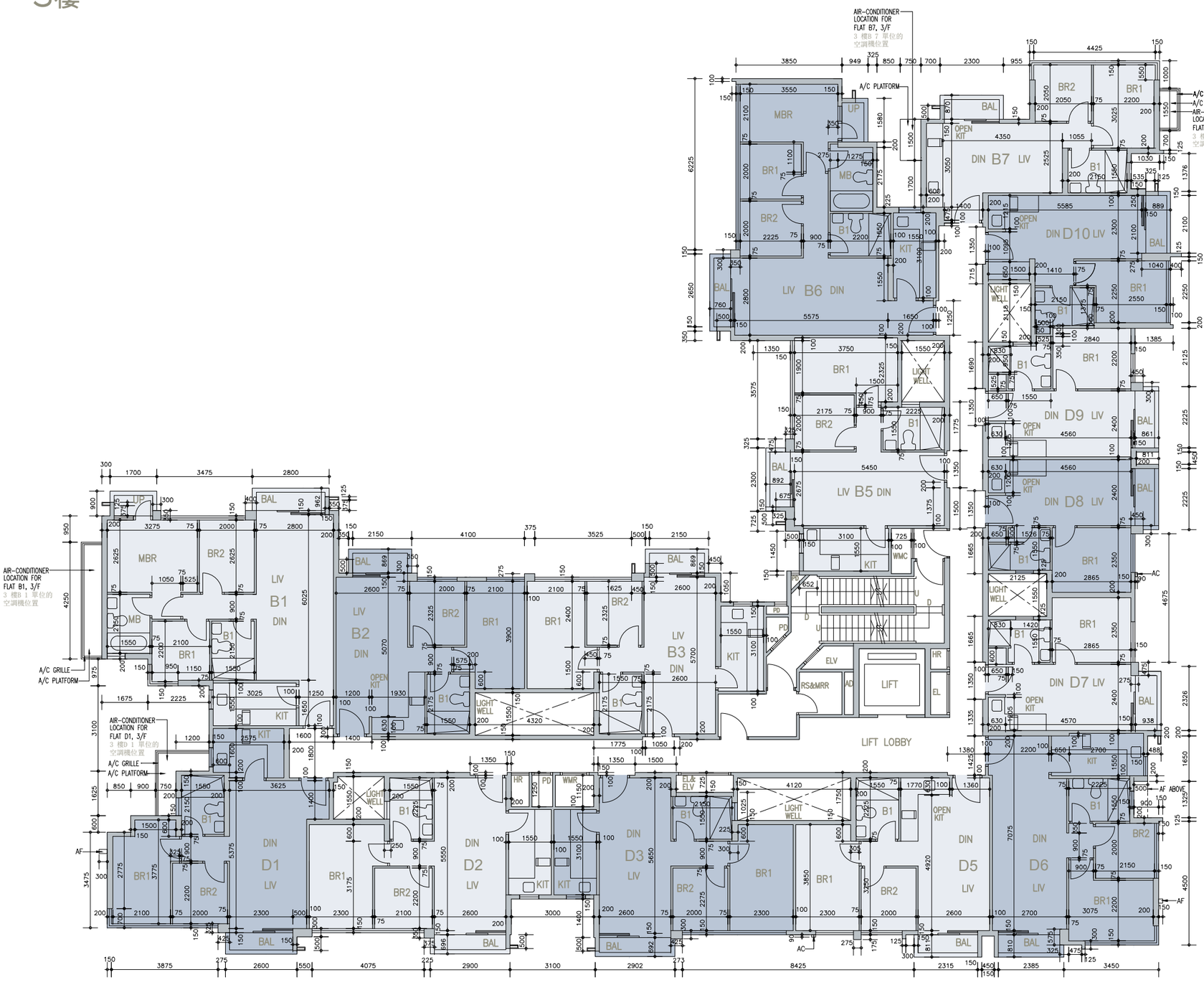
Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 1 3/F
第1座 3樓



Scale 比例
0 1 2 3 4 5M(米)

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 1 Roof
第1座 天台

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

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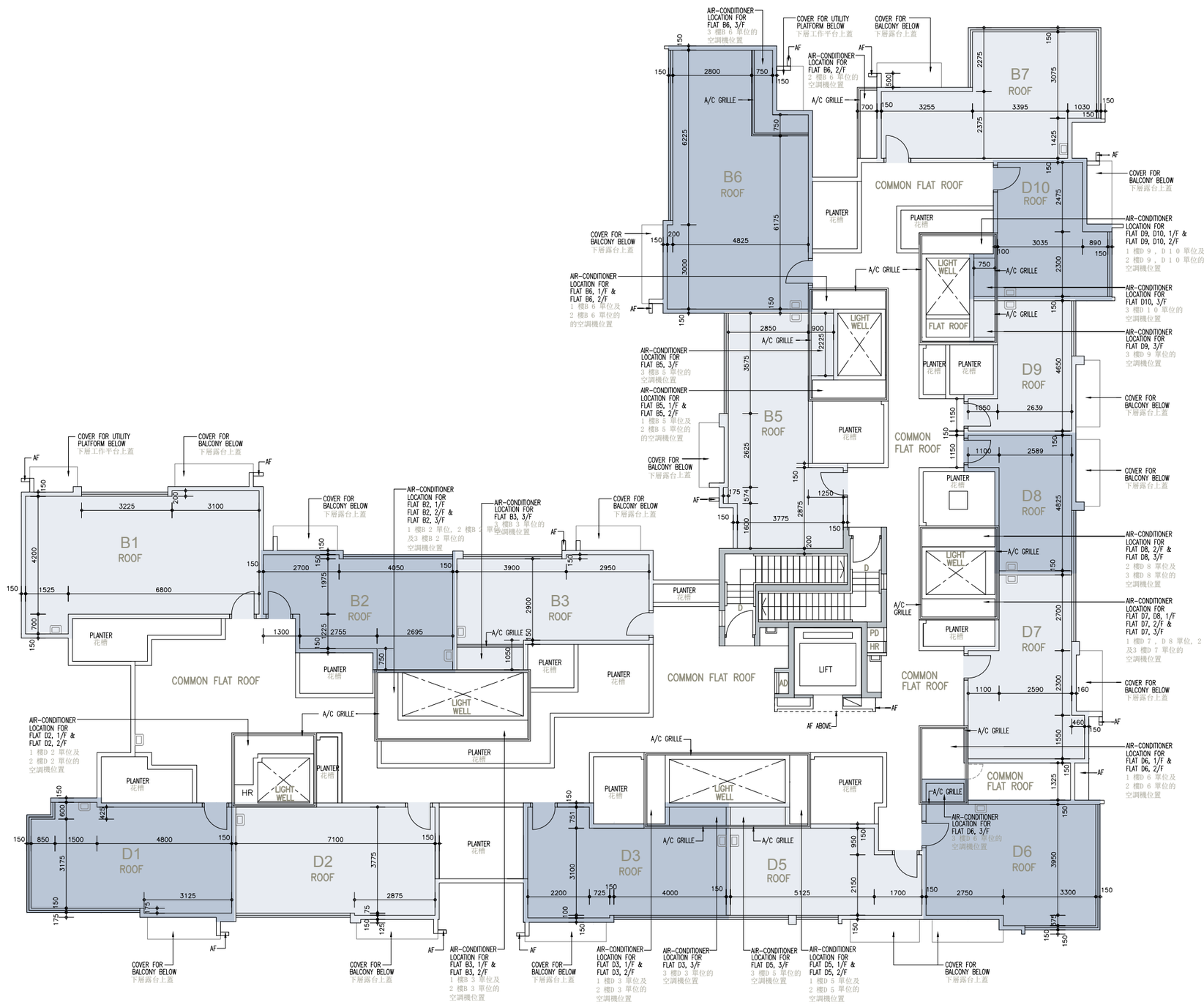
Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 1
第1座

Roof
天台



Scale 比例
0 1 2 3 4 5M(米)

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 2 G/F
第2座 地下

Description 描述	Flat 單位												
	A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	3.05 3.40 3.55 3.90	3.40 3.55 3.60 3.90		3.05 3.40 3.55 3.60 3.90	3.40 3.55 3.60 3.90	3.40 3.55 3.65 3.90		3.05 3.40 3.60 3.90	3.05 3.15 3.40 3.55 3.65 3.90	3.05 3.10 3.40 3.55 3.60 3.90	3.40 3.55 3.65 3.90	3.15 3.40 3.55 3.65 3.90	3.05 3.40 3.55 3.65 3.90
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	150 175	150 200	150 175 200	150 200		150	150 175 200	150 200			175	150 200	150

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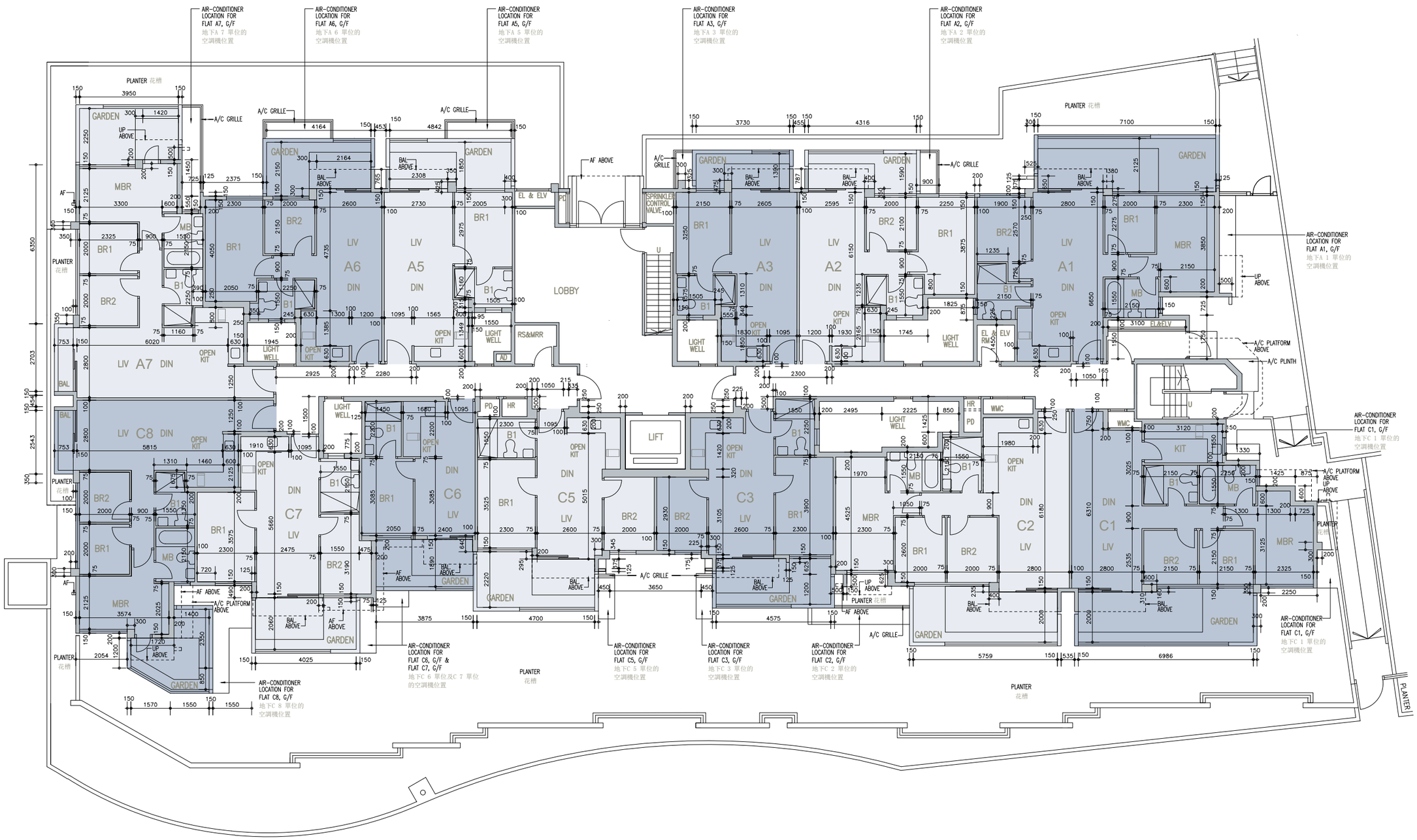
Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 2 第2座

G/F 地下



Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 2 1/F
第2座 1樓

Description 描述	Flat 單位												
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Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	150 175	150 200	150 175 200		150 200	150	150 175 200	150 200			175	150 200	150

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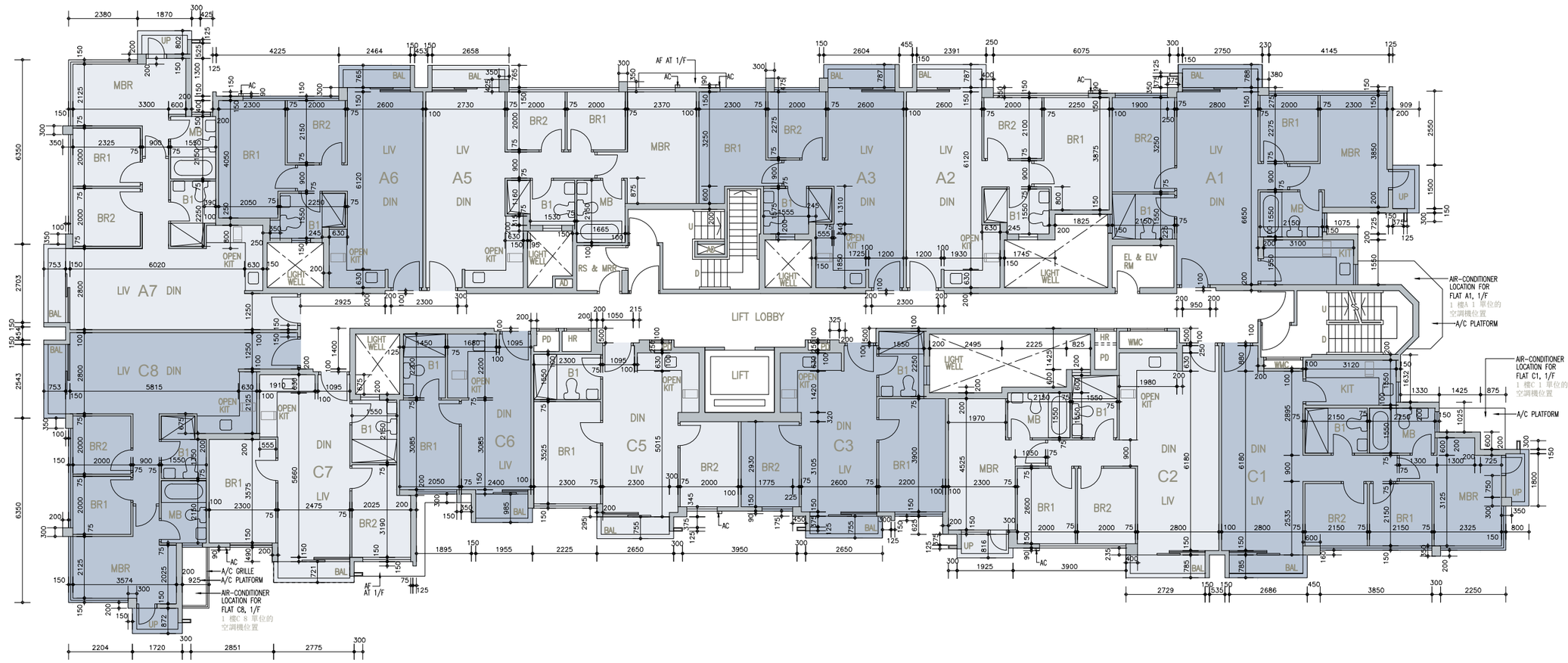
Tower 2 1/F
第2座 1樓



Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 2 2/F
第2座 2樓

Description 描述	Flat 單位												
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Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	150 175	150 200	150 175 200	150 200	150	150 175 200	150 200		175	150 200	150		

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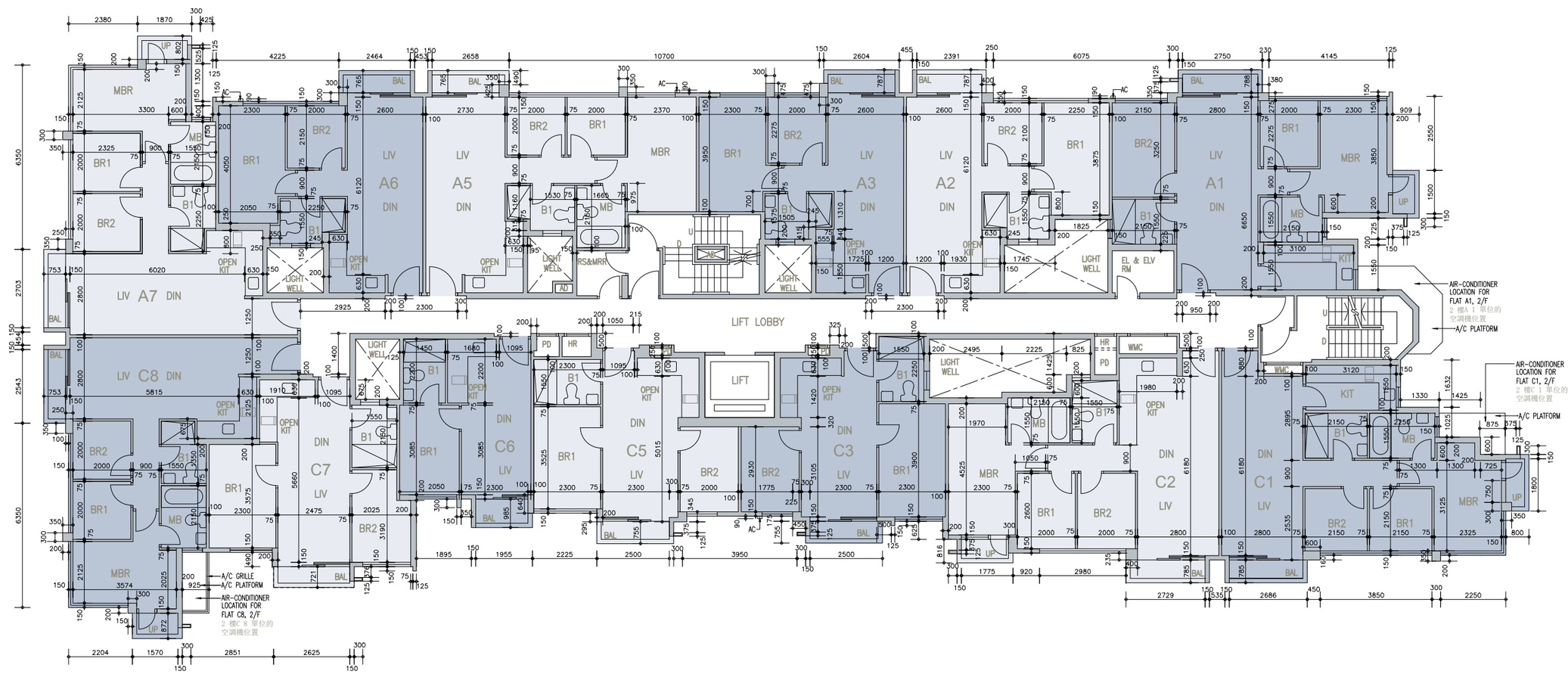
Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 2 2/F
第2座 2樓



Scale 比例
0 1 2 3 4 5M(米)

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 2 3/F
第2座 3樓

Description 描述	Flat 單位												
	A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8
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Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	175												

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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。

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A/C PLATFORM = Air-conditioner Platform 空調機平台
A/C PLATFORM ABOVE = Air-conditioner Platform Above 上層空調機平台
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A/C GRILLE = Air-conditioner Grille 空調機格柵
AC = Aluminum Cladding 鋁質裝飾板
AD = Air Duct 通風槽
AF = Architectural Feature 建築裝飾
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AF AT 1/F = Architectural Feature at 1/F 建築裝飾設於1樓
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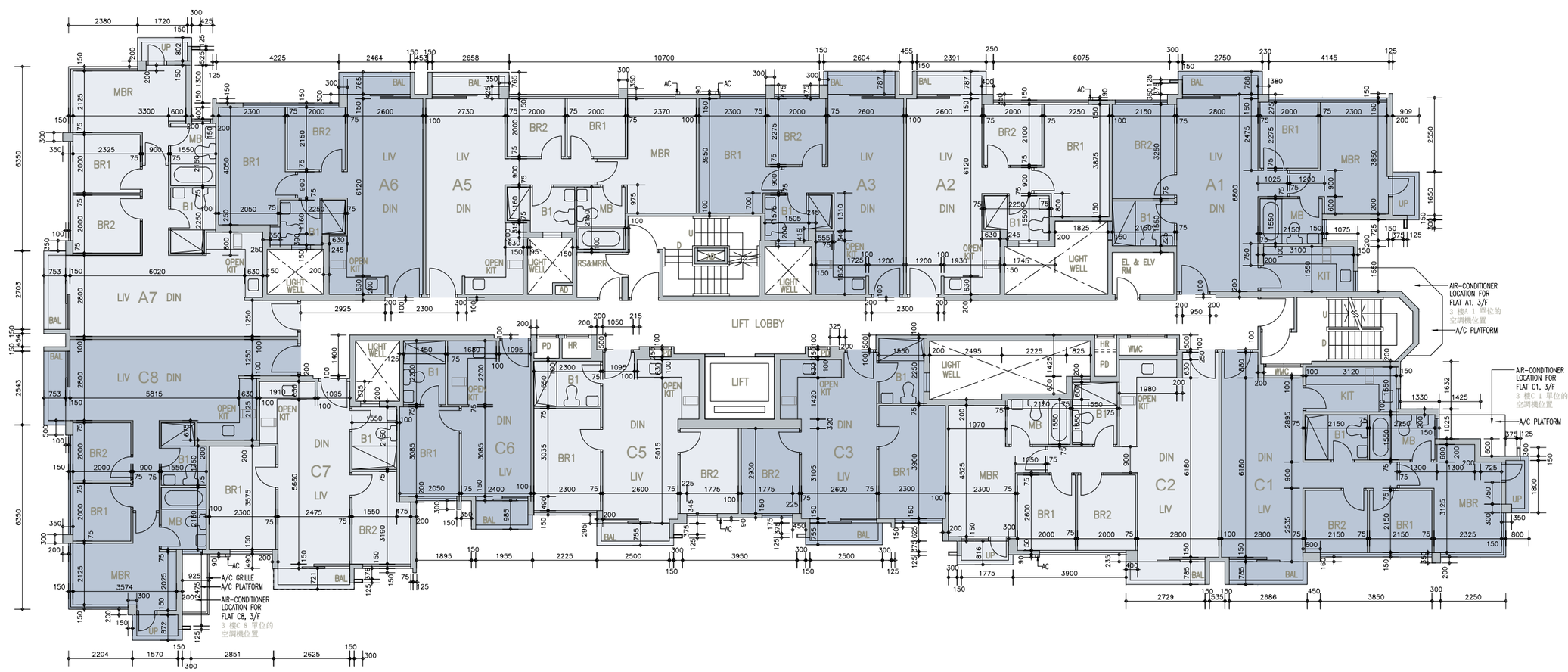
Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

Tower 2 3/F
第2座 3樓



Scale 比例
0 1 2 3 4 5M(米)

Tower 2 Roof
第2座 天台

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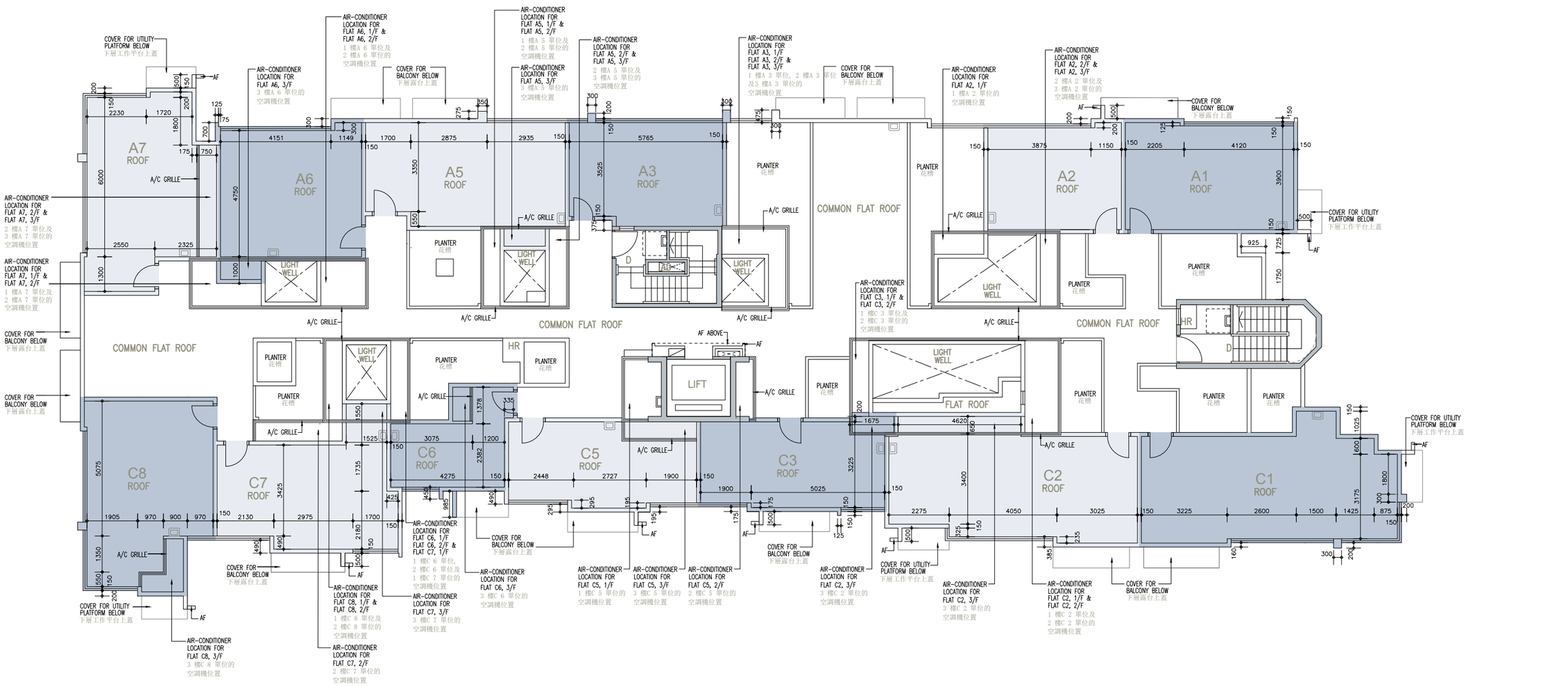
Tower 2
第2座

Roof
天台



Scale 比例
0 1 2 3 4 5M(米)

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

HOUSE 1
洋房 1

Floor 樓層	Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (m) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	Thickness of the floor slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 厚度 (毫米)
G/F 地下	3.45 3.60 3.80 3.825 3.95 4.125 4.175	150 175 225
1/F 1樓	3.50 3.85	150 175 200
Roof (Stairhood) 天台 (梯屋)	2.50	150

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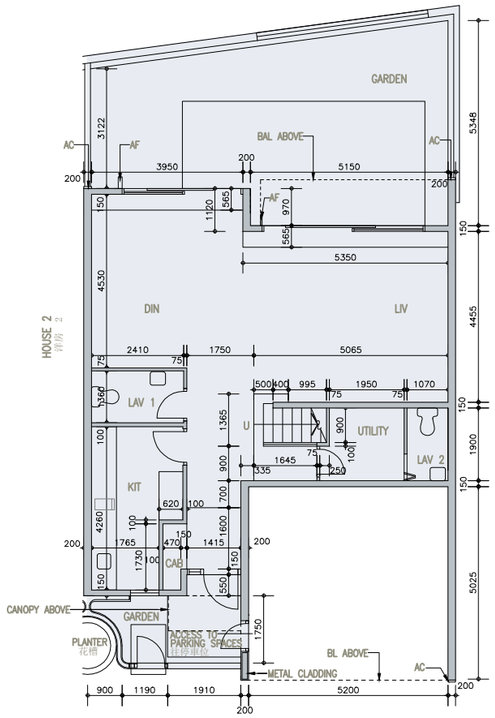
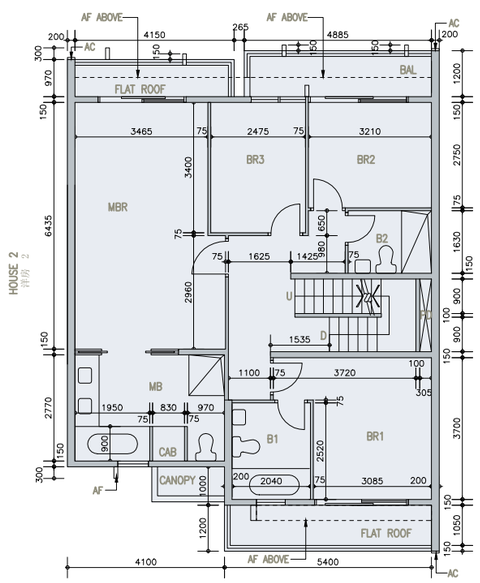
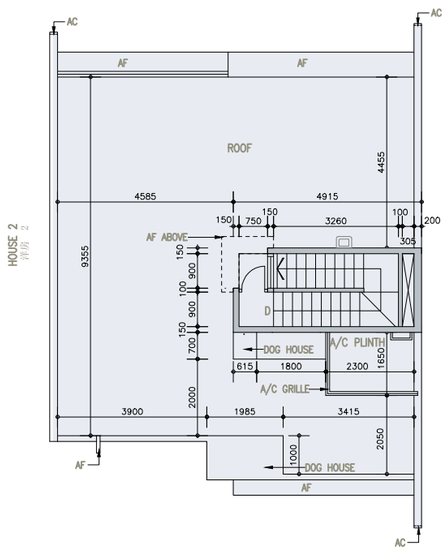
HOUSE 1
洋房1



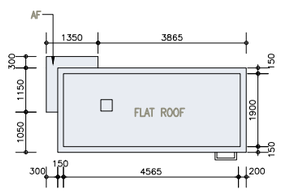
G/F
地下



1/F
1樓



ROOF
天台



UPPER ROOF
上層天台

Scale 比例
0 1 2 3 4 5M(米)

Floor plans of residential properties in the phase of the development
發展項目期數的住宅物業的樓面平面圖

HOUSE 2
洋房 2

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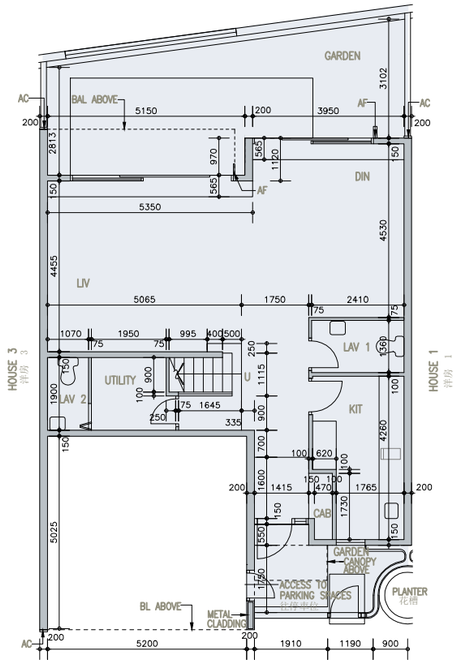
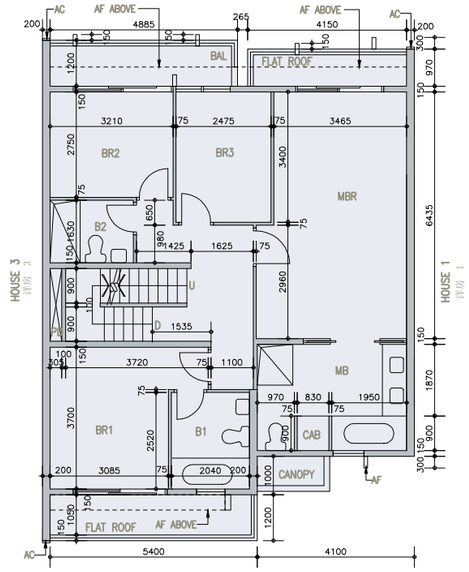
HOUSE 2
洋房 2

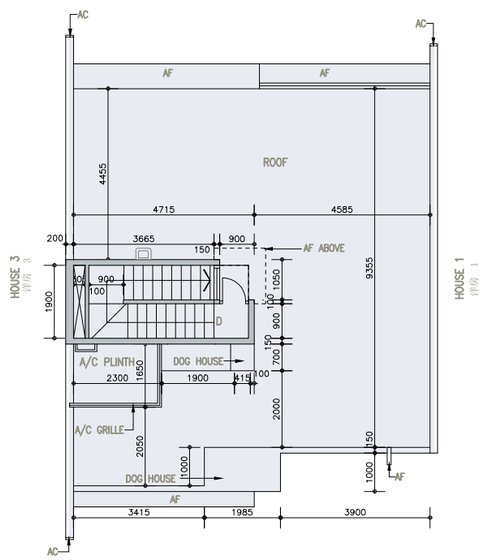
G/F
地下



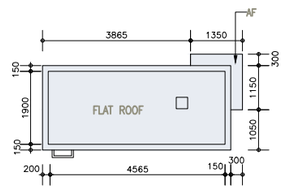
1/F
1樓



ROOF
天台



UPPER ROOF
上層天台



Scale 比例
0 1 2 3 4 5M(米)

HOUSE 3
洋房 3

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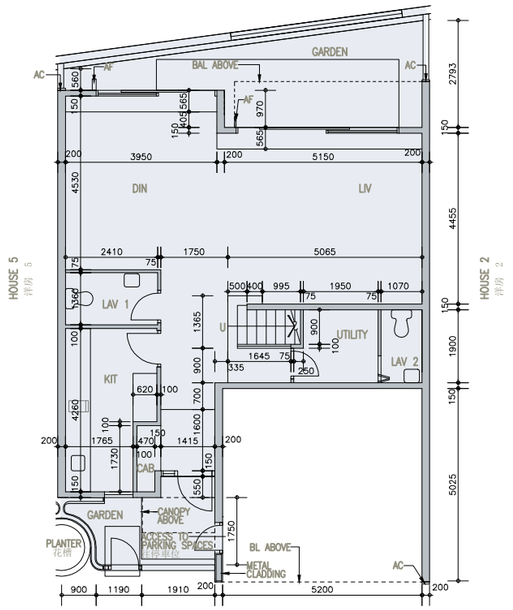
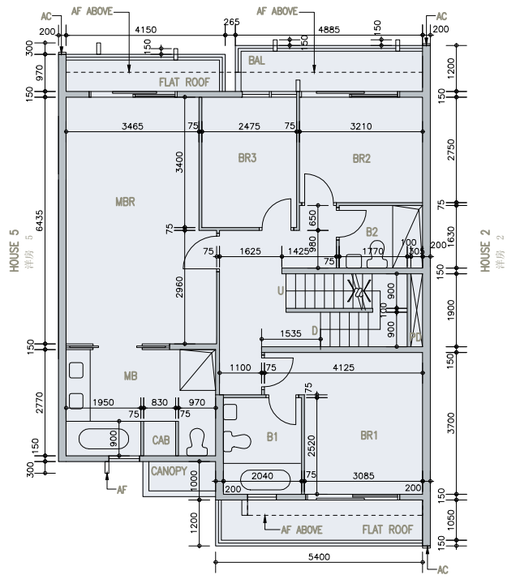
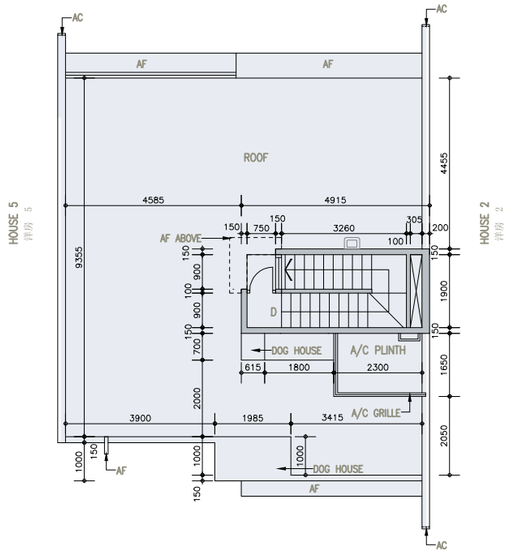
HOUSE 3
洋房 3



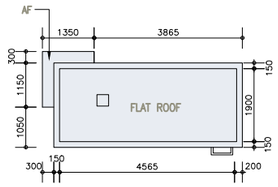
G/F
地下



1/F
1樓



ROOF
天台



UPPER ROOF
上層天台

Scale 比例
0 1 2 3 4 5M(米)

HOUSE 5
洋房 5

Floor 樓層	Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (m) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	Thickness of the floor slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 厚度 (毫米)
G/F 地下	3.45 3.60 3.80 3.825 3.95 4.125 4.175	150 225
1/F 1樓	3.50 3.85	150 175
Roof (Stairhood) 天台 (梯屋)	2.50	150

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Remark : The dimensions in the floor plans are all structural dimensions in millimetre.

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。

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A/C PLATFORM = Air-conditioner Platform 空調機平台
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AF ABOVE = Architectural Feature Above 上層建築裝飾
AF AT 1/F = Architectural Feature at 1/F 建築裝飾設於1樓
AF BELOW = Architectural Feature Below 下層建築裝飾
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BAL ABOVE = Balcony Above 上層露台
BL ABOVE = Building Line Above 上層建築物邊線
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CAB = Cabinet 櫃
CANOPY = 簷篷
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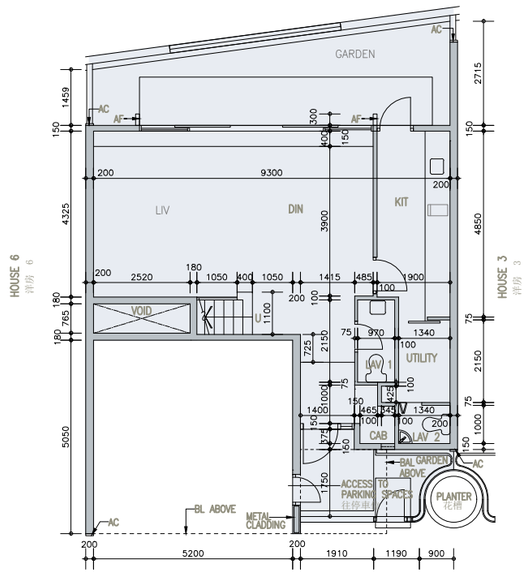
HOUSE 5
洋房 5



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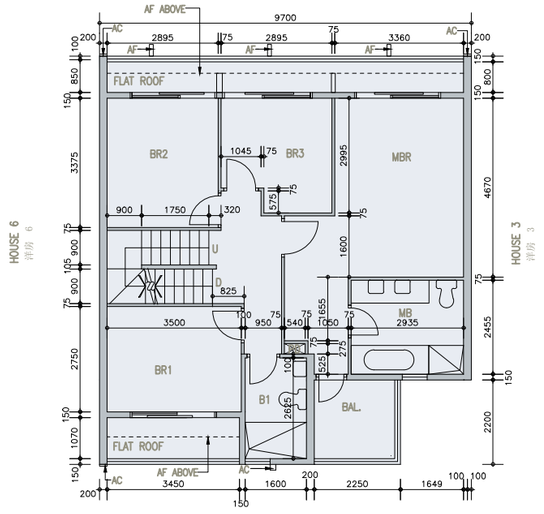
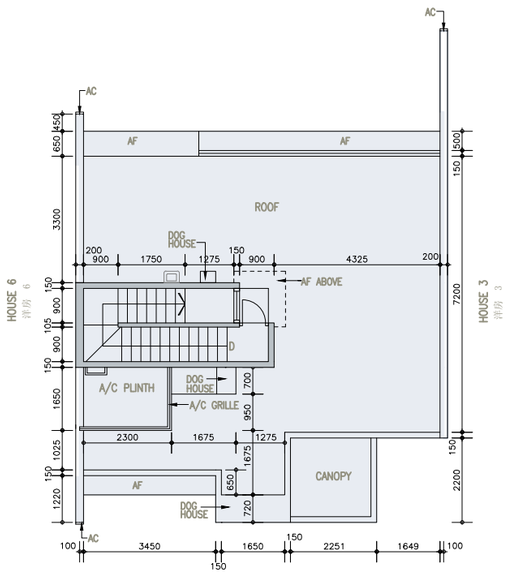
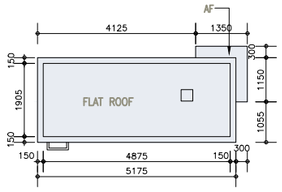


1/F
1樓



ROOF
天台



UPPER ROOF
上層天台

Scale 比例
0 1 2 3 4 5M(米)

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

HOUSE 6
洋房 6

Floor 樓層	Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (m) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	Thickness of the floor slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 厚度 (毫米)
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Roof (Stairhood) 天台 (梯屋)	2.50	150

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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。

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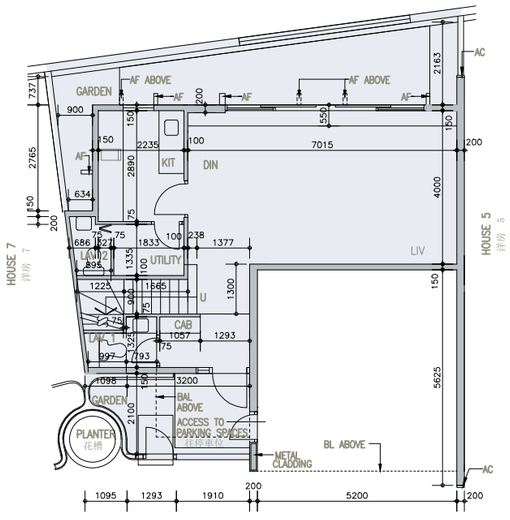
HOUSE 6
洋房 6



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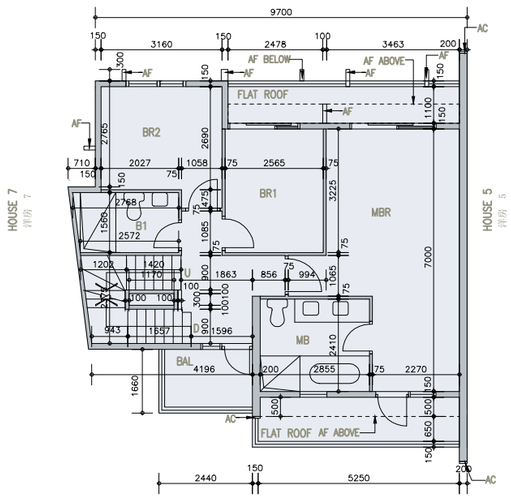

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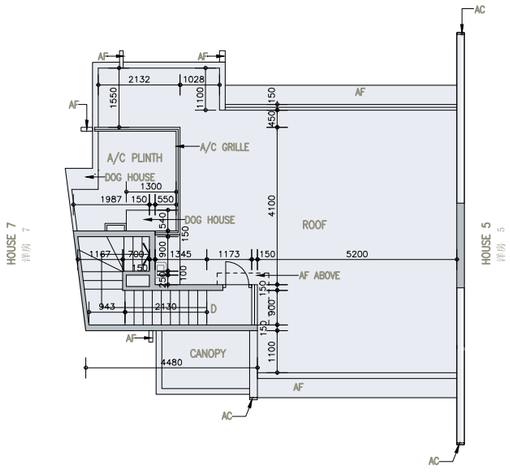
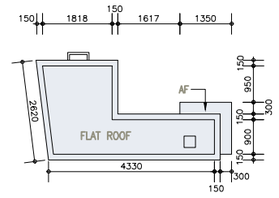


ROOF
天台



UPPER ROOF
上層天台

Scale 比例
0 1 2 3 4 5M(米)

HOUSE 7
洋房 7

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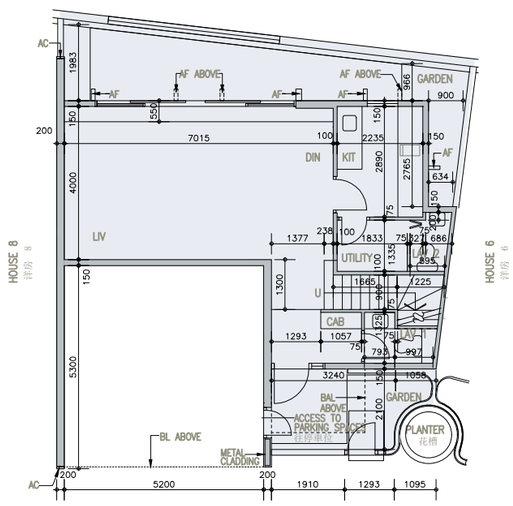
HOUSE 7
洋房 7



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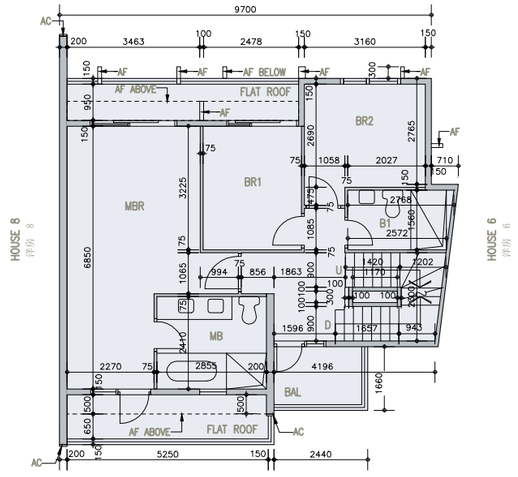

1/F
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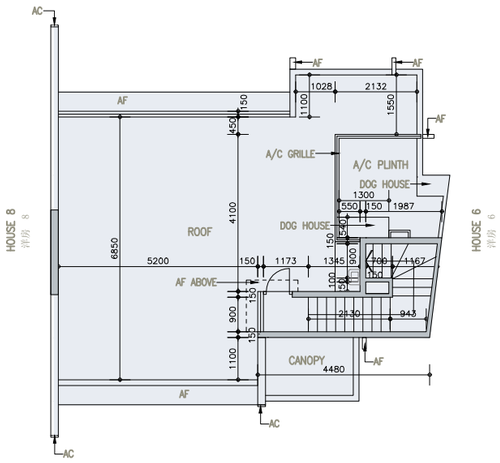
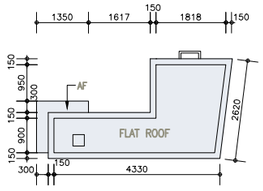


ROOF
天台



UPPER ROOF
上層天台

Scale 比例
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HOUSE 8
洋房 8

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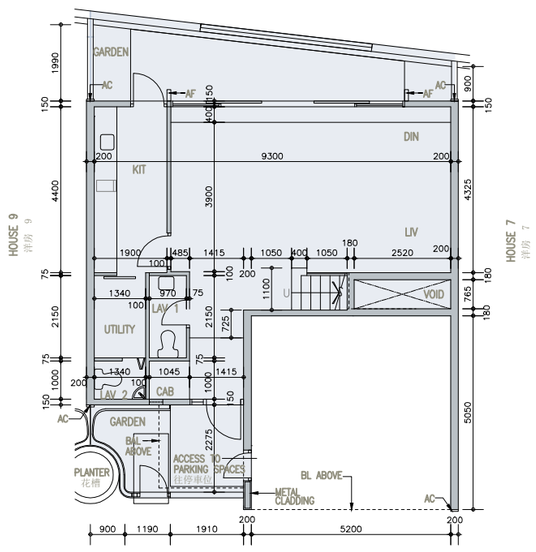
HOUSE 8
洋房 8



G/F
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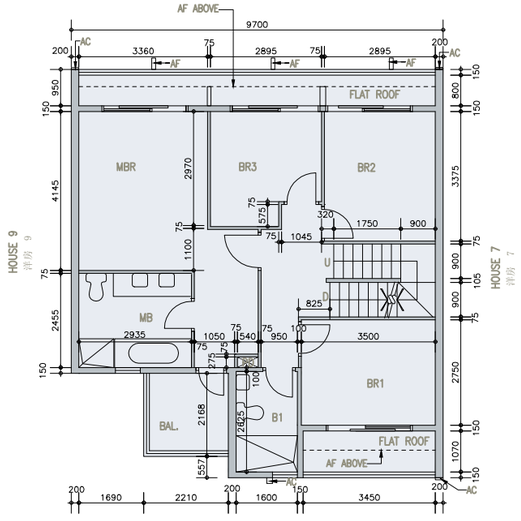
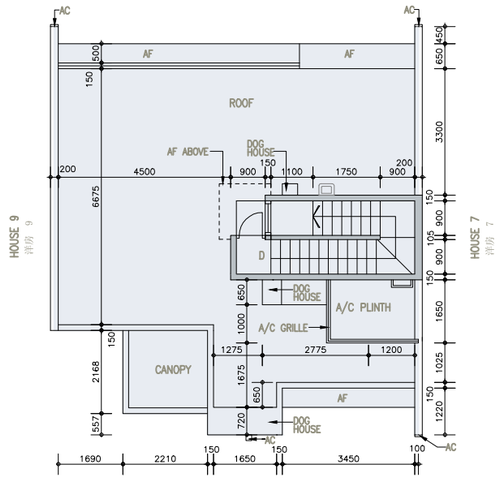
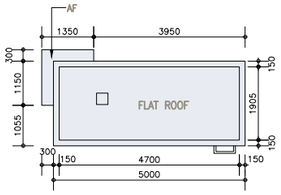


1/F
1樓



ROOF
天台



UPPER ROOF
上層天台

Scale 比例
0 1 2 3 4 5M(米)

HOUSE 9
洋房 9

Floor 樓層	Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (m) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	Thickness of the floor slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 厚度 (毫米)
G/F 地下	3.45 3.60 3.80 3.825 3.95 4.125 4.175	150 225
1/F 1樓	3.50 3.85	150 175
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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。

Legend 圖例

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AF AT 1/F = Architectural Feature at 1/F 建築裝飾設於1樓
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CANOPY = 簷篷
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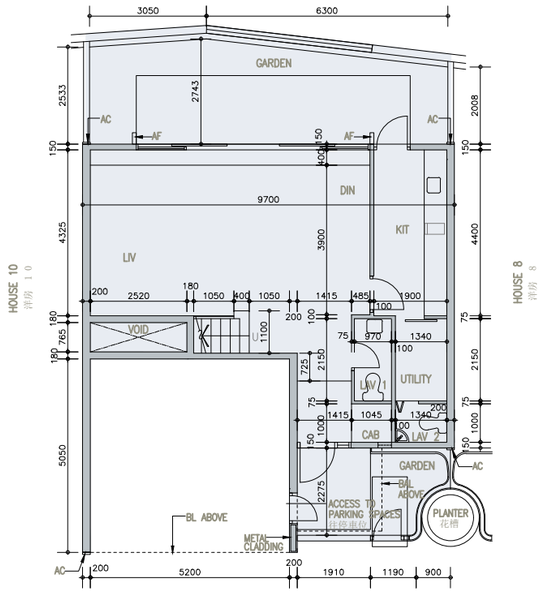
Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

HOUSE 9
洋房 9



G/F
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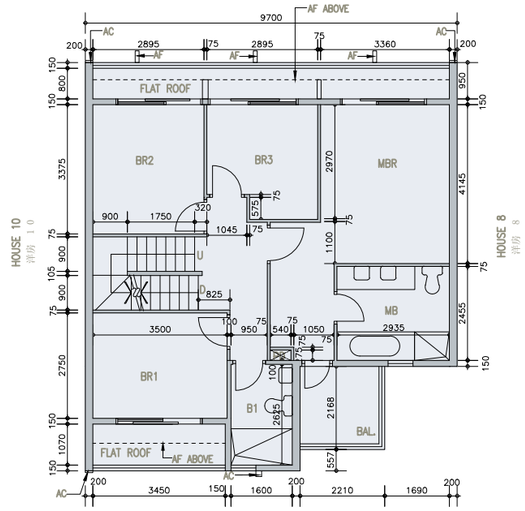
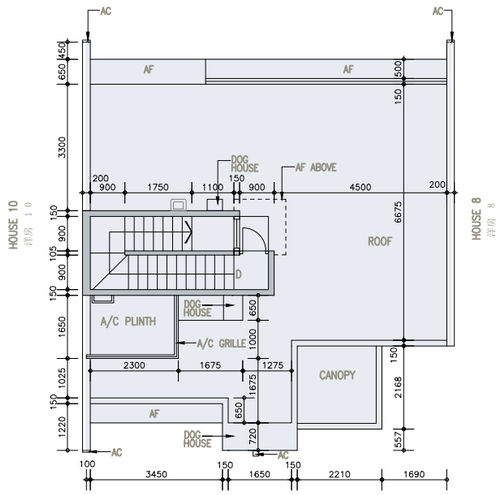
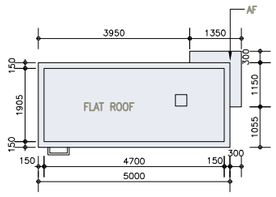


1/F
1樓



ROOF
天台



UPPER ROOF
上層天台

Scale 比例
0 1 2 3 4 5M(米)

HOUSE 10
洋房 10

Floor 樓層	Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (m) 層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	Thickness of the floor slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 厚度 (毫米)
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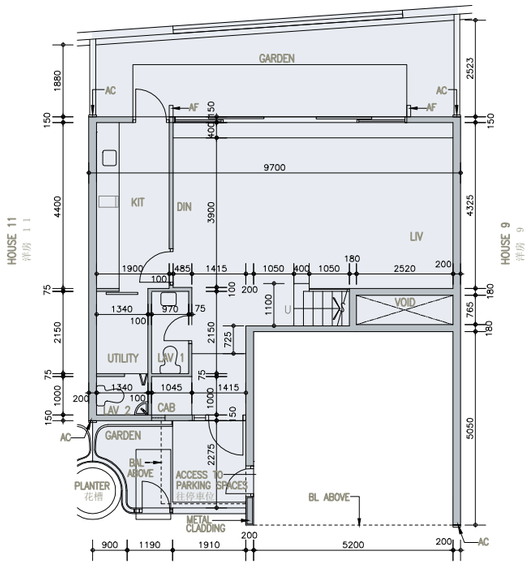
HOUSE 10
洋房 10



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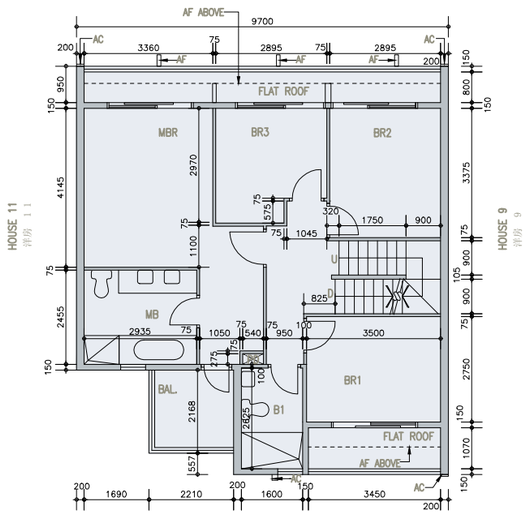

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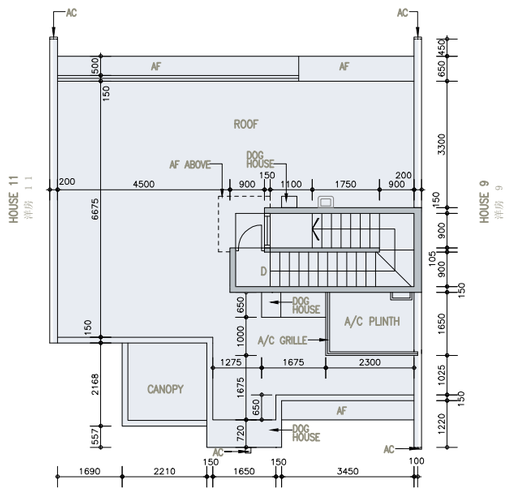
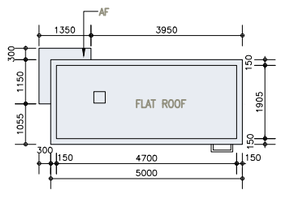


ROOF
天台



UPPER ROOF
上層天台

Scale 比例
0 1 2 3 4 5M(米)

HOUSE 11
洋房 11

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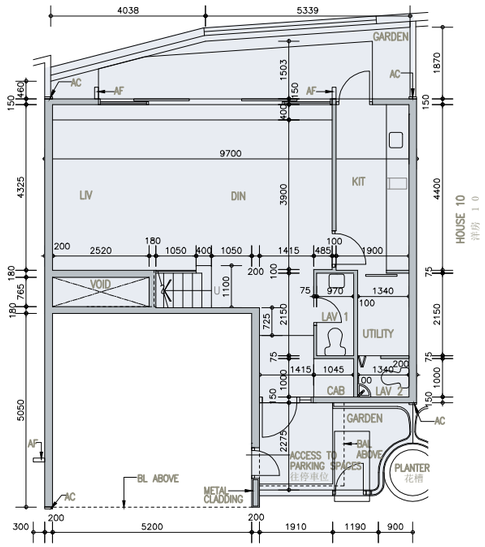
HOUSE 11
洋房 11



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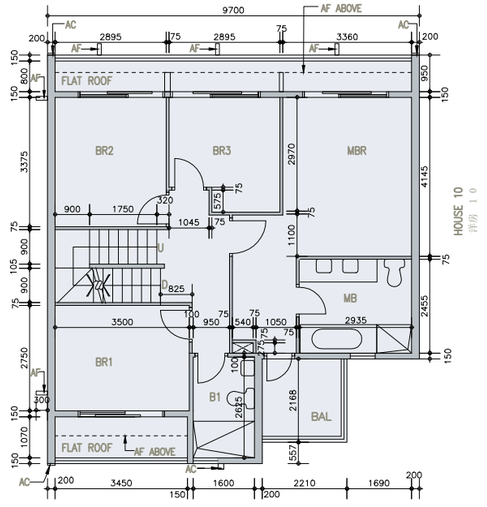
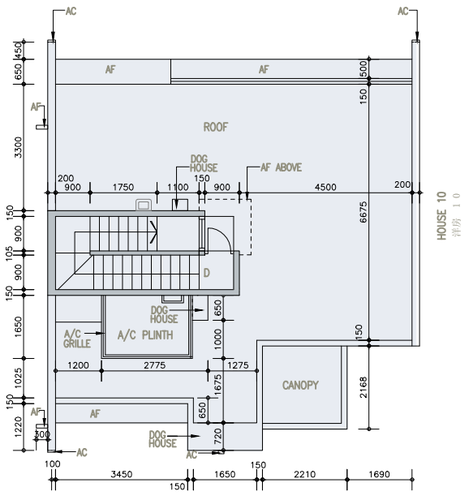
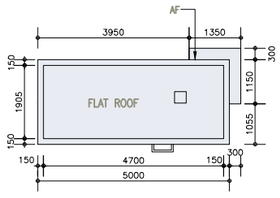


1/F
1樓



ROOF
天台



UPPER ROOF
上層天台

Scale 比例
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HOUSE 12
洋房 12

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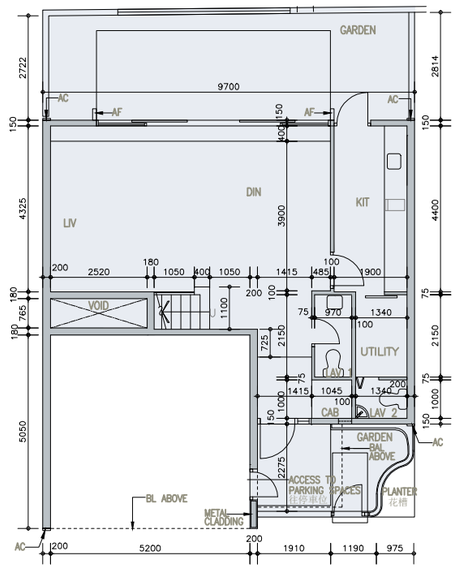
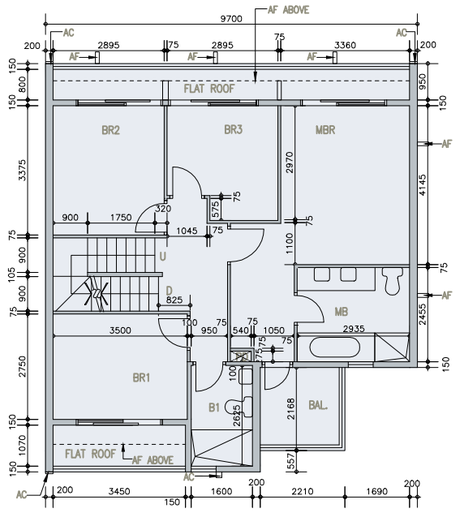
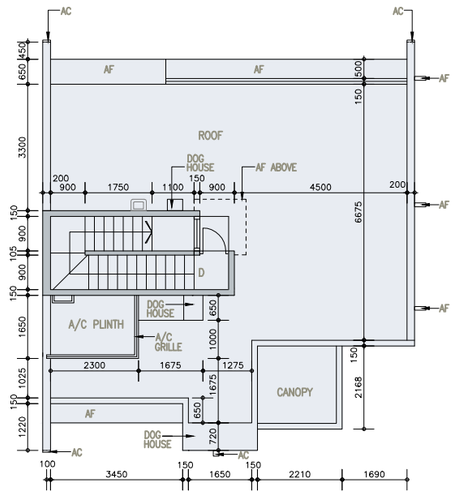
HOUSE 12
洋房 12



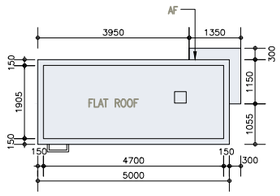
G/F
地下



1/F
1樓



ROOF
天台



UPPER ROOF
上層天台

Scale 比例
0 1 2 3 4 5M(米)

Area of residential properties in the phase of the development

發展項目期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Tower 座	Floor 樓層	Flat 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
1	G/F 地下	B1	58.714 (632) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	14.123 (152)	-	-	-	-	-
		B2	38.197 (411) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	11.059 (119)	-	-	-	-	-
		B3	34.439 (371) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	5.823 (63)	-	-	-	-	-
		B5	35.628 (383) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	7.337 (79)	-	-	-	-	-
		B6	56.784 (611) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	9.605 (103)	-	-	-	-	-
		B7	34.312 (369) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	4.437 (48)	-	-	-	-	-
		D1	43.671 (470) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	9.330 (100)	-	-	-	-	-
		D2	43.501 (468) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	9.048 (97)	-	-	-	-	-
		D3	33.806 (364) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	4.893 (53)	-	-	-	-	-
		D5	29.678 (319) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	2.790 (30)	-	-	-	-	-
		D6	44.610 (480) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	6.167 (66)	-	-	-	-	-
		D7	25.982 (280) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	2.745 (30)	-	-	-	-	-
		D8	25.724 (277) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	2.491 (27)	-	-	-	-	-
		D9	25.298 (272) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	2.492 (27)	-	-	-	-	-
		D10	28.373 (305) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	2.080 (22)	-	-	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of every one of the balcony, utility platform and verandah, if any, to the extent it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remark :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. Flats B4 and D4 are omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
2. 不設B4及D4單位。

Area of residential properties in the phase of the development

發展項目期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座	Floor 樓層	Flat 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
1	1/F-2/F 1樓至2樓	B1	62.481 (673) (Balcony 露台：2.274 (24)) (Utility Platform 工作平台：1.500(16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B2	40.200 (433) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B3	45.439 (489) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B5	44.254 (476) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B6	60.412 (650) (Balcony 露台：2.128 (23)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B7	36.312 (391) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D1	45.671 (492) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D2	45.501 (490) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D3	45.060 (485) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D5	40.506 (436) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D6	46.610 (502) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D7	27.983 (301) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D8	27.724 (298) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D9	27.297 (294) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D10	30.373 (327) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of every one of the balcony, utility platform and verandah, if any, to the extent it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remark :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. Flats B4 and D4 are omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
2. 不設B4及D4單位。

Area of residential properties in the phase of the development

發展項目期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座	Floor 樓層	Flat 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
1	3/F 3樓	B1	62.481 (673) (Balcony 露台：2.274 (24)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	35.320 (380)	-	-	-
		B2	40.200 (433) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	21.230 (229)	-	-	-
		B3	45.439 (489) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	19.669 (212)	-	-	-
		B5	44.254 (476) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	25.789 (278)	-	-	-
		B6	60.412 (650) (Balcony 露台：2.128 (23)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	37.519 (404)	-	-	-
		B7	36.312 (391) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	24.970 (269)	-	-	-
		D1	45.671 (492) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	25.090 (270)	-	-	-
		D2	45.501 (490) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	25.934 (279)	-	-	-
		D3	45.060 (485) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	22.785 (245)	-	-	-
		D5	40.506 (436) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	18.565 (200)	-	-	-
		D6	46.610 (502) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	24.108 (259)	-	-	-
		D7	27.983 (301) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	20.849 (224)	-	-	-
		D8	27.724 (298) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	12.917 (139)	-	-	-
		D9	27.297 (294) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	12.656 (136)	-	-	-
		D10	30.373 (327) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	15.678 (169)	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of every one of the balcony, utility platform and verandah, if any, to the extent it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remark :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. Flats B4 and D4 are omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
2. 不設B4及D4單位。

Area of residential properties in the phase of the development

發展項目期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Tower 座	Floor 樓層	Flat 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
2	G/F 地下	A1	55.144 (594) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	13.801 (149)	-	-	-	-	-
		A2	40.982 (441) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	5.752 (62)	-	-	-	-	-
		A3	32.159 (346) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	4.551 (49)	-	-	-	-	-
		A5	33.655 (362) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	8.173 (88)	-	-	-	-	-
		A6	41.799 (450) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	7.590 (82)	-	-	-	-	-
		A7	57.480 (619) (Balcony 露台：2.148 (23)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	7.933 (85)	-	-	-	-	-
		C1	58.417 (629) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	13.679 (147)	-	-	-	-	-
		C2	57.862 (623) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	11.439 (123)	-	-	-	-	-
		C3	39.156 (421) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	7.686 (83)	-	-	-	-	-
		C5	38.159 (411) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	9.015 (97)	-	-	-	-	-
		C6	26.289 (283) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	6.745 (73)	-	-	-	-	-
		C7	38.414 (413) (Balcony 露台：- (-)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	7.697 (83)	-	-	-	-	-
		C8	54.375 (585) (Balcony 露台：2.028 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	6.667 (72)	-	-	-	-	-

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

Remark :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. Flats A4 and C4 are omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
2. 不設A4及C4單位。

Area of residential properties in the phase of the development

發展項目期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座	Floor 樓層	Flat 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
2	1/F 1樓	A1	63.544 (684) (Balcony 露台：2.284 (25)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		A2	42.982 (463) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		A3	42.485 (457) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		A5	55.529 (598) (Balcony 露台：2.052 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		A6	43.799 (471) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		A7	58.979 (635) (Balcony 露台：2.148 (23)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C1	61.884 (666) (Balcony 露台：2.226 (24)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C2	61.621 (663) (Balcony 露台：2.260 (24)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C3	41.081 (442) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C5	40.063 (431) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C6	28.288 (304) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C7	40.410 (435) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C8	55.875 (601) (Balcony 露台：2.028 (22)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of every one of the balcony, utility platform and verandah, if any, to the extent it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remark :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. Flats A4 and C4 are omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
2. 不設A4及C4單位。

Area of residential properties in the phase of the development
發展項目期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座	Floor 樓層	Flat 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
2	2/F 2樓	A1	63.544 (684) (Balcony 露台：2.284 (25)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		A2	42.982 (463) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		A3	43.290 (466) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		A5	55.529 (598) (Balcony 露台：2.052 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		A6	43.799 (471) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		A7	58.979 (635) (Balcony 露台：2.148 (23)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C1	61.884 (666) (Balcony 露台：2.226 (24)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C2	61.621 (663) (Balcony 露台：2.260 (24)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C3	41.081 (442) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C5	40.063 (431) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C6	28.288 (304) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C7	40.410 (435) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C8	55.875 (601) (Balcony 露台：2.028 (22)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of every one of the balcony, utility platform and verandah, if any, to the extent it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remark :
1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. Flats A4 and C4 are omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
2. 不設A4及C4單位。

Area of residential properties in the phase of the development

發展項目期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Tower 座	Floor 樓層	Flat 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
2	3/F 3樓	A1	63.544 (684) (Balcony 露台：2.284 (25)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	23.900 (257)	-	-	-
		A2	42.982 (463) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	18.524 (199)	-	-	-
		A3	43.290 (466) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	20.864 (225)	-	-	-
		A5	55.529 (598) (Balcony 露台：2.052 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	27.222 (293)	-	-	-
		A6	43.799 (471) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	24.450 (263)	-	-	-
		A7	58.979 (635) (Balcony 露台：2.148 (23)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	26.929 (290)	-	-	-
		C1	61.884 (666) (Balcony 露台：2.226 (24)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	36.853 (397)	-	-	-
		C2	61.621 (663) (Balcony 露台：2.260 (24)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	33.601 (362)	-	-	-
		C3	41.081 (442) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	20.254 (218)	-	-	-
		C5	40.063 (431) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	18.747 (202)	-	-	-
		C6	28.288 (304) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	11.397 (123)	-	-	-
		C7	40.410 (435) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	-	-	-	24.923 (268)	-	-	-
		C8	55.875 (601) (Balcony 露台：2.028 (22)) (Utility Platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	-	-	-	-	-	-	27.925 (301)	-	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of every one of the balcony, utility platform and verandah, if any, to the extent it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remark :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. Flats A4 and C4 are omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
2. 不設A4及C4單位。

Area of residential properties in the phase of the development

發展項目期數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)									
House 洋房		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
1	186.743 (2,010) (Balcony 露台：5.856 (63)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	7.648 (82)	46.535 (501)	-	73.462 (791)	7.782 (84)	-	-
2	184.132 (1,982) (Balcony 露台：5.856 (63)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	7.648 (82)	34.170 (368)	-	73.462 (791)	7.782 (84)	-	-
3	184.568 (1,987) (Balcony 露台：5.856 (63)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	7.648 (82)	22.357 (241)	-	73.462 (791)	7.782 (84)	-	-
5	147.204 (1,585) (Balcony 露台：4.952 (53)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	9.577 (103)	25.455 (274)	-	55.803 (601)	8.314 (89)	-	-
6	129.088 (1,390) (Balcony 露台：4.050 (44)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	10.386 (112)	24.215 (261)	-	48.298 (520)	6.002 (65)	-	-
7	129.087 (1,389) (Balcony 露台：4.050 (44)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	10.386 (112)	23.407 (252)	-	48.298 (520)	6.002 (65)	-	-
8	143.566 (1,545) (Balcony 露台：4.792 (52)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	9.577 (103)	20.869 (225)	-	54.080 (582)	7.954 (86)	-	-
9	143.345 (1,543) (Balcony 露台：4.792 (52)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	9.577 (103)	30.276 (326)	-	54.080 (582)	7.954 (86)	-	-
10	143.345 (1,543) (Balcony 露台：4.792 (52)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	9.577 (103)	27.844 (300)	-	54.080 (582)	7.954 (86)	-	-
11	145.478 (1,566) (Balcony 露台：4.792 (52)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	9.577 (103)	20.350 (219)	-	53.922 (580)	7.954 (86)	-	-
12	147.062 (1,583) (Balcony 露台：4.792 (52)) (Utility Platform 工作平台：- (-)) (Verandah 陽台：- (-))	-	-	-	9.577 (103)	31.835 (343)	-	54.080 (582)	7.954 (86)	-	-

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of every one of the balcony, utility platform and verandah, if any, to the extent it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remark :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. House 4 is omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積 (不計算入實用面積) 是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
2. 不設洋房4。

Floor plans of parking spaces in the phase of the development

發展項目期數中的停車位的樓面平面圖

Ground Floor 地下

Residential parking space
住宅停車位

Accessible (disabled) residential parking space
暢通易達 (傷健人士) 住宅停車位

Loading and unloading space
上落貨停車位

Boundary Line of the Phase of the Development
發展項目期數的界線

Scale 比例
0 10 20 30 40M(米)

Floor plans of parking spaces in the phase of the development

發展項目期數中的停車位的樓面平面圖

Lower Ground Floor 地下低層

Residential parking space
住宅停車位

Boundary Line of the Phase of the Development
發展項目期數的界線

Floor plans of parking spaces in the phase of the development
發展項目期數中的停車位的樓面平面圖

Number, Dimensions and Areas of Parking Spaces 停車位的數目、尺寸及面積

Category of Parking Space 停車位類別	Number 數目		Parking Space Number 停車位編號	Dimensions of each Parking Space (Length x Width) (m.) 每個停車位尺寸(長x闊)(米)	Area of each Parking Space (sq.m.) 每個停車位面積(平方米)
	Ground Floor 地下	Lower Ground Floor 地下低層			
Residential Parking Space 住宅停車位	41	-	1-5, 9-44	5 x 2.5	12.5
	-	115	45-159	5 x 2.5	12.5
Accessible (disabled) Residential Parking Space 暢通易達 (傷健人士) 住宅停車位	3	-	6-8	5 x 2.5	12.5
Loading and Unloading Space 上落貨停車位	1	-	-	11 x 3.5	38.5

Summary of preliminary agreement for sale and purchase
臨時買賣合約的摘要

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

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

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -
   (a) that preliminary agreement is terminated;
   (b) the preliminary deposit is forfeited; and
   (c) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

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

3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約 –
   (a) 該臨時合約即告終止；
   (b) 有關的臨時訂金即予沒收；及
   (c) 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. The common parts of the Phase:

Under the approved form of Deed of Mutual Covenant in respect of the Development (**"PDMC"**)

(i) **"Common Areas"** means all of the Phase I Common Areas and the Phase II Common Areas.

(ii) **"Common Facilities"** means all of the Phase I Common Facilities and the Phase II Common Facilities.

(iii) **"Phase I Common Areas"** means all those areas or parts of Phase I (as defined in the PDMC) of the Development (as defined in the PDMC) the right to the use of which is designated in accordance with the provisions of the PDMC for the common use and benefit of all the Owners (as defined in the PDMC) and occupiers of the Units (as defined in the PDMC) in the Development and is not given by the PDMC or otherwise to the Registered Owner (as defined in the PDMC) or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, the Non-building Area (as defined in the PDMC), the Slopes and Retaining Walls (as defined in the PDMC) within the Land, landscape areas, covered landscape areas, roads, footpaths, stairs, covered walkways, passageways, entrances, driveways, staircases, ramps, circulation passages, planters, emergency vehicular access, lift(s) (which do not form part of any Units) , security guard house, F. S. control room (if any), one of the Loading and Unloading Spaces (as defined in the PDMC), Recreational Facilities (as defined in the PDMC), the Owners' Corporation / Owners' Committee office, caretaker's quarter, external walls (excluding, for the avoidance of doubt, the external walls of, or forming part of, an individual Unit or any part thereof the exclusive use or possession of which the Owner of the individual Unit is entitled to), flat roofs (which do not form part of any Units), filtration plant room (which do not form part of any Units), F. S. pump room, lift lobbies (which do not form part of any Units), lift shafts (which do not form part of any Units), staircases, walkways, caretaker's counter, ramp and lavatories, fan room, cleansing pump room, flushing water room, irrigation pump room, telecommunications and broadcasting room, sprinkler tank, street hydrant tank, street hydrant pump room, sprinkler pump room, function area, pantry, sitting area, entrance foyer, emergency generation room, master metre room, refuse store, switch room, F. S. tank, F. S. control, guard room, landings and spaces for the picking up and setting down of passengers, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities and "common parts" as defined in the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) and/or specified in Schedule 1 to the said Ordinance.

(iv) **"Phase I Common Facilities"** means all those installations and facilities in the Phase I Common Areas used in common by or installed for the common benefit of all Owners and occupiers of the Units of the Development as part of the amenities thereof and not for the exclusive benefit of the Owner or occupiers of any individual Unit and, without limiting the generality of the foregoing, including fence walls, drains, manhole, channels, water mains, water tanks, sewers, gutters, cables, wells (if any), pipes, wires, salt and fresh water intakes and mains, water tanks, fire fighting or security equipment and facilities, pumps, switches, meters, lights, refuse disposal equipment and facilities, water features, ventilation equipment and facilities, automatic traffic control system, antennae, external decorative aluminium louvres, lifts (which do not form part of any Units), installations and facilities in the lift machine rooms (which do not form part of any Units), satellite system, recreational and other facilities in the Recreational Facilities, aerial broadcast distribution or telecommunications network facilities and other apparatus equipment and facilities.

(v) **"Phase II Common Areas"** means all those areas or parts of the Reserved Development Areas (as defined in the PDMC) the right to the use of which is to be designated in accordance with the provisions of the sub-deed(s) of mutual covenant made under the PDMC for the common use and benefit of all the Owners and occupiers of the Units of the Development and is not given by the PDMC, the sub-deed(s) of mutual covenant or otherwise to the Registered Owner or the Owner of any individual Unit and is not otherwise specifically assigned.

(vi) **"Phase II Common Facilities"** means all those installations and facilities in the Phase II Common Areas used in common by or installed for the common benefit of all Owners and occupiers of the Units of Development as part of the amenities thereof and not for the exclusive benefit of the Owner or occupiers of any individual Unit.

Under the approved form of Sub-deed of Mutual Covenant in respect of the Phase (**"Sub-DMC"**)

(i) **"Car Park Common Areas"** means all those areas or parts of Phase II (as defined in the Sub-DMC) of the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the Sub-DMC for the common use and benefit of all Owners and occupiers of the Phase II Car Parks (as defined in the Sub-DMC) of the Development and which are constructed or to be constructed for parking purposes in accordance with the Phase II Plans (as defined in the Sub-DMC) and the Government Grant (as defined in the PDMC) and which include, without limiting the generality of the foregoing, fan room, meter rooms (EV charging), driveways, ramps, staircases, circulation passages and "common parts" as defined in the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) and/or specified in Schedule 1 to the said Ordinance but shall exclude the Common Areas and the Tower Common Areas. For the purpose of identification, the Car Park Common Areas are shown coloured indigo on the plans certified as to their accuracy by or on behalf of the Authorized Person annexed to the Sub-DMC.

(ii) **"Car Park Common Facilities"** means all those installations and facilities in the Car Park Common Areas used in common by or installed for the common benefit of all Owners and occupiers of the Phase II Car Parks of the Development as part of the amenities thereof and not for the exclusive use or benefit of any individual Phase II Car Park or the Development as a whole and, without limiting the generality of the foregoing, drains, manhole(s), channels, water mains (if any), water tanks, gutters, watercourses, sewers, cables, pipes, wires, salt and fresh water intakes (if any) and mains, fire fighting or security equipment and facilities, pumps, switches, meters, lights, ventilation air duct and plant room, access barrier equipment (if any), petrol interceptor, electric facilities and installations for charging of electric motor vehicles licensed under the Road Traffic Ordinance (Chapter 374 of the Laws of Hong Kong) (including main power distribution boards and associated wiring and electric devices) not forming part of any Phase II Car Park(s) and other apparatus and equipment and facilities.

(iii) **"Phase II Common Areas"** means, without prejudice to the generality of the definition of "Phase II Common Areas" under the PDMC, all those areas or parts of Phase II of the Development the right to the use of which is designated in accordance with the provisions of the Sub-DMC pursuant to the PDMC for the common use and benefit of all the Owners and occupiers of the Units in the Development and is not given by the Sub-DMC or otherwise to the Registered Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, the Non-Building Area in Site A (which does not form part of any Units), the Greenery Area (as defined in the Sub-DMC), Recreational Facilities, roads, footpaths, stairs, covered walkways, passageways, entrances, driveways, staircases, ramps, circulation passages, landscape areas, covered landscape areas, planters, emergency vehicular access, F. S. control room (if any), one of the Loading and Unloading Spaces, external walls (excluding, for the avoidance of doubt, the external walls of, or forming part of, the Tower Common Areas or an individual Phase II House (as defined in the Sub-DMC) or any part thereof the exclusive use or possession of which the Owner of the individual Phase II House is entitled to), flat roofs (which do not form part of any Units or the Tower Common Areas), filtration plant room, potable and flushing water tank and pump room, sprinkler tank and fire service pump room, lift(s), lift lobbies, lift shafts, staircases, walkways, lavatories, planter boxes, meter room (EV charging), fan room, cleansing pump room, flushing water room, irrigation pump room, caretaker's office, telecommunications and broadcasting room, street fire hydrant tank, master meter rooms, refuse storage and material recovery room, switch room, F. S. tanks, flushing water tanks, water meter cabinets, sprinkler tank(s), garden/courtyard, children's play area, TX room, landings and spaces for the picking up and setting down of passengers, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities and "common parts" as defined in the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) and/or specified in Schedule 1 to the said Ordinance but shall exclude the Car Park Common Areas and the Tower Common Areas. For the purpose of identification, the Phase II Common Areas are shown coloured green on the plans certified as to their accuracy by or on behalf of the Authorized Person annexed to the Sub-DMC.

(iv) **"Phase II Common Facilities"** means, without prejudice to the generality of the definition of "Phase II Common Facilities" under the PDMC, all those installations and facilities in the Phase II Common Areas used in common by or installed for the common benefit of all Owners and occupiers of the Units of the Development as part of the amenities thereof and not for the exclusive benefit of the Owner or occupiers of any individual Unit and, without limiting the generality of the foregoing, including fence walls, drains, manhole, channels, water mains, water tanks, sewers, gutters, cables, wells (if any), pipes, wires, salt and fresh water intakes and mains, water tanks, fire fighting or security equipment and facilities, pumps, switches, meters, lights, refuse disposal equipment and facilities, water features, ventilation equipment and facilities, automatic traffic control system, antennae, external decorative aluminium louvres, satellite system, recreational and other facilities in the Recreational Facilities, aerial broadcast distribution or telecommunications network facilities and other apparatus equipment and facilities.

"Tower Common Areas" means all those areas or parts of Phase II of the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the Sub-DMC for the common use and benefit of all Owners and occupiers of the Flats (as defined in the Sub-DMC) and is not given by the Sub-DMC or otherwise to the Registered Owner or the Owner of any individual Flat and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include external walls of the Flats, architectural features (if any) forming part of or on such external walls, parapet walls, canopies (if any), flat roofs (which do not form part of any Flats or the Phase II Common Areas), roofs (which do not form part of any Flats), architectural features, Greenery Area, air-conditioning grilles, air-conditioning platforms, cable riser duct rooms (if any), water tanks, fire services pump rooms, lift lobbies, halls, lifts, lift shafts, lift machine room(s), gardens, fire services inlets and sprinkler inlets, pipes, drains, sewers, staircases, walkways and "common parts" as defined in the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) and/or specified in Schedule 1 to the said Ordinance but shall exclude the Car Park Common Areas and the Common Areas. For the purpose of identification, the Tower Common Areas are shown coloured yellow on the plans certified as to their accuracy by and on behalf of the Authorized Person annexed to the Sub-DMC.

(v) **"Tower Common Facilities"** means all those installations and facilities in the Tower Common Areas used in common by or installed for the common benefit of all Owners and occupiers of the Flats and not for the exclusive use or benefit of any individual Flat or the Development as a whole and which, without limiting the generality of the foregoing, include artificial lighting and backup emergency systems for staircases, external decorative aluminium louvres, vent ducts, fire services water tanks, installations and facilities in the lift machine room and other services, apparatus, equipment and facilities.

2. The number of undivided shares assigned to each residential property in the Phase:

Number of undivided shares allocated to each Flat in the Towers

Tower	Floor	Flat	No. of undivided shares allocated to each Flat
1	G/F	B1	60 / 31716
		B2	39 / 31716
		B3	35 / 31716
		B5	37 / 31716
		B6	58 / 31716
		B7	34 / 31716
		D1	45 / 31716
		D2	45 / 31716
		D3	34 / 31716
		D5	30 / 31716
		D6	46 / 31716
		D7	26 / 31716
		D8	26 / 31716
		D9	25 / 31716
		D10	28 / 31716

Summary of deed of mutual covenant

公契的摘要

Tower	Floor	Flat	No. of undivided shares allocated to each Flat
1	1/F	B1	62 / 31716
		B2	40 / 31716
		B3	45 / 31716
		B5	44 / 31716
		B6	60 / 31716
		B7	36 / 31716
		D1	46 / 31716
		D2	46 / 31716
		D3	45 / 31716
		D5	41 / 31716
		D6	47 / 31716
		D7	28 / 31716
		D8	28 / 31716
		D9	27 / 31716
		D10	30 / 31716
	2/F	B1	62 / 31716
		B2	40 / 31716
		B3	45 / 31716
		B5	44 / 31716
		B6	60 / 31716
		B7	36 / 31716
		D1	46 / 31716
		D2	46 / 31716
		D3	45 / 31716
		D5	41 / 31716
		D6	47 / 31716
		D7	28 / 31716
		D8	28 / 31716
		D9	27 / 31716
		D10	30 / 31716
	3/F	B1	66 / 31716
		B2	42 / 31716
		B3	47 / 31716
		B5	47 / 31716
		B6	64 / 31716
		B7	38 / 31716
		D1	49 / 31716
		D2	49 / 31716
		D3	47 / 31716
		D5	43 / 31716
		D6	49 / 31716
		D7	30 / 31716
		D8	29 / 31716
		D9	28 / 31716
		D10	32 / 31716

Tower	Floor	Flat	No. of undivided shares allocated to each Flat
2	G/F	A1	56 / 31716
		A2	42 / 31716
		A3	32 / 31716
		A5	35 / 31716
		A6	43 / 31716
		A7	58 / 31716
		C1	59 / 31716
		C2	59 / 31716
		C3	40 / 31716
		C5	39 / 31716
		C6	27 / 31716
		C7	39 / 31716
		C8	55 / 31716
	1/F	A1	64 / 31716
		A2	43 / 31716
		A3	42 / 31716
		A5	56 / 31716
		A6	44 / 31716
		A7	59 / 31716
		C1	62 / 31716
		C2	62 / 31716
		C3	41 / 31716
		C5	40 / 31716
		C6	28 / 31716
		C7	40 / 31716
		C8	56 / 31716
	2/F	A1	64 / 31716
		A2	43 / 31716
		A3	43 / 31716
		A5	56 / 31716
		A6	44 / 31716
		A7	59 / 31716
		C1	62 / 31716
		C2	62 / 31716
		C3	41 / 31716
		C5	40 / 31716
		C6	28 / 31716
		C7	40 / 31716
		C8	56 / 31716

Tower	Floor	Flat	No. of undivided shares allocated to each Flat
2	3/F	A1	66 / 31716
		A2	45 / 31716
		A3	45 / 31716
		A5	59 / 31716
		A6	46 / 31716
		A7	62 / 31716
		C1	66 / 31716
		C2	65 / 31716
		C3	43 / 31716
		C5	42 / 31716
		C6	29 / 31716
		C7	42 / 31716
		C8	59 / 31716

Number of undivided shares allocated to each Phase II House

House	No. of undivided shares allocated to each Phase II House
1	208 / 31716
2	204 / 31716
3	202 / 31716
5	165 / 31716
6	143 / 31716
7	143 / 31716
8	160 / 31716
9	160 / 31716
10	160 / 31716
11	161 / 31716
12	165 / 31716

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

Clause 2(a) of Sub-Section A of Section VI of the PDMC stipulates that:-

The Manager, New World Property Management Company Limited, is by the PDMC appointed as the first manager to manage the Land and the Development for the initial term of TWO years from the date of the PDMC and thereafter shall continue to manage the Development until terminated in accordance with the PDMC.

Clause 1 of Sub-Section A of Section VI of the Sub-DMC stipulates that:-

New World Property Management Company Limited shall be appointed as first Manager of the Development in accordance with the provisions of the PDMC and the Sub-DMC.

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

Clause 5 of Sub-Section D of Section VI of the PDMC stipulates that:-

The Manager shall determine the amount which each Owner shall contribute towards the management expenditure in accordance with the proportion which the number of the Management Shares# allocated to his Unit bears to the total number of the Management Shares from time to time allocated to the Development.

Clause 6 of Sub-Section D of Section VI of the Sub-DMC stipulates that:-

The Manager shall determine the amount which each Owner of Phase II shall contribute towards the management expenditure in the Phase II Management Budget (as defined in the Sub-DMC) in accordance with the following principles:

(a) Each Owner shall, in respect of each Flat of which he is the Owner, contribute to the amount assessed under Part A of the annual Phase II Management Budget in the proportion which the number of Management Shares# allocated to his Flat bears to the total number of the Management Shares allocated to all Flats of and in the Development; and

(b) Each Owner shall, in respect of each Phase II Car Park of which he is the Owner, contribute to the amount assessed under Part B of the annual Phase II Management Budget in the proportion which the number of Management Shares# allocated to his Phase II Car Park bears to the total number of the Management Shares allocated to all Phase II Car Parks of and in the Development.

Note #: The number of undivided shares allocated to each of the residential properties in Paragraph 2 above is the same as the number of Management Shares allocated to each of such residential properties.

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

Clause 1(a) of Sub-Section E of Section VI of the PDMC stipulates that:-

The first Owner of each Unit shall upon the assignment of the Unit from the Vendor deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the PDMC a sum equivalent to one month's monthly contribution of the management expenses.

Clause 1(a) of Sub-Section E of Section VI of the Sub-DMC stipulates that:-

The first Owner of each Unit in Phase II of the Development shall upon the assignment of the relevant Unit from the Vendor deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the Sub-DMC a sum equivalent to one month's monthly contribution of the management expenses under the Phase II Management Budget.

6. The area (if any) in the Phase retained by Vendor for that Vendor's own use:

Not Applicable.

Summary of deed of mutual covenant

公契的摘要

1. 期數的公用部分：

根據經批准文本的發展項目公契（「主公契」）：

(i) 「公用地方」統指一期公用地方和二期公用地方。

(ii) 「公用設施」統指一期公用設施和二期公用設施。

(iii) 「一期公用地方」指主公契規定指定給予發展項目（按主公契定義闡釋）全體單位（按主公契定義闡釋）業主（按主公契定義闡釋）和佔用人共同使用與享用，而並非根據主公契或其他給予註冊業主（按主公契定義闡釋）或任何個別單位的業主和沒有特別轉讓的發展項目一期（按主公契定義闡釋）的所有該等地方或部分，在不限制上述一般適用範圍下，包括非建築區域（按主公契定義闡釋）、該土地內的斜坡及護土牆（按主公契定義闡釋）、園藝區、有蓋園藝區、道路、行人路、樓梯、有蓋行人路、通道、入口、車道、樓梯、斜坡道、迴巡通道、花架、緊急車輛通道、升降機（並非構成任何單位之部分）、保安員室、消防控制房（如有）、其中一個裝卸區（按主公契定義闡釋）、康樂設施（按主公契定義闡釋）、業主立案法團/業主委員會辦事處、管理員宿舍、外牆（為免存疑，不包括個別單位業主有權獨家使用或管有任何單位或其中任何部分的外牆或其中部分）、平台（並非構成任何單位部分）、過濾機房（並非構成任何單位部分）、消防泵房、升降機門廊（並非構成任何單位部分）、升降機槽（並非構成任何單位部分）、樓梯、行人路、管理員工作枱、斜坡道及洗手間、電扇房、清潔泵房、沖廁水房、灌溉泵房、電訊及廣播室、灑水器水箱、街道消防栓水箱、街道消防栓泵房、灑水器泵房、多功能區域、食品室、休憩區、入口大堂、緊急發電機室、主儀錶室、垃圾儲放處、電掣房、消防水箱、消防控制、警衛室、乘客上落車梯台及區域、安裝或使用天線廣播分導或電訊網絡設施區域及建築物管理條例（香港法例第344章）界定及/或該條例第一附表指定的「公用地方」。

(iv) 「一期公用設施」指在一期公用地方安裝供發展項目全體單位業主和佔用人作為便利設施共同享用，而並非供任何個別單位的業主或佔用人獨家享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括圍牆、排水渠、沙井、渠道、總水喉、水箱、污水渠、明渠、電纜、井（如有）、管道、電線、鹹水及食水進水口及總喉、水箱、消防或保安設備及設施、泵、電掣、儀錶、照明、垃圾處理設備及設施、水裝飾、通風設備及設施、交通自動控制系統、天線、外裝飾鋁製百葉窗、升降機（並非構成任何單位部分）、升降機機房的裝置及設施（並非構成任何單位部分）、衛星系統、康樂設施區的康樂及其他設施、無線廣播分導或電訊網絡設施和其他裝置、設備及設施。

(v) 「二期公用地方」指按主公契訂立的公契分契指定供發展項目全體單位業主和佔用人有權共同使用與享用，而並非由主公契、公契分契或其他給予註冊業主或任何個別單位業主和沒有特別轉讓的發展項目保留區域（按主公契定義闡釋）的所有該等地方或部分。

(vi) 「二期公用設施」指在二期公用地方安裝供發展項目全體單位業主和佔用人作為便利設施共同享用，而並非供任何個別單位業主或佔用人獨家享用的所有該等裝置及設施。

根據經批准文本關於期數的分公契（「分公契」）：

(i) 「停車場公用地方」指按二期圖則（按分公契定義闡釋）和政府批地書（按主公契定義闡釋）作停車用途已建或擬建由註冊業主按分公契指定給予發展項目二期停車位（按分公契定義闡釋）全體業主和佔用人共同使用與享用發展項目二期（按分公契定義闡釋）的所有該等地方或部分，在不限制上述一般適用範圍下，包括電扇房、儀錶房（電動車充電）、車道、斜坡道、樓梯、迴旋通道及建築物管理條例（香港法例第344章）界定及/或該條例附表1指定的「公用部分」，但不包括公用地方和大廈公用地方。為作識別之用，「停車場公用地方」在分公契附錄並經認可人士或其代表核實其準確性的圖則上用靛青色顯示。

(ii) 「停車場公用設施」指在停車場公用地方安裝供發展項目二期停車位全體業主和佔用人作為便利設施共同享用，而並非供二期停車位任何個別業主或佔用人獨家使用或享用或整個發展項目使用或享用的於停車場公用地方之所有該等裝置及設施，在不限制上述一般適用範圍下，包括排水渠、沙井、渠道、總水喉（如有）、水箱、明渠、水道、污水渠、電纜、管道、電線、鹹水及食水進水口（如有）及總喉、消防或保安設備及設施、泵、電掣、儀錶、照明、通風槽及機房、入口路障設備（如有）、截油器、供按《道路交通條例》（香港法例第374章）領有牌照的電動車的充電設備及裝置（包括主配電板和相關配線及電器）（不屬於任何二期停車位之部分）和其他裝置、設備及設施。

(iii) 「二期公用地方」在不限制主公契對「二期公用地方」界定的定義之一般適用範圍下，指按主公契訂立的分公契指定給予發展項目全體單位業主和佔用人共同使用與享用，而並非根據分公契或其他規定給予註冊業主或任何個別單位的業主和沒有特別轉讓的發展項目二期的所有該等地方或部分，在不限制上述一般適用範圍下，包括A區域的非建築用地（不構成任何單位之部分）、綠化區（按分公契定義闡釋）、康樂設施、道路、行人徑、階梯、有蓋行人路、通道、入口、車道、樓梯、斜坡道、迴旋通道、園藝區、有蓋園藝區、花槽、緊急車輛入口、消防控制室（如有）、其中一個裝卸區、外牆（為免存疑，不包括大廈公用地方的外牆或其部分或個別之二期洋房（按分公契定義闡釋）業主有權獨家使用或管有的二期洋房的外牆或其部分）、平台（不構成任何單位或大廈公用地方之部分）、過濾機房、食水及沖廁水水箱及泵房、灑水器水箱及消防泵房、升降機、升降機大堂、升降機槽、樓梯、行人路、洗手間、花圃、儀錶房（電動車充電）、電扇房、清潔泵房、沖廁水房、灌溉泵房、管理員辦事處、電訊及廣播室、街道消防栓水箱、主儀錶室、垃圾存放及物料回收室、電掣房、消防水箱、沖廁水水箱、水錶櫃、灑水器水箱、花園/庭院、兒童遊樂場、TX室、乘客上落車梯台及區域、安裝或使用天線廣播分導或電訊網絡設施區域及建築物管理條例（香港法例第344章）界定及/或該條例附表1指定的「公用部分」，但不包括停車場公用地方和大廈公用地方。為作識別之用，二期公用地方在分公契附錄並經認可人士或其代表核實其準確性的圖則上用綠色顯示。

(iv) 「二期公用設施」在不限制主公契對「二期公用設施」界定的定義之一般適用範圍下，指在二期公用地方安裝供發展項目全體業主和佔用人作為便利設施共同享用，而並非供任何個別單位之業主或佔用人獨家享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括圍牆、排水渠、沙井、渠道、總水喉、水箱、污水渠、明渠、電纜、井（如有）、管道、電線、鹹水和食水進水口及總喉、水箱、消防或保安設備及設施、泵、電掣、儀錶、照明、垃圾處理設備及設施、水裝飾、通風設備及設施、自動交通控制系統、天線、外裝飾鋁製百葉窗、衛星系統、康樂設施內的康樂及其他設施、天線廣播分導或電訊網絡設施和其他裝置、設備及設施。

「大廈公用地方」指註冊業主按分公契指定給予全體住宅（按分公契定義闡釋）業主和佔用人共同使用與享用，而並非根據分公契或其他給予註冊業主或任何個別住宅的業主和沒有特別轉讓的發展項目二期的所有該等地方或部分，在不限制上述一般適用範圍下，包括住宅外牆、構成該外牆之部分或其上面的建築裝飾（如有）、護牆、天篷（如有）、平台（不構成任何住宅或二期公用地方之部分）、天台（不構成任何住宅之部分）、建築裝飾、綠化區、空調欄柵、空調平台、電纜豎管房（如有）、水箱、消防泵房、升降機大堂、大廳、升降機、升降機槽、升降機機房、花園、消防進水口及灑水器進水口、管道、排水渠、污水渠、樓梯、行人路及建築物管理條例（香港法例第344章）界定及/或該條例附表1指定的「公用部分」，但不包括停車場公用地方和公用地方。為作識別之用，大廈公用地方在分公契附錄並經認可人士或其代表核實其準確性的圖則上用黃色顯示。

(v) 「大廈公用設施」指在大廈公用地方安裝供全體住宅業主和佔用人共同享用，而並非供任何個別住宅獨家使用或享用或整個發展項目使用或享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括樓梯的人工照明及備用緊急系統、外裝飾鋁製百葉窗、通風槽、消防水箱、升降機機房的裝置及設施和其他服務、裝置、設備及設施。

2. 期數內每個住宅物業獲分配的不分割份數之數目：

每座大廈內每個住宅單位獲分配的不分割份數之數目

座	樓層	單位	每個單位獲分配的不分割份數之數目
1	地下	B1	60 / 31716
		B2	39 / 31716
		B3	35 / 31716
		B5	37 / 31716
		B6	58 / 31716
		B7	34 / 31716
		D1	45 / 31716
		D2	45 / 31716
		D3	34 / 31716
		D5	30 / 31716
		D6	46 / 31716
		D7	26 / 31716
		D8	26 / 31716
		D9	25 / 31716
		D10	28 / 31716
	1樓	B1	62 / 31716
		B2	40 / 31716
		B3	45 / 31716
		B5	44 / 31716
		B6	60 / 31716
		B7	36 / 31716
		D1	46 / 31716
		D2	46 / 31716
		D3	45 / 31716
		D5	41 / 31716
		D6	47 / 31716
		D7	28 / 31716
		D8	28 / 31716
		D9	27 / 31716
		D10	30 / 31716
1	2樓	B1	62 / 31716
		B2	40 / 31716
		B3	45 / 31716
		B5	44 / 31716
		B6	60 / 31716
		B7	36 / 31716
		D1	46 / 31716
		D2	46 / 31716
		D3	45 / 31716
		D5	41 / 31716
		D6	47 / 31716
		D7	28 / 31716
		D8	28 / 31716
		D9	27 / 31716
		D10	30 / 31716
	3樓	B1	66 / 31716
		B2	42 / 31716
		B3	47 / 31716
		B5	47 / 31716
		B6	64 / 31716
		B7	38 / 31716
		D1	49 / 31716
		D2	49 / 31716
		D3	47 / 31716
		D5	43 / 31716
		D6	49 / 31716
		D7	30 / 31716
		D8	29 / 31716
		D9	28 / 31716
		D10	32 / 31716

Summary of deed of mutual covenant

公契的摘要

座	樓層	單位	每個單位獲分配的不分割份數之數目
2	地下	A1	56 / 31716
		A2	42 / 31716
		A3	32 / 31716
		A5	35 / 31716
		A6	43 / 31716
		A7	58 / 31716
		C1	59 / 31716
		C2	59 / 31716
		C3	40 / 31716
		C5	39 / 31716
		C6	27 / 31716
		C7	39 / 31716
		C8	55 / 31716
	1樓	A1	64 / 31716
		A2	43 / 31716
		A3	42 / 31716
		A5	56 / 31716
		A6	44 / 31716
		A7	59 / 31716
		C1	62 / 31716
		C2	62 / 31716
		C3	41 / 31716
		C5	40 / 31716
		C6	28 / 31716
		C7	40 / 31716
		C8	56 / 31716
	2樓	A1	64 / 31716
		A2	43 / 31716
		A3	43 / 31716
		A5	56 / 31716
		A6	44 / 31716
		A7	59 / 31716
		C1	62 / 31716
		C2	62 / 31716
		C3	41 / 31716
		C5	40 / 31716
		C6	28 / 31716
		C7	40 / 31716
		C8	56 / 31716

座	樓層	單位	每個單位獲分配的不分割份數之數目
2	3樓	A1	66 / 31716
		A2	45 / 31716
		A3	45 / 31716
		A5	59 / 31716
		A6	46 / 31716
		A7	62 / 31716
		C1	66 / 31716
		C2	65 / 31716
		C3	43 / 31716
		C5	42 / 31716
		C6	29 / 31716
		C7	42 / 31716
		C8	59 / 31716

每棟二期洋房獲分配的不分割份數之數目

洋房	每棟二期洋房獲分配的不分割份數之數目
1	208 / 31716
2	204 / 31716
3	202 / 31716
5	165 / 31716
6	143 / 31716
7	143 / 31716
8	160 / 31716
9	160 / 31716
10	160 / 31716
11	161 / 31716
12	165 / 31716

3. 期數的管理人的委任年期：

主公契第六章第A分章第2(a)條規定：

按主公契委任新世界物業管理有限公司為第一任管理人，負責管理該土地及發展項目，任期由主公契之日起的初期2年，期後繼續管理該土地及發展項目直至按主公契終止其委任為止。

分公契第六章第A分章第1條規定：

按主公契和分公契，新世界物業管理有限公司受委任為發展項目第一任管理人。

4. 期數住宅物業的業主分攤管理開支之基準：

主公契第六章第D分章第5條規定：

管理人將按業主單位獲分配的管理份數的數目#對不時分配給發展項目的總管理份數的數目之比例決定每個業主分擔管理開支的款項。

分公契第六章第D分章第6條規定：

管理人將按下列原則決定二期每個業主分擔二期管理預算（按分公契定義闡釋）管理開支的款項：

(a) 每個業主須就他作為業主擁有的每個住宅按他的住宅獲分配的管理份數的數目#對發展項目所有住宅的管理份數的總數之比例分擔二期年度管理預算中A部分評估的款項；及

(b) 每個業主須就他作為業主擁有的每個二期停車位按他的二期停車位獲分配的管理份數的數目#對發展項目所有二期停車位的管理份數的總數之比例分擔二期年度管理預算中B部分評估的款項。

註解 #：每個住宅物業於以上第二段獲分配的不分割份數之數目相等於該住宅物業獲分配的管理份數之數目。

5. 釐定管理費按金之基準：

主公契第六章第E分章第1(a)條規定：

每個單位的第一手業主須在他向賣方取得轉讓他的單位時向管理人支付一筆相等於管理開支每月分擔款項之一個月的金額，作為準時支付他按主公契應付的一切款項的保證金。

分公契第六章第E分章第1(a)條規定：

發展項目二期每個單位的第一手業主須在他向賣方取得轉讓他的單位時向管理人支付一筆相等於二期管理預算列明的管理開支每月分擔款項之一個月的金額，作為準時支付他按分公契應付的一切款項的保證金。

6. 賣方保留供賣方自用的期數區域（如有）：

不適用

Summary of land grant

批地文件的摘要

A. Lot number of the land on which the Development is situated

1. The Development is situated on Lot No.2131 in Demarcation District No.121 ("the lot").

B. Term of years

2. The lot was granted under New Grant No. 4670 ("Land Grant") for a term of 50 years commencing from 26th July 2004.

C. User restrictions applicable to the lot

3. Special Condition No.(10) stipulates that:

   The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

D. Facilities that are required to be constructed and provided for the government, or for public use

Formation of the Green Area and the Green Stippled Black Area

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

The Grantee shall:

(i) within 12 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director of Lands ("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 and green stippled black on Plan I annexed to the Land Grant (hereinafter respectively referred to as "the Green Area" and "the Green Stippled Black 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 Green Structures")

   so that building, vehicular and pedestrian traffic may be carried on the Green Area and the Green Stippled Black Area.

(ii) within 12 calendar months from the date of the Land Grant or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and the Green Stippled Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, crash gates, street furniture and road markings as the Director may require; and

Formation of the Yellow Area and the Yellow Stippled Black Area

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

   The Grantee shall:

   (i) within 12 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

      (I) lay and form those portions of future public roads shown coloured yellow and yellow stippled black on Plan I annexed to the Land Grant (hereinafter respectively referred to as "the Yellow Area" and "the Yellow Stippled Black 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 Yellow Structures")

      so that building, vehicular and pedestrian traffic may be carried on the Yellow Area and the Yellow Stippled Black Area.

   (ii) within 12 calendar months from the date of the Land Grant or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Yellow Area and the Yellow Stippled Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, crash gates, street furniture and road markings as the Director may require.

Formation of the Green Area and the Green Stippled Black Area, the Yellow Area and the Yellow Stippled Black Area (non-fulfillment)

6. Special Condition No.5 (c) stipulates that:

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

No compensation on works on the Green Area and the Green Stippled Black Area, the Yellow Area and the Yellow Stippled Black Area

7. Special Condition No. 5(d) stipulates that:

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

Possession of the Green Area and the Green Stippled Black Area, the Yellow Area and the Yellow Stippled Black Area

8. Special Condition No.(6) stipulates that:

(a) For the purpose only of carrying out the necessary works specified in Special Conditions Nos.(5)(a) and (5)(b) of the Land Grant, the Grantee shall be granted possession of:

(i) the Green Area and the Yellow Area on the date of the Land Grant; and

(ii) the Green Stippled Black Area and the Yellow Stippled Black Area on the date or dates to be specified by the Director in writing.

(b) The Green Area and the Green Stippled Black Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that the General and Special Conditions of the Land Grant ("these Conditions") have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area and the Green Stippled Black Area allow free access over and along the Green Area and the Green Stippled Black 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.(5) of the Land Grant or otherwise.

(c) The Yellow Area and the Yellow Stippled Black Area or any part thereof shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date or dates as may be specified by the Director in writing. The Grantee shall at all reasonable times while he is in possession of the Yellow Area and the Yellow Stippled Black Area allow free access over and along the Yellow Area and the Yellow Stippled Black 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.(5) of the Land Grant or otherwise.

Restriction on use of the Green Area, the Green Stippled Black Area, the Yellow Area and Yellow Stippled Black Area

9. Special Condition No.(7) stipulates that:

The Grantee shall not without the prior written consent of the Director use the Green Area, the Green Stippled Black Area, the Yellow Area or the Yellow Stippled Black 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.(5) of the Land Grant.

Access to the Green Area, the Green Stippled Black Area, the Yellow Area and the Yellow Stippled Black Area for inspection

10. Special Condition No.(8) of stipulates that:

(a) The Grantee shall at all reasonable times while he is in the possession of the Green Area, the Green Stippled Black Area, the Yellow Area or the Yellow Stippled Black Area:

(i) permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the lot and the said Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Conditions Nos.(5)(a) and (5)(b) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(5)(c) of the Land Grant and any other works which the Director may consider necessary in the said Areas;

(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 said Areas 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 said Areas 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 neighboring land or premises. The Grantee shall cooperate 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 said Areas; 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 said Areas 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 said Areas.

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

E. Grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the lot.

Formation of the Green Area and the Green Stippled Black Area

11. Special Condition No.(5)(a)(iii) of stipulates that:

The Grantee shall maintain at his own expense the Green Area and the Green Stippled Black Area together with the Green 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 and the Green Stippled Black Area or such part thereof has been delivered in accordance with Special Condition No.(6)(b) of the Land Grant.

Formation of the Yellow Area and the Yellow Stippled Black Area

12. Special Condition No.(5)(b)(iii) of stipulates that:

The Grantee shall until such time as possession of the Yellow Area and the Yellow Stippled Black Area or such part thereof has been delivered in accordance with Special Condition No.(6)(c) of the Land Grant, at his own expense and in all respects to the satisfaction of the Director:

(I) maintain the Yellow Area and the Yellow Stippled Black Area together with the Yellow 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; and

(II) fence, upkeep, maintain and repair all slopes, slope treatment works, earth-retaining structures thereon in a safe, clean and tidy condition. In the event that any landslip, subsidence or falling away occurs within the Yellow Area and the Yellow Stippled Black Area, the Grantee shall at his own expense and in all respects to the satisfaction of the Director reinstate and make good the same and any adjacent or adjoining areas which, in the opinion of the Director have been affected and shall indemnify and keep indemnified the Government its agents and contractors against all liabilities, claims, proceedings, costs, charges, expenses, demands and damages whatsoever arising out of, in connection with or incurred through or by reason of such landslip, subsidence or falling away.

Building Covenant

13. Special Condition No.(9) stipulates that:

The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with the Conditions of the Land Grant and all ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March, 2010.

Development Conditions

14. Special Condition No. (11) (a),(b),(c),(d),(e) and (f) stipulate that:

Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No.(6)) of the lot or any part thereof:

(a) any building or buildings erected or to be erected on the lot shall in all aspects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance and any amending legislation;

(c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 14,646 square metres and shall not exceed 24,410 square metres;

(d) the total site coverage of any building or buildings erected or to be erected on the lot shall not exceed 40% of the area of the lot;

(e) no part of any building or other structure erected or to be erected on the lot together with any addition or fitting (if any) to such building or structure may exceed the aggregate height of 15 metres above the mean formation level of the ground on which it stands (the Director's decision as to what level constitutes the mean formation level shall be final and binding upon the Grantee), provided that:

(i) with the prior written approval of the Director, machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limited; and

(ii) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No. (54)(b)(i)(II) of the Land Grant;

(f) (i) any building or buildings erected or to be erected on the lot shall not exceed 4 storeys including any floor or space below the level of the ground provided that the Director at his sole discretion may in calculating the number of storeys referred to in this sub-clause (f) exclude any structure or floor space referred to in Special Condition No. (54)(b)(i)(II) of the Land Grant;

(ii) for the purpose of calculating the number of storeys referred to in sub-clause (f)(i) of this Special Condition there shall not be taken into account any floor or space at either ground level or basement level, but not both, solely or, in the opinion of the Director (whose opinion shall be final and binding on the Grantee) predominately used for the purpose of carparking or such other purposes ancillary to private residential purposes as may be approved by the Director in writing.

For the purposes of these Conditions, the decision of the Director as to which level constitutes ground level or basement level shall be final and binding on the Grantee.

Provision of sales office and show flats

15. Special Condition No. (13) stipulates that:

Notwithstanding the user restriction and the maximum gross floor area permitted under Special Condition Nos. (10) and (11) of the Land Grant, the Grantee may use part or parts of the building or buildings erected or to be erected on the lot in accordance with these Conditions and erect on part or parts of the lot a separate temporary structure for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the lot in accordance with these Conditions, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director and such other terms and conditions as the Director shall in his absolute discretion see fit to impose.

Recreational facilities

16. Special Condition No. (14) (a) and (b) stipulate that:

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

(b) The Facilities provided in accordance with sub-clause (a) of this Special Condition shall only be used by any one or more residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons whatsoever.

Summary of land grant

批地文件的摘要

Landscaping

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

(a) The Grantee shall submit or cause to be submitted to the Director for his approval landscaping proposals indicating a landscape treatment for the lot including the planting and hard finishes of all landscape areas, slopes and retaining structures. Submission of these landscaping proposals shall be made in two stages (hereinafter referred to as "the Conceptual Submission" and "the Detailed Submission").

(b) The Conceptual Submission shall provide basic information on the landscaping proposals including, a survey and treatment of existing trees, site layout and formation levels, conceptual form of building development and such other information as the Director may require. No building or any other works including site formation works shall be commenced on the lot or any part thereof until the Conceptual Submission has been approved in writing by the Director.

(c) Upon written approval by the Director of the Conceptual Submission, the Grantee shall submit the Detailed Submission including schedules and drawings (at a scale of 1:200 or larger) and such other information as the Director may require giving details of the hard and soft landscaping layouts and works in accordance with the approved Conceptual Submission.

(d) Upon development or redevelopment of the lot, the Grantee shall landscape the lot in accordance with the Conceptual Submission and the Detailed Submission as approved and no amendment, variation, alternation, modification or substitution shall be made without the prior written consent of the Director.

(e) The Grantee shall thereafter keep and maintain the landscape works in a safe, clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director.

Office accommodation for watchmen and caretakers

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

Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

(i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the lot;

(ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and

(iii) the location of any such accommodation shall first be approved in writing by the Director.

Quarters for watchmen and caretakers

19. Special Condition No.(18)(a) stipulates that:

Quarters for watchmen or caretakers of both may be provided within the lot subject to the following conditions:

(i) such quarters shall be located in one of the blocks of residential units erected on the lot or on such other location as may be approved in writing by the Director;

(ii) such quarters shall be provided with self-contained toilet, showering, washing and kitchen facilities; and

(iii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

Owner's Corporation or Owner's Committee Office

20. Special Condition No.(19)(a) stipulates that:

One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:

(i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and

(ii) the location of any such office shall first be approved in writing by the Director.

Parking space

21. Special Condition No.(26)(a), (b) and (c)stipulates that:

(a) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles (hereinafter referred to as "the Residential Parking Spaces") at the rate of 1.5 space for every residential unit in the building or buildings erected or to be erected on the lot.

(b) Notwithstanding sub-clause (a) of this Special Condition, the Grantee may increase or reduce the total number of the Residential Parking Spaces provided on the lot by not more than 5 percent or 50 in number (whichever is the less) of the number calculated in accordance with the said sub-clause.

(c) Each of the Residential Parking Spaces provided shall occupy an area of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres. Such spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said space shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

Loading and unloading requirements

22. Special Condition No.(26)(d) stipulates that:

Two spaces at the locations to be determined by the Director shall be provided within the lot to the satisfaction of the Director for the loading and unloading of motor vehicles. The spaces so provided shall each measure 3.5 metres x 11.0 metres with a minimum headroom of 4.7 metres. The spaces so provided shall not be used for any purpose other than for the loading and unloading of motor vehicles licensed under the Road Traffic Ordinance in connection with the building or buildings erected or to be erected on the lot and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

Anchor Maintenance

23. Special Condition No.(35) stipulates that:

Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

F. Lease conditions that are onerous to a purchaser

Surrender

24. Special Condition No.(1)(b) stipulates that:

The Grantee acknowledges that a Deed of Grant of Right of Way Memorial No. 572242 and a Deed of Grant of Wayleave Memorial No. 572243 (hereinafter collectively referred to as "Incumbrances") were registered at the Yuen Long New Territories Land Registry against some of the old lots described in the Second Schedule to the Land Grant.

25. Special Condition No.1(c) stipulates that:

The Grantee acknowledges and agrees that the lot is granted subject to the rights and obligations set out in the Incumbrances (insofar as the same are valid and subsisting) which shall, notwithstanding the acceptance by the Government of the surrender of the old lots pursuant the sub-clause (a) of this Special Condition, remain in full force and effect and binding on the Grantee as if they had been registered against the lot. The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, costs, actions and demands whatsoever arising whether directly or indirectly out of or in connection with the Incumbrances.

Preservation of trees

26. Special Condition No.(15) stipulates that:

No tree growing on the lot or adjacent thereto shall be 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.

Restriction on alienation of residential parking spaces

27. Special Condition No.(27) stipulates that:

(a) The Residential Parking Spaces (excluding the Visitors Spaces) provided within the lot in accordance with sub-clause (a) and (b) of Special Condition No.(26) of the Land Grant shall not be used for any purpose other than for the purpose set out in sub-clause (c) of Special Condition No.(26) of the Land Grant and shall be designated as such on the approved car park layout plan referred to in Special Condition No.(28) of the Land Grant.

(b) The Residential Parking Spaces (excluding the Visitors Spaces) shall not be:

(i) assigned except

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

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

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

provided that in any event not more than three of the Residential Parking Spaces (excluding the Visitors Spaces) shall be assigned or underlet to the owner or resident of any one residential unit.

Cutting away

28. Special Condition No.(33) stipulates that:

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

(b) Nothing in sub-clause(a) of this Special Condition shall prejudice the Government's rights under the Conditions of the Land Grant, in particular Special Condition No.(32) of the Land Grant.

(c) In the event that as a result of or arising out of any formation, leveling, 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 lot 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.

(d) In addition to any other rights or remedies herein provided for breach of any of the Conditions of the Land Grant, 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 or professional fees and charges.

No rock crushing

29. Special Condition No.(34) stipulates that:

No rock crushing plant shall be permitted on the lot.

Anchor Maintenance

30. Special Condition No.(35) stipulates that:

Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

Spoil or debris

31. Special Condition No.(36) stipulates that:

(a) In the event of spoil or debris from the lot or from other areas affected by any development of the lot being eroded and washed down onto public lanes or roads or into road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs, or other Government properties, the Grantee shall be held responsible and shall at his own expense remove the spoil and debris from and make good any damage done to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other 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 and washing down.

(b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), upon the written request of the Grantee and at the cost of the Grantee, remove the spoil and debris from and make good any damage done to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties referred to in the said sub-clause (a).

Utility services

32. Special Condition No.(38) stipulates that:

The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal or repair work to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations (all together hereinafter referred to as "the Works and Services") being or running upon, over, under or adjacent to the lot, the Green Area, the Green Stippled Black Area, the Yellow Area and the Yellow Stippled Black Area or any part of the lot or the said Areas, provided that the Grantee before carrying out any such work as aforesaid shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of any of the Works and Services, and shall submit his proposals for dealing with any of the Works and Services 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 proposals aforesaid, and shall comply with any requirement of the Director in respect of the Works and Services, and shall bear the cost of meeting such requirements including the cost of any necessary diversion, relaying or reinstatement, and except as provided in Special Condition No.(44) of the Land Grant shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage or disturbance caused to the surface of the lot, the Green Area, the Green Stippled Black Area, the Yellow Area and the Yellow Stippled Black Area or any part of the lot or the said Areas, or any of the Works and Services running on, over, under or adjacent to the lot, the Green Area, the Green Stippled Black Area, the Yellow Area and the Yellow Stippled Black Area or any part of the lot or the said Areas, in any manner arising out of any such construction, maintenance, renewal or repair work. If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Green Area, the Green Stippled Black Area, the Yellow Area and the Yellow Stippled Black Area or any part of the lot or the said Areas or of any of the Works and Services to the satisfaction of the Director, he, the Director, may carry out any such diversion, relaying, repairing, reinstatement or making good as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

Damage to public roads

33. Special Condition No.(40) stipulates that:

(a) The Grantee shall at his own expense and to the satisfaction of the Director make good any damage done to adjoining public roads including street furniture by the Grantee, his contractors or sub-constructors or his or their workmen or vehicles or by any spoil from the lot.

(b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), upon the written request of the Grantee and at the cost of the Grantee, make good any damage done to the adjoining public roads including street furniture referred to in the said sub-clause (a).

Construction of drains and channels

34. Special Condition No.(43) stipulates that:

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

Damage to nullahs etc.

35. Special Condition No.(44) stipulates that:

(a) Any damage or obstruction caused by the Grantee, his servants or agents to any nullah, sewer, storm-water drain or water main within or adjoining the lot shall be made good by the Government at the cost of the Grantee, and the amount due in respect thereof shall be paid on demand to the Government by the Grantee.

(b) Notwithstanding sub-clause (a) of this Special Condition, the Grantee shall, at the request of the Director, make good such damage or obstruction as specified by the Director at his own expense and in all respects to the satisfaction of the Director.

Connecting drains and sewers

36. Special Condition No.(45) stipulates that:

The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be constructed 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 in Government land shall upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works.

Access for fire Services appliances and personnel

37. Special Condition No.(50) stipulates that:

Throughout the term agreed by the Land Grant to be granted:

(a) the Grantee shall at his own expense and to the satisfaction of the Director of Fire Services :

(i) provide suitable means of access for the passage of Fire Services appliances and Fire Services personnel to any building or buildings, structure or structures erected or placed or to be erected or placed on the lot;

(ii) at all times permit such Fire Services personnel and Fire Services appliances the free and uninterrupted use of such means of access; and

(iii) maintain such means of access and keep the same free from obstruction; and

(b) the Grantee shall permit the Director of Fire Services, his officers, servants or agents at all reasonable times with or without notice to enter upon the lot or any part thereof or any building or buildings, structure or structures or any part thereof erected or placed or to be erected or placed thereon for the purpose of inspecting the same so as to ensure that the requirements referred to in sub-clause (a) of this Special Condition have been complied with.

Provision of fire service installations and equipment

38. Special Condition No.(51) stipulates that:

The Grantee shall at his own expense and to the satisfaction of the Director of Fire Services provide fire hydrants, fire fighting appliances, water pumping connections and such other fire services installations and equipment (as defined in the Fire Services Ordinance as the Director of Fire Services in his sole discretion shall require within the lot (or, subject to the prior written consent and approval of the Director, on any adjacent or adjoining Government land) and within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require. The Grantee shall maintain at his own expense the said fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment in good condition and to the satisfaction of the Director of Fire Services.

Summary of land grant

批地文件的摘要

A. 發展項目所位於的土地的地段編號

1. 發展項目位於丈量約份第121約第2131號地段(「該地段」)。

B. 租期

2. 該地段租期按新批租契第4670號(「批地文件」)由2004年7月26日起計50年。

C. 適用於該地段的用途限制

3. 特別條款第(10)條規定：
該地段或其中任何部分或在其上已建或擬建的任何建築物或任何建築物部分不得用作私人住宅用途之外的其他用途。

D. 按規定須興建並提供予政府或供公眾使用的設施

構建綠色區域及綠色加黑點區域

4. 特別條款第(5)(a)條規定：
承授人須：

(i) 從批地文件之日起12個曆月內(或地政總署署長(「署長」)可批准的其他延長期限內)按署長批准的方式、材料、標準、水平、定線及設計自行出資進行下列工程，在一切方面使署長滿意：

(I) 在批地文件附錄的圖則I上用綠色和綠色加黑點顯示之部分鋪設及構建未來公共道路(以下分別稱為「綠色區域」和「綠色加黑點區域」)；及

(II) 提供與修建署長可自行酌情要求的橋樑、隧道、立交橋、地下通道、暗渠、高架橋、天橋、行人路、道路或其他構築物(以下統稱「綠色構築物」)。

以便在綠色區域和綠色加黑點區域進行建築、車輛及行人交通。

(ii) 從批地文件之日起12個曆月內或署長可批准的其他延長期限內自行出資鋪設、圍欄及引導綠色區域和綠色加黑點區域，並於其提供署長可要求的明渠、污水渠、排水渠、消防栓(其管道連接至總水喉)、街燈、交通標誌、防撞閘、街道設施及道路標記，使署長滿意；及

(iii) 自行出資保養綠色區域、綠色加黑點區域、綠色構築物及在其上或其內建築、安裝及提供的一切構築物、路面、明渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、路標及植物，使署長滿意，直至按批地文件特別條款第(6)(b)條移交綠色區域、綠色加黑點區域或其中任何部分的管有權。

構建黃色區域及黃色加黑點區域

5. 特別條款第(5)(b)條規定：
承授人須

(i) 從批地文件之日起12個曆月內(或署長可批准的其他延長期限內)按署長批准的方式、材料、標準、水平、定線及設計自行出資進行下列工程，在一切方面使署長滿意：

(I) 在批地文件附錄的圖則I上用黃色和黃色加黑點顯示之部分鋪設及構建未來公共道路(以下分別稱為「黃色區域」和「黃色加黑點區域」)；及

(II) 提供與修建署長可自行酌情要求的橋樑、隧道、立交橋、地下通道、暗渠、高架橋、天橋、行人路、道路或其他構築物(以下統稱「黃色構築物」)。

以便在黃色區域和黃色加黑點區域進行建築、車輛及行人交通。

(ii) 從批地文件之日起12個曆月內或署長可批准的其他延長期限內自行出資鋪設、圍欄及引導黃色區域和黃色加黑點區域，並於其提供署長可要求的其他明渠、污水渠、排水渠、消防栓(其管道連接至總水喉)、街燈、交通標誌、防撞閘、街道設施及道路標記，使署長滿意。

(不履行)構建綠色區域及綠色加黑點區域，黃色區域及黃色加黑點區域

6. 特別條款第(5)(c)條規定：
倘若承授人未能按本特別條款第(a)或(b)分條規定在其指定的時期內履行他的責任，政府可以進行必要的工程，費用由承授人承擔。承授人須在要求時向政府支付相等於工程費用的款項，該款項由署長決定，署長的決定為最終並對承授人有約束力。

綠色區域及綠色加黑點區域，黃色區域及黃色加黑點區域的工程的不索償

7. 特別條款第(5)(d)條規定：
署長對承授人履行本特別條款第(a)及(b)分條規定他的責任或政府行使本特別條款第(c)項的權利或其他原因造成或引致承授人或其他任何人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不得就上述任何損失、損害、滋擾或干擾向政府或署長或他授權的官員要求索償。

綠色區域及綠色加黑點區域，黃色區域及黃色加黑點區域的管有權

8. 特別條款第(6)條規定：

(a) 僅為了進行批地文件特別條款第5(a)及5(b)條指定的必要工程，承授人獲授權管有

(i) 在批地文件之日，綠色區域和黃色區域；及

(ii) 在署長書面指定的日期，綠色加黑點區域和黃色加黑點區域。

(b) 綠色區域和綠色加黑點區域須在要求時重新交還給政府。在任何情況下在署長發出信件說明批地文件的一般及特別條款(「此等條款」)均已履行使他滿意之日，即視為承授人已重新交還該等區域給政府。承授人在管有綠色區域和綠色加黑點區域期間須允許一切政府和公共車輛及行人，在任何合理時間內自由通過綠色區域和綠色加黑點區域，並確保上述通行不會受到任何工程，不論是按批地文件特別條款第(5)條或其他進行的工程之干涉或阻礙。

(c) 黃色區域和黃色加黑點區域或其中任何部分須在要求時重新交還給政府。在任何情況下在署長發出信件指定之日，即視為承授人已重新交還該等區域給政府。承授人在管有黃色區域和黃色加黑點區域期間須允許一切政府和公共車輛及行人，在任何合理時間內自由通過黃色區域和黃色加黑點區域，並確保上述通行不會受到任何工程，不論是按批地文件特別條款第(5)條或其他進行的工程之干涉或阻礙。

綠色區域、綠色加黑點區域、黃色區域及黃色加黑點區域的用途限制

9. 特別條款第(7)條規定：

未經署長的預先書面同意，承授人不得使用綠色區域、綠色加黑點區域、黃色區域或黃色加黑點區域作為儲存物件或搭建任何臨時構築物的用途或作為批地文件特別條款第(5)條指定進行的工程以外的其他用途。

進入綠色區域、綠色加黑點區域、黃色區域及黃色加黑點區域以作視察

10. 特別條款第(8)條規定：

(a) 承授人須在管有綠色區域、綠色加黑點區域、黃色區域或黃色加黑點區域期間，於任何合理時間內：

(i) 准許署長、他的官員、承建商、他授權的任何其他人士有權出入、經過及再經過該地段及該等區域，旨在視察、檢查及監管按批地文件特別條款第(5)(a)和(5)(b)條進行的任何工程，按批地文件特別條款第(5)(c)條進行、視察、檢查及監管的工程及署長認為有必要在該等區域進行的任何其他工程；

(ii) 准許政府和政府授權的有關公用事業公司在他們要求時有權出入、經過及再經過該地段及該等區域，旨在在該等區域或任何毗鄰土地之內、之上或之下進行任何工程，包括但不限於鋪設和其後保養一切管道、電線、槽、導管及其他所需的傳導媒介及輔助設備，以便提供電話、電力、煤氣(如有)及其他服務擬給該地段或任何毗鄰或毗連土地或物業。承授人須在該等區域內進行上述工程的一切事宜上，充分配合政府和政府正式授權的有關公用事業公司。

(iii) 准許水務監督的官員和他們可授權的其他人士在他們要求時有權出入、經過及再經過該地段及該等區域，旨在進行有關操作、保養、修理、更換、更改該等區域內的任何水務工程裝置的任何工程。

(b) 政府就政府、其官員、代理人、承建商及正式授權的其他人士或公用事業公司行使本特別條款第(a)分條的權利對承授人或任何其他人造成或引致任何損失、損害、滋擾或干擾毋須承擔任何責任。

E. 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

構建綠色區域及綠色加黑點區域

11. 批地文件特別條款第(5)(a)(iii)條規定：

承授人須自行出資保養綠色區域、綠色加黑點區域、綠色構築物及在其上或其內建築、安裝及提供的一切構築物、路面、明渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、路標及植物，使署長滿意，直至按批地文件特別條款第(6)(b)條移交綠色區域、綠色加黑點區域或其中任何部分的管有權。

構建黃色區域及黃色加黑點區域

12. 批地文件特別條款第(5)(b)(iii)條規定：

承授人須直至按批地文件特別條款第(6)(c)條移交黃色區域和黃色加黑點區域或其中任何部分的管有權，自行出資進行下列工程，在一切方面使署長滿意：

(I) 保養黃色區域和黃色加黑點區域連同黃色構築物及在其上或其內建築、安裝及提供的一切構築物、路面、明渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物；及;

(II) 圍欄、維持、保養及修理其上的一切斜坡、斜坡處理工程及護土構築物處於安全、乾淨及整潔狀態。倘若黃色區域和黃色加黑點區域內發生任何山泥傾瀉、地陷或塌方，承授人須自行出資修復與彌補該區域和署長認為受影響的毗鄰或毗連區域，在一切方面使署長滿意並對上述山泥傾瀉、地陷或塌方產生或有關的一切責任、索償、司法程序、費用、收費、開支、要求及損害彌償及保持彌償政府、其代理人及承建商。

建築契諾

13. 特別條款第(9)條規定：

承授人須發展該地段，在其上建造大廈並於2010年3月31日或之前竣工和使該等大廈適合佔用，該等大廈須在一切方面符合批地文件的條件及目前或任何時候在香港施行適用於建築、衛生及規劃的一切法例、則例及規例之規定。

發展條件

14. 特別條款第11(a)、(b)、(c)、(d)、(e)及(f)條規定：

除此等條款另有規定外，在發展和重建(重建一詞僅指一般條款第6條所擬定之重建)該地段或其任何部份：

(a) 任何在該地段上已建或擬建的建築物均須在所有方面遵從《建築物條例》、其下的任何規例及所有修訂法例；

(b) 任何在該地段或其中任何部份或此等條款所指該地段外的任何範圍擬建的建築物，及該地段或其中任何部份或此等條款所指該地段外的任何範圍所有的發展或使用，均須在各方面遵從《城市規劃條例》及所有修訂法例；

(c) 在該地段已建或擬建的任何建築物的整體總樓面面積須不少於14,646平方米及不多於24,410平方米；

(d) 在該地段已建或擬建的任何建築物的整體上蓋面積須不多於該地段的百分之四十(40%)面積；

(e) 該地段已建或擬建的任何建築物或其他構築物連同其任何增建部份或裝置(如有)的總高度不得超過其處於的地面的平均平整水平15米以上的高度(署長對何種水平構成平均平整水平的決定是最終的，對承授人有約束力)，但是：

(i) 經署長事先書面批准，可豎立或放置的機房、空調機組、水箱、梯屋及類似屋頂構築物於建築物天台以超出上述高度限制；及

(ii) 署長可自行決定計算建築物或構築物的高度，而不包括批地文件特別條款第(54)(b)(i)(II)條所指任何構築物或樓面面積；

(f) (i) 在該地段已建或擬建的任何建築物不得超過4層樓之高度，包括任何地面以下的樓層或區域，但是署長可自行酌情在計算本第(f)分條提及的樓層數目時排除批地文件特別條款第(54)(b)(i)(II)條提及的任何構築物或樓層；

(ii) 在計算本特別條款第(f)(i)分條提及的樓層數目時不計算僅用作或署長認為(其意見是最終的，對承授人有約束力)主要用作停車或署長書面批准作私人住宅配套的其他用途的地面層或地庫層的其中之一(並非兩者)。

在此等條款中，署長對該樓層屬於地面層或地庫層的決定是最終的，對承授人有約束力。

提供售樓處及示範單位

15. 特別條款第(13)條規定：

即使批地文件特別條款第(10)及(11)條有用途限制和准許最大樓面總面積之規定，承授人可使用按此等條款在該地段上已建或擬建的建築物之任何部分及在該地段之部分搭建一個獨立的臨時構築物，作為售樓處及示範單位和相關的售樓活動的用途，以便按此等條款銷售在該地段上已建或擬建的建築物或其中任何部分，但是上述售樓處及示範單位和相關的售樓活動的範圍及運作期限須經署長書面批准並須符合署長自行酌情認為合適所施加的條款及條件。

康樂設施

16. 特別條款第(14)(a)及(b)條規定：

(a) 承授人可在該地段內搭建、建造及提供署長可書面批准的康樂設施及其輔助設施(以下簡稱「設施」)。該等設施的類型、尺寸、設計、高度及分布須經署長的預先書面批准。

(b) 按本特別條款第(a)分條提供的設施只能由該地段的已建或擬建住宅大廈的任何一位或多位住戶和他們的真正訪客使用，其他人士不可使用。

綠化

17. 批地文件特別條款第(16)條規定：

(a) 承授人須向署長提交或促使他人提交顯示美化該地段的環境的綠化建議書，包括全部綠化區域、斜坡及護土構築物的種植及表層處理，供署長批准。提交綠化建議書劃分為2個階段(以下統稱「概念建議」和「明細建議」)。

(b) 概念建議書須提供美化建議的基本資料，包括現有樹木的調查及處理、場地佈局及平整水平、建築物發展形式的概念及署長可要求的其他資料。在取得署長對概念建議書作出書面批准之前，不得在該地段或其中任何部分展開任何建設或其他工程包括土地平整工程。

(c) 在取得署長對概念建議書的書面批准後，承授人須提交明細建議書，包括明細表及圖則(按1：200或更大的比例)及署長可要求的其他資料，提供按經批准的概念建議書美化平面圖及工程的複印文本及電腦文本。

(d) 承授人在發展和重建該地段時，必須按照經批准的概念建議和明細建議綠化該地段。未經署長的預先書面同意，不得作出修訂、修改、更改、改動或更換。

(e) 承授人須在其後保持與保養綠化工程處於安全、乾淨、整潔、齊整、功能齊全及衛生狀態，使署長滿意。

看更及管理員的辦事處

18. 特別條款第(17)(a)條規定：

在該地段內可為看更或管理員或兩者提供辦事處，受下列條件規限：

(i) 該辦事處須是署長認為妥善管理在該地段上已建或擬建的建築物及其安全、保安工作所需；

(ii) 該辦事處不得用作供全職或必要聘請在該地段工作的看更或管理員或兩者的辦事處之外的其他用途；及

(iii) 該辦事處的位置須首先取得署長的書面批准。

看更及管理員的宿舍

19. 特別條款第(18)(a)條規定：

在該地段內可為看更或管理員提供宿舍，受下列條件規限：

(i) 該宿舍須設在該地段的一座住宅單位大廈內或署長可書面批准的其他位置；

(ii) 該宿舍須提供設備齊全的獨立洗手間、淋浴、沖洗及廚房設施；及

(iii) 該宿舍不得用作供全職或必要聘請在該地段工作的看更或管理員或兩者的居住場所之外的其他用途。

業主立案法團或業主委員會辦事處

20. 特別條款第(19)(a)條規定:

在該地段內可為提供一個業主立案法團或業主委員會辦事處，受下列條件規限：

(i) 該辦事處不得用作該地段和在其上已建或擬建的建築物的業主立案法團或業主委員會作開會及處理行政工作之外的其他用途；及

(ii) 該辦事處的位置須首先取得署長的書面同意。

停車位

21. 特別條款第(26)(a)、(b)及(c)條規定：

(a) 必須在該地段內按已建或擬建的建築物的每個住宅單位有1.5車位之比例提供停車位供停泊車輛(以下簡稱「住宅停車位」)，使署長滿意。

(b) 即使本特別條款第(a)分條有所規定，承授人可增加或減少在該地段提供的住宅停車位之總數不超過按本分條計算的數目之百分之五(5%)或50個車位(以較少者為準)。

(c) 每個住宅停車位的佔用面積為：2.5米闊及5.0米長及至少2.4米高。上述停車位只能由該地段已建或擬建的大廈住戶和他們的真正來賓、訪客或獲邀請人用作停泊他們擁有並按道路交通條例領有牌照的車輛之用途，而不得用作其他用途，特別是不得作儲存、展示或陳列車輛以作銷售或其他用途。

裝卸區要求

22. 批地文件特別條款第(26)(d)條規定：

該地段內須在署長指定的位置提供兩個區域作為車輛裝卸區，使署長滿意。每個裝卸區的佔用面積為：3.5米闊及11.0米長及至少4.7米高。該等裝卸區只能用作與該地段已建或擬建的大廈有關，按道路交通條例領有牌照的車輛裝卸之用途，而不得用作其他用途，特別是不得作儲存、展示或陳列車輛以作銷售或其他用途。

地樁保養

23. 批地文件特別條款第(35)條規定：

如果在發展或重建該地段或其中任何部分時已安裝預應力地樁，承授人須在預應力地樁的服務年限期間自行出資定期保養與檢驗預應力地樁，使署長滿意並在署長不時自行酌情要求時提供上述檢驗工程的報告和資料給署長。如果承授人不理會或未能進行上述要求的檢驗工程，署長可立即執行與進行該檢驗工程，而承授人須在要求時歸還政府因此產生的費用。

F. 對買方造成負擔的租用條件

退回

24. 特別條款第(1)(b)條規定：

承授人確認在新界元朗土地註冊處對於批地文件附表2描述的若干舊地段註冊了一份授予道路權契約註冊摘要第572242號和一份授予通行權契約註冊摘要第572243號(以下統稱「產權負擔」)。

25. 特別條款第(1)(c)條規定：

承授人確認與同意，該地段須受制於產權負擔列明的權利及責任(只要其仍然有效及存在)。即使政府按此特別條款第(a)分條接收交回的舊地段，該等權利及責任仍然完全有效並對承授人有約束力，猶如他們已對該地段註冊一樣。承授人須對產權負擔直接或間接引起或有關的任何一切責任、索償、費用、訴訟及要求彌償及保持彌償政府。

樹木保存

26. 特別條款第(15)條規定：

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

住宅停車位讓與權的限制

27. 特別條款第(27)條規定：

(a) 按批地文件特別條款第(26)條第(a)和(b)分條在該地段內提供的住宅停車位(不包括訪客停車位)只得用作批地文件特別條款第(26)條第(c)分條列明的用途，而不得用作其他用途，並須按在批地文件特別條款第(28)條提及的經批准停車場平面圖中作出上述指定。

(b) 住宅停車位(不包括訪客停車位)不得

(i) 轉讓，除非

(I) 連同該地段的不分割份數及獨家使用及管有該地段已建或擬建的大廈住宅單位的權利；或

(II) 給已經是該地段的不分割份數及獨家使用及管有該地段已建或擬建的大廈住宅單位的權利之業主；或

(ii) 分租，除非給該地段已建或擬建的大廈住宅單位的住戶。

但是在任何情況下，不得轉讓或分租超過3個住宅停車位(不包括訪客停車位)給予任何一個住宅單位的業主或租客。

分割

28. 批地文件特別條款第(33)條規定：

(a) 如果任何土地存在或已經被削除、移除或移後或堆積或堆填或進行任何類型的斜坡護土工程，不論有否經署長預先書面同意，亦不論是在該地段內或任何政府土地內，旨在構建、平整或發展該地段或其中任何部分或承授人按此等條款需要進行的任何其他工程或作任何其他用途，承授人須自行出資進行與修建該等斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承授人須在授予的租期期間自行出資保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。

(b) 此特別條款第(a)分條的規定沒有影響批地文件的條件賦予政府的權利，特別是批地文件特別條款第(32)條。

(c) 倘若因為任何構建、平整、發展或承授人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地的泥土，承授人須自行出資進行修復或彌補，使署長滿意並對上述塌方、山泥傾瀉或地陷造成或引致政府、其代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償彌償他們。

(d) 除了批地文件規定對違反該等條件的任何其他權利或濟助外，署長有權發出書面通知要求承授人進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承授人不理會或未能在通知指定的時期內履行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承授人須在要求時歸還政府其費用連同任何行政費或專業費用及開支。

不准進行碎石

29. 特別條款第(34)條規定：

不准在該地段內設置碎石機。

地樁保養

30. 批地文件特別條款第(35)條規定：

如果在發展或重建該地段或其中任何部分時已安裝預應力地樁，承授人須在預應力地樁的服務年限期間自行出資定期保養與檢驗預應力地樁，使署長滿意並在署長不時自行酌情要求時提供上述檢驗工程的報告和資料給署長。如果承授人不理會或未能進行上述要求的檢驗工程，署長可立即執行與進行該檢驗工程，而承授人須在要求時歸還政府因此產生的費用。

棄土或瓦礫

31. 特別條款第(36)條規定：

(a) 倘若從該地段或受該地段的發展之影響的其他區域沖刷及沖洗任何棄土或瓦礫到公共小巷或道路或路渠、前濱或海床、污水渠、雨水渠或明渠、或其他政府物業，承授人須負責並自費清理棄土及瓦礫和修復對公共小巷或道路或路渠、污水渠、雨水渠或明渠、前濱或海床或其他政府物業造成的損壞。承授人須對上述沖刷及沖洗造成私人物業的任何損壞或滋擾所引致的一切訴訟、索償及要求賠償政府。

(b) 即使本特別條款第(a)分條有所規定，署長可(但沒有責任)應承授人之書面要求和由承授人出資清理棄土及瓦礫和修復第(a)分條提及對公共小巷或道路或路渠、污水渠、雨水渠或明渠、前濱、海床或其他政府物業造成的損壞。

公用事業服務

32. 批地文件特別條款第(38)條規定：

承授人須在任何時候，特別是在任何建築、保養、翻新或維修工程期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，以避免對該地段、綠色區域、綠色加黑點區域、黃色區域、黃色加黑點區域或該地段或該等區域任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道(包括總水喉)、行人路、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「工程及服務」)造成任何損壞。但是承授人在進行上述任何工程之前須進行或促使他人進行適當及必要的勘測及了解，確定任何工程及服務的現況及程度，並提交處理任何工程及服務的書面建議給署長，供他一切方面的審批。必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程並履行署長對工程及服務的任何要求和承擔符合該等要求支出的費用，包括任何必要的改道、重鋪或修復的費用。除批地文件特別條款第(44)條規定外，必須自行出資在一切方面維修、彌補及修復上述建築、保養、翻新或維修工程對該地段、綠色區域和綠色加黑點區域、黃色區域和黃色加黑點區域或該地段或該等區域任何部分，或該地段，綠色區域，綠色加黑點區域，黃色區域，黃色加黑點區域或該地段或該等區域任何部分之上，上面，之下或毗鄰的工程及服務的表面造成的任何損壞或干擾，使署長滿意。如果承授人未能對該地段、綠色區域和綠色加黑點區域、黃色區域和黃色加黑點區域或該地段或該等區域任何部分或任何工程及服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，承授人須在要求時向政府支付該等工程的費用。

公共道路的損壞

33. 特別條款第(40)條規定：

(a) 承授人須自費修復承授人、他的承辦商或分包商或他或他們的工人或車輛或來自該地段的任何棄土對毗鄰公共道路包括街道設施造成的任何損壞。

(b) 即使本特別條款第(a)分條有所規定，署長可(但沒有責任)應承授人之書面要求和由承授人出資修復第(a)分條提及對毗鄰公共道路包括街道設施造成的任何損壞。

建造排水渠及渠道

34. 特別條款第(43)條規定：

承授人須自行出資建造及保養該地段邊界內或政府土地內署長認為必要的排水渠及渠道，並使署長滿意，以便截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。承授人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。

損壞溝渠等

35. 特別條款第(44)條規定：

(a) 承授人、他的僱員或代理人對該地段之內或毗鄰的任何溝渠、污水渠、雨水渠或總水喉造成的任何損壞或堵塞將由政府進行修復，費用由承授人承擔，承授人須在要求時向政府支付有關到期應付的費用。

(b) 即使本特別條款第(a)分條有規定，承授人須應署長要求自行出資修復署長指定的該損壞或堵塞，在一切方面使署長滿意。

連接排水渠和污水渠

36. 特別條款第(45)條規定：

連接該地段的任何排水渠和污水渠至政府的雨水渠及排水渠(如已建及試用)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承授人負責。承授人須在要求時向政府支付上述連接工程的費用。或者該等連接工程亦可由承授人自行出資進行，使署長滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，須在要求時由承授人移交給政府，由政府出資負責今後的保養。承授人須在要求時向政府支付有關上述連接工程的技術檢查之費用。

消防裝置和消防員的出入

37. 特別條款第(50)條規定：

在批地文件授予整個租約期間：

(a) 承授人須自行出資，使消防處處長滿意：

(i) 為消防裝置和消防員出入該地段的任何已建或擬建的大廈或建築物提供適當的通道；

(ii) 准許消防裝置和消防員在任何時候自由和不受阻礙地使用該等通道；及

(iii) 保養該等通道和使其暢通無阻；及

(b) 承授人須准許消防處處長、他的官員、僱員或代理人經通知或無需通知在任何合理時間內進入該地段或其中任何部分或任何已建或擬建的大廈、建築物或其中任何部分，旨在進行視察，確保遵循本特別條款第(a)分條提述的要求。

提供消防裝置及設備

38. 特別條款第(51)條規定：

承授人須自行出資在該地段內(或經署長的預先書面同意與批准，在任何毗鄰或毗連政府土地內)和消防處處長可要求任何已建或擬建的大廈的位置提供消防栓、消防器具、水泵連接部分和其他消防裝置及設備(按消防條例界定，由消防處處長自行酌情要求)，使消防處處長滿意。承授人須自行出資保養該等消防栓、消防器具、水泵連接部分和其他消防裝置及設備處於完好狀態，使消防處處長滿意。

Information on public facilities and public open spaces

公共設施及公眾休憩用地的資料

A. Facilities that are required under the Land Grant to be constructed and provided for the government, or for public use

1. Description

(a) The Green Structures as referred to in Special Condition No.(5)(a)(i)(II) of the Land Grant; and

(b) The Yellow Structures as referred to in Special Condition No.(5)(b)(i)(II) of the Land Grant.

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

2. Description

(a) The Green Structures as referred to in Special Condition No.(5)(a)(i)(II) of the Land Grant; and

(b) The Yellow Structures as referred to in Special Condition No.(5)(b)(i)(II) of the Land Grant;

Until such time as possession of (i) the Green Structures or such part thereof; or (ii) the Yellow Structures or such part thereof (as the case may be), has been delivered to the government in accordance with Special Condition No. (6)(b) or No. (6)(c) (as the case may be) of the Land Grant.

3. The facilities 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 the facilities through the management expenses apportioned to the residential properties concerned.

C. Open spaces 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: Not Applicable

D. Information on any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F): Not Applicable.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land is set out in this section:

F. Provisions of the Land Grant that concern those facilities and open spaces, and those parts of the land.

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

(a) The Grantee shall:

(i) within 12 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director of Lands ("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 and green stippled black on Plan I annexed to the Land Grant (hereinafter respectively referred to as "the Green Area" and "the Green Stippled Black 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 Green Structures")

So that building, vehicular and pedestrian traffic may be carried on the Green Area and the Green Stippled Black Area.

(ii) within 12 calendar months from the date of the Land Grant or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and the Green Stippled Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, crash gates, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area and the Green Stippled Black Area together with the Green 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 and the Green Stippled Black Area or such part thereof has been delivered in accordance with Special Condition No.(6)(b) of the Land Grant.

(b) The Grantee shall:

(i) within 12 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured yellow and yellow stippled black on Plan I annexed to the Land Grant (hereinafter respectively referred to as "the Yellow Area" and "the Yellow Stippled Black 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 Yellow Structures")

So that building, vehicular and pedestrian traffic may be carried on the Yellow Area and the Yellow Stippled Black Area.

(ii) within 12 calendar months from the date of the Land Grant or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Yellow Area and the Yellow Stippled Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, crash gates, street furniture and road markings as the Director may require; and

(iii) until such time as possession of the Yellow Area and the Yellow Stippled Black Area or such part thereof has been delivered in accordance with Special Condition No.(6)(c) of the Land Grant, at his own expense and in all respects to the satisfaction of the Director:

(I) maintain the Yellow Area and the Yellow Stippled Black Area together with the Yellow 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; and

(II) fence, upkeep, maintain and repair all slopes, slope treatment works, earth-retaining structures thereon in a safe, clean and tidy condition. In the event that any landslip, subsidence or falling away occurs within the Yellow Area and the Yellow Stippled Black Area, the Grantee shall at his own expense and in all respects to the satisfaction of the Director reinstate and make good the same and any adjacent or adjoining areas which, in the opinion of the Director have been affected and shall indemnify and keep indemnified the Government its agents and contractors against all liabilities, claims, proceedings, costs, charges, expenses, demands and damages whatsoever arising out of, in connection with or incurred through or by reason of such landslip, subsidence or falling away.

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

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

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

(a) For the purpose only of carrying out the necessary works specified in Special Conditions Nos.(5)(a) and (5)(b) of the Land Grant, the Grantee shall be granted possession of:

(i) the Green Area and the Yellow Area on the date of the Land Grant; and

(ii) the Green Stippled Black Area and the Yellow Stippled Black Area on the date or dates to be specified by the Director in writing.

(b) The Green Area and the Green Stippled Black Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area and the Green Stippled Black Area allow free access over and along the Green Area and the Green Stippled Black 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.(5) of the Land Grant or otherwise.

(c) The Yellow Area and the Yellow Stippled Black Area or any part thereof shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date or dates as may be specified by the Director in writing. The Grantee shall at all reasonable times while he is in possession of the Yellow Area and the Yellow Stippled Black Area allow free access over and along the Yellow Area and the Yellow Stippled Black 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.(5) of the Land Grant or otherwise.

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

The Grantee shall not without the prior written consent of the Director use the Green Area, the Green Stippled Black Area, the Yellow Area or the Yellow Stippled Black 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.(5) of the Land Grant.

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

(a) The Grantee shall at all reasonable times while he is in the possession of the Green Area, the Green Stippled Black Area, the Yellow Area or the Yellow Stippled Black Area:

(i) permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the lot and the said Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Conditions Nos.(5)(a) and (5)(b) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(5)(c) of the Land Grant and any other works which the Director may consider necessary in the said Areas;

(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 said Areas 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 said Areas 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 neighboring land or premises. The Grantee shall cooperate 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 said Areas; 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 said Areas 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 said Areas.

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

8. Special Condition No.(31) of the Land Grant stipulates that:

The Grantee shall arrange for the removal of any existing graves and burial urns commonly known as "Kam Taps" on the lot, the Green Area, the Green Stippled Black Area, the Yellow Area and the Yellow Stippled Black Area or any part thereof on his own accord and at his own expense and the Grantee shall indemnify and keep indemnified the Government against all actions, claims and damages that may arise as a result of such removal.

9. Special Condition No.(38) of the Land Grant stipulates that:

The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal or repair work to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations (all together hereinafter referred to as "the Works and Services") being or running upon, over, under or adjacent to the lot, the Green Area, the Green Stippled Black Area, the Yellow Area and the Yellow Stippled Black Area or any part of the lot or the said Areas, provided that the Grantee before carrying out any such work as aforesaid shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of any of the Works and Services, and shall submit his proposals for dealing with any of the Works and Services 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 proposals aforesaid, and shall comply with any requirement of the Director in respect of the Works and Services, and shall bear the cost of meeting such requirements including the cost of any necessary diversion, relaying or reinstatement, and except as provided in Special Condition No.(44) of the Land Grant shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage or disturbance caused to the surface of the lot, the Green Area, the Green Stippled Black Area, the Yellow Area and the Yellow Stippled Black Area or any part of the lot or the said Areas, or any of the Works and Services running on, over, under or adjacent to the lot, the Green Area, the Green stippled Black Area, the Yellow Area and the Yellow Stippled Black Area, or any part of the lot or the said Areas in any manner arising out of any such construction, maintenance, renewal or repair work. If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Green Area, the Green Stippled Black Area, the Yellow Area and the Yellow Stippled Black Area or any part of the lot or the said Areas or of any of the Works and Services to the satisfaction of the Director, he, the Director, may carry out any such diversion, relaying, repairing, reinstatement or making good as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

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

Definitions

(a) "Green Area" and "Green Stippled Black Area": the portions of future public roads shown coloured green and green stippled black on PLAN I annexed to the Land Grant as referred to in Special Condition No.(5)(a)(i)(I) of the Land Grant.

(b) "Green Structures": the bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures to be provided and constructed as referred to in Special Condition No.(5)(a)(i)(II) of the Land Grant and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided on and in the Green Area and the Green Stippled Black Area.

(c) "Yellow Area" and "Yellow Stippled Black Area": the portion of future public roads shown coloured yellow and yellow stippled black on Plan I annexed to the Land Grant as referred to in Special Condition No.(5)(b)(i)(I) of the Land Grant.

(d) "Yellow Structures": the bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures to be provided and constructed as referred to in Special Condition No.(5)(b)(i)(II) of the Land Grant and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided on or in the Yellow Area and the Yellow Stippled Black Area.

10. Clause 1(bq) of Sub-section B of Section VI of the PDMC stipulates that:

The Manager shall have the duties and powers to inspect, manage and maintain the Yellow Area, the Yellow Stippled Black Area and the Yellow Structures (as defined in the PDMC) (until the Yellow Area, the Yellow Stippled Black Area and the Yellow Structures shall have been redelivered to the Government) as required under the provisions of the Government Grant and in the manner as provided therein.

11. Clause 3(n) of Sub-section D of Section VI of the PDMC stipulates that:

The management expenditure in the Management Budget (as defined in the PDMC) shall include the costs and expenses of managing and maintaining the Yellow Area, the Yellow Stippled Black Area and the Yellow Structures (until the Yellow Area, the Yellow Stippled Black Area and the Yellow Structures shall have been redelivered to the Government) under the Government Grant.

12. Clause 15 of Section X of the PDMC stipulates that:

Notwithstanding anything contained in the PDMC, the parties to the PDMC acknowledge that until such time as the Green Area, the Green Stippled Black Area and the Green Structures (as defined in the PDMC) shall be redelivered to the Government in accordance with the Government Grant, the Registered Owner shall be responsible for the management and maintenance of the Green Area, the Green Stippled Black Area and the Green Structures to the satisfaction of the Director of Lands as required by the Government Grant and the costs and expenses thereof shall be borne by the Registered Owner.

13. Clause 16 of Section X of the PDMC stipulates that:

Notwithstanding anything contained in the PDMC, the parties to the PDMC acknowledge that until such time as the Yellow Area, the Yellow Stippled Black Area and the Yellow Structures shall be redelivered to the Government in accordance with the Government Grant, the Manager shall be responsible and is duly authorized in accordance with the provisions of the PDMC for the management and maintenance of the Yellow Area, the Yellow Stippled Black Area and the Yellow Structures to the satisfaction of the Director of Lands as required by the Government Grant and the costs and expenses thereof shall form part of the Management Expenses and be borne by the Owners accordingly.

Information on public facilities and public open spaces

公共設施及公眾休憩用地的資料

A. 批地文件規定興建並提供予政府或供公眾使用的設施

1. 描述

(a) 批地文件特別條款第(5)(a)(i)(II)條提及的綠色構築物；及

(b) 批地文件特別條款第(5)(b)(i)(II)條提及的黃色構築物。

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

2. 描述

(a) 批地文件特別條款第(5)(a)(i)(II)條提及的綠色構築物；及

(b) 批地文件特別條款第(5)(b)(i)(II)條提及的黃色構築物；

直至按批地文件特別條款第(6)(b)條或第(6)(c)條(視情況而定)移交(i)綠色構築物或其中任何部分；或(ii)黃色構築物或其中任何部分(視情況而定)的管有權予政府。

3. 發展項目的住宅物業的擁有人須出資管理、營運或維持該等設施，及該等擁有人須按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的部分開支。

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

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

E. 顯示該等設施及休憩用地及該地段的該部分的圖則載列此節：

F. 涉及該等設施及休憩用地及該地段的該部分的批地文件條款：

4. 批地文件特別條款第(5)條規定：

(a) 承授人須：

(i) 從批地文件之日起12個曆月內(或地政總署署長(「署長」)可批准的其他延長時限內)按署長批准的方式、材料、標準、水平、定線及設計自行出資進行下列工程，在一切方面使署長滿意：

(I) 在批地文件附錄的圖則I上用綠色和綠色加黑點顯示之部分鋪設及構建未來公共道路(以下分別稱為「綠色區域」)和(「綠色加黑點區域」)；及

(II) 提供與修建署長可自行酌情要求的橋樑、隧道、立交橋、地下通道、暗渠、高架橋、天橋、行人路、道路或其他構築物(以下統稱「綠色構築物」)，以便在綠色區域和綠色加黑點區域進行建築、車輛及行人交通。

(ii) 從批地文件之日起12個曆月內或署長可批准的其他延長期限內自行出資鋪設、圍欄及引導綠色區域和綠色加黑點區域，並於其提供署長可要求的其他明渠、污水渠、排水渠、消防栓(其管道連接至總水喉)、街燈、交通標誌、防撞閘、街道設施及道路標記，使署長滿意；及

(iii) 自行出資保養綠色區域、綠色加黑點區域、綠色構築物及在其上或其內建築、安裝及提供的一切構築物、路面、明渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、路標及植物，使署長滿意，直至按批地文件特別條款第(6)(b)條移交綠色區域、綠色加黑點區域或其中任何部分的管有權。

(b) 承授人須：

(i) 從批地文件之日起12個曆月內(署長可批准的其他延長期限內)按署長批准的方式、材料、標準、水平、定線及設計自行出資進行下列工程，在一切方面使署長滿意：

(I) 在批地文件附錄的圖則I上用黃色和黃色加黑點顯示之部分鋪設及構建未來公共道路(以下分別稱為「黃色區域」)和(「黃色加黑點區域」)；及

(II) 提供與修建署長可自行酌情要求的橋樑、隧道、立交橋、地下通道、暗渠、高架橋、天橋、行人路、道路或其他構築物(以下統稱「黃色構築物」)，以便在黃色區域和黃色加黑點區域進行建築、車輛及行人交通。

(ii) 從批地文件之日起12個曆月內或署長可批准的其他延長期限內自行出資鋪設、圍欄及引導黃色區域和黃色加黑點區域，並於其提供署長可要求的其他明渠、污水渠、排水渠、消防栓(其管道連接至總水喉)、街燈、交通標誌、防撞閘、街道設施及道路標記，使署長滿意；及

(iii) 直至按批地文件特別條款第(6)(c)條移交黃色區域和黃色加黑點區域或其中任何部分的管有權，自行出資進行下列工程，在一切方面使署長滿意：

(I) 保養黃色區域和黃色加黑點區域連同黃色構築物及在其上或其內建築、安裝及提供的一切構築物、路面、明渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物；及

(II) 圍欄、維持、保養及修理其上的一切斜坡、斜坡處理工程及護土構築物處於安全、乾淨及整潔狀態。倘若黃色區域和黃色加黑點區域內發生任何山泥傾瀉、地陷或塌方，承授人須自行出資修復與彌補該區域和署長認為受影響的毗鄰或毗連區域，在一切方面使署長滿意並對上述山泥傾瀉、地陷或塌方產生或有關的一切責任、索償、司法程序、費用、收費、開支、要求及損害彌償及保持彌償政府、其代理人及承建商。

(c) 倘若承授人未能按本特別條款第(a)或(b)分條規定在其指定的時期內履行他的責任，政府可以進行必要的工程，費用由承授人承擔。承授人須在要求時向政府支付相等於工程費用的款項，該款項由署長決定，署長的決定為最終並對承授人有約束力。

(d) 署長對承授人履行本特別條款第(a)及(b)分條規定他的責任或政府行使本特別條款第(c)項的權利或其他原因造成或引致承授人或其他任何人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不能就上述任何損失、損害、滋擾或干擾向政府或署長或他授權的官員要求索償。

5. 特別條款第(6)條規定：

(a) 僅為了進行批地文件特別條款第5(a)及5(b)條指定的必要工程，承授人獲授權管有

(i) 在批地文件之日，綠色區域和黃色區域；及

(ii) 在署長書面指定的日期，綠色加黑點區域和黃色加黑點區域。

(b) 綠色區域和綠色加黑點區域須在要求時重新交還給政府。在任何情況下在署長發出信件說明該等條件均已履行使他滿意之日，即視為承授人已重新交還該等區域給政府。承授人在管有綠色區域和綠色加黑點區域期間須允許一切政府和公共車輛及行人，在任何合理時間內自由通過綠色區域和綠色加黑點區域，並確保上述通行不會受到任何工程，不論是按批地文件特別條款第(5)條或其他進行的工程之干涉或阻礙。

(c) 黃色區域和黃色加黑點區域或其中任何部分須在要求時重新交還給政府。在任何情況下在署長發出信件指定之日，即視為承授人已重新交還該等區域給政府。承授人在管有黃色區域和黃色加黑點區域期間須允許一切政府和公共車輛及行人，在任何合理時間內自由通過黃色區域和黃色加黑點區域，並確保上述通行不會受到任何工程，不論是按批地文件特別條款第(5)條或其他進行的工程之干涉或阻礙。

6. 特別條款第(7)條規定：

未經署長的預先書面同意，承授人不得使用綠色區域、綠色加黑點區域、黃色區域或黃色加黑點區域作為儲存物件或搭建任何臨時構築物的用途或作為批地文件特別條款第(5)條指定進行的工程以外的其他用途。

7. 特別條款第(8)條規定：

(a) 承授人須在管有綠色區域、綠色加黑點區域、黃色區域或黃色加黑點區域期間，於任何合理時間內：

(i) 准許署長、他的官員、承建商、他授權的任何其他人士有權出入、經過及再經過該地段及該等區域，旨在視察、檢查及監管按批地文件特別條款第(5)(a)和(5)(b)條進行的任何工程，按批地文件特別條款第(5)(c)條進行、視察、檢查及監管的工程及署長認為有必要在該等區域進行的任何其他工程；

(ii) 准許政府和政府授權的有關公用事業公司在他們要求時有權出入、經過及再經過該地段及該等區域，旨在在該等區域或任何毗鄰土地之內、之上或之下進行任何工程，包括但不限於鋪設和其後保養一切管道、電線、槽、導管及其他所需的傳導媒介及輔助設備，以便提供電話、電力、煤氣(如有)及其他服務擬給該地段或任何毗鄰或毗連土地或物業。承授人須在該等區域內進行上述工程的一切事宜上，充分配合政府和政府正式授權的有關公用事業公司。

(iii) 准許水務監督的官員和他們可授權的其他人士在他們要求時有權出入、經過及再經過該地段及該等區域，旨在進行有關操作、保養、修理、更換、更改該等區域內的任何水務工程裝置的任何工程。

(b) 政府就政府、其官員、代理人、承建商及正式授權的其他人士或公用事業公司行使本特別條款第(a)分條的權利對承授人或任何其他人造成或引致任何損失、損害、滋擾或干擾毋須承擔任何責任。

8. 批地文件特別條款第(31)條規定：

承授人須主動自行出資安排清除目前在該地段、綠色區域、綠色加黑點區域、黃色區域、黃色加黑點區域其中任何部分上俗稱為「金塔」的墳墓及殮葬甕。承授人須對上述清除所產生的一切訴訟、索償及損害彌償及保持彌償政府。

9. 批地文件特別條款第(38)條規定：

承授人須在任何時候，特別是在任何建築、保養、翻新或維修工程期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該地段、綠色區域、綠色加黑點區域、黃色區域、黃色加黑點區域或該地段或該等區域任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道(包括總水喉)、行人路、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「工程及服務」)造成任何損壞。但是承授人在進行上述任何工程之前須進行或促使他人進行適當及必要的勘測及了解，確定任何工程及服務的現況及程度，並提交處理任何工程及服務的書面建議給署長，供他一切方面的審批。必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程並履行署長對工程及服務的任何要求和承擔符合該等要求支出的費用，包括任何必要的改道、重鋪或修復的費用。除批地文件特別條款第(44)條規定外，必須自行出資在一切方面維修、彌補及修復上述建築、保養、翻新或維修工程對該地段、綠色區域和綠色加黑點區域、黃色區域和黃色加黑點區域或該地段或該等區域任何部分，或該地段，綠色區域，綠色加黑點區域，黃色區域，黃色加黑點區域或該地段或該等區域任何部分之上，上面，之下或毗鄰的工程及服務的表面造成的任何損壞或干擾，使署長滿意。如果承授人未能對該地段、綠色區域和綠色加黑點區域、黃色區域和黃色加黑點區域或該地段或該等區域任何部分或任何工程及服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，承授人須在要求時向政府支付該等工程的費用。

G. 涉及該等設施及休憩用地及該地段的該部分有關指明住宅物業的每一份主公契的條款

定義

(a) 綠色區域及綠色加黑點區域:批地文件特別條款第(5)(a)(i)(I)條提及的在批地文件附錄的圖則 I 上用綠色及綠色加黑點顯示的未來公共道路之部分。

(b) 綠色構築物：批地文件特別條款第(5)(a)(i)(II)條提及須提供與修建的該等橋樑、隧道、立交橋、地下通道、暗渠、高架橋、天橋、行人路、道路或其他構築物，及在綠色區域及綠色加黑點區域上或內建築、安裝及提供的一切構築物、路面、明渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、路標及植物。

(c) 黃色區域及黃色加黑點區域: 批地文件特別條款第(5)(b)(i)(I)條提及的在批地文件附錄的圖則 I 上用黃色及黃色加黑點區域顯示的未來公共道路之部分。

(d) 黃色構築物：批地文件特別條款第(5)(b)(i)(II)條提及須提供與修建的該等橋樑、隧道、立交橋、地下通道、暗渠、高架橋、天橋、行人路、道路或其他構築物，及在黃色區域及黃色加黑點區域上或內建築、安裝及提供的一切構築物、路面、明渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、路標及植物。

10. 主公契第六章B部分第1(bq)條規定：

管理人有責任及權力按批地文件的條文及其規定的方式視察、管理及保養黃色區域、黃色加黑點區域及黃色構築物(按主公契定義闡釋)(直至須重新交還黃色區域、黃色加黑點區域及黃色構築物給政府)。

11. 主公契第六章D部分第3(n)條規定：

管理預算(按主公契定義闡釋)的管理開支須按批地文件包括管理與保養黃色區域、黃色加黑點區域及黃色構築物的費用及開支(直至須重新交還黃色區域、黃色加黑點區域及黃色構築物給政府)。

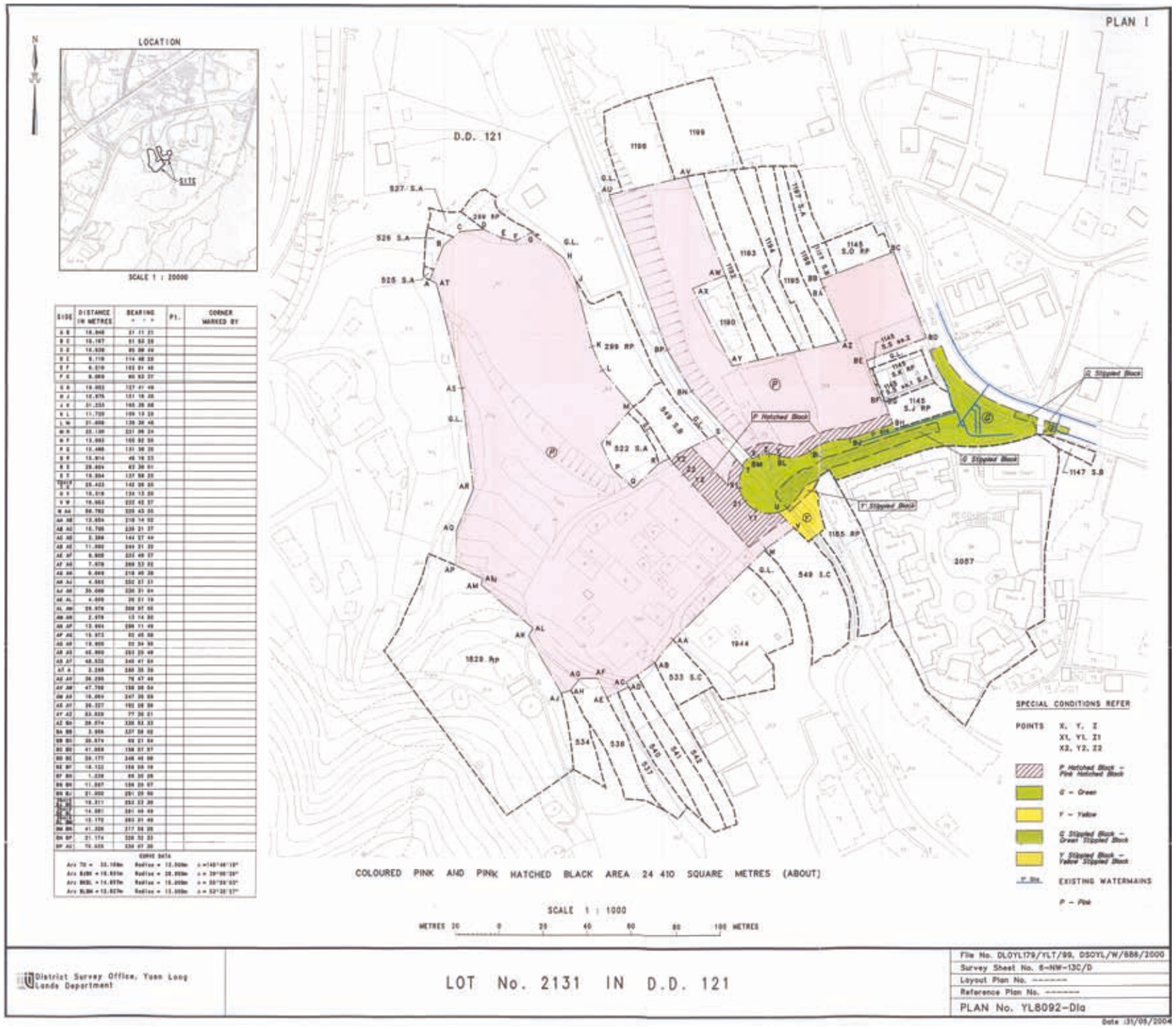
12. 主公契第十章第15條規定：

即使主公契有任何規定，主公契各訂約方確認直至須按批地文件重新交還綠色區域、綠色加黑點區域及綠色構築物(按主公契定義闡釋)給政府，註冊業主須負責按批地文件管理與保養綠色區域、綠色加黑點區域及綠色構築物，使地政總署署長滿意，因此產生的費用及開支須由註冊業主承擔。

13. 主公契第十章第16條規定：

即使主公契有任何規定，主公契各訂約方確認直至須按批地文件重新交還黃色區域、黃色加黑點區域及黃色構築物給政府，管理人須負責及按主公契規定獲正式委任按批地文件管理與保養黃色區域、黃色加黑點區域及黃色構築物，使地政總署署長滿意，因此產生的費用及開支須構成管理開支之部分並由業主相應承擔。

Land Grant Plan 批地文件圖則



The general public has the right to use the Green Area, Green Stippled Black Area, Yellow Area and Yellow Stippled Black Area in accordance with the Land Grant.
公眾有權依政府批地文件使用綠色區域、綠色加黑點區域、黃色區域及黃色加黑點區域。

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.

(d) 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。

(d) 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 phase of the development
發展項目期數中的建築物的橫截面圖

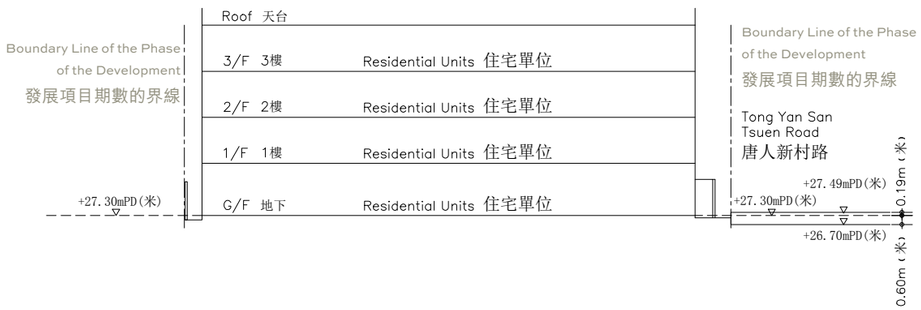
----- Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平

▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度（米）

Remark : These cross-section plans are not drawn to scale
此橫截面圖並非按照比例繪畫

Cross-Section Plan 1-1
橫截面圖 1-1

Tower 1
第1座



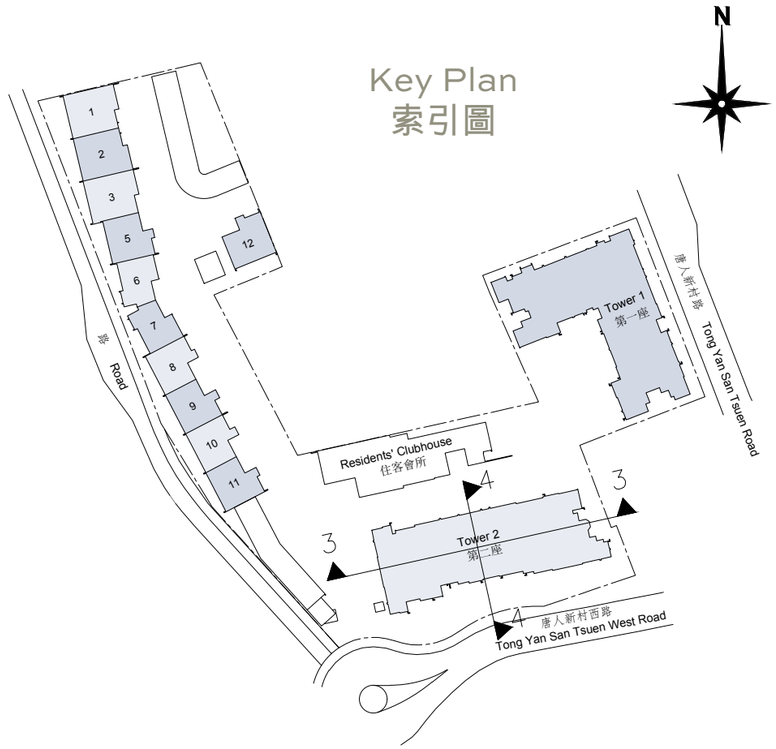
The part of Tong Yan San Tsuen Road adjacent to the building is 26.70 to 27.49 metres above the Hong Kong Principal Datum.
毗連建築物的一段唐人新村路為香港主水平基準以上26.70至27.49米。

Cross-Section Plan 2-2
橫截面圖 2-2

Tower 1
第1座

There is no street adjacent to the building on each side of the Phase of the Development shown in this cross-section plan.
在此橫截面圖所示之本發展項目期數兩側均沒有毗鄰建築物之街道。

Cross-section plan of building in the phase of the development
發展項目期數中的建築物的橫截面圖



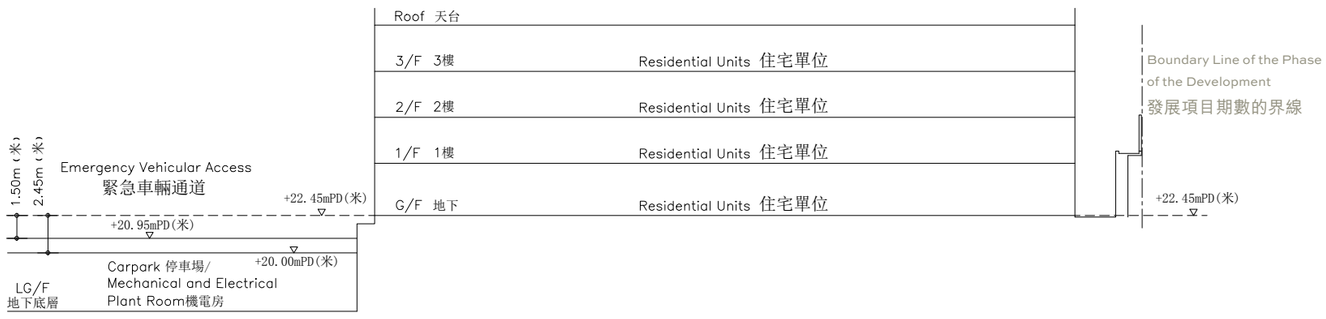
----- Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平

▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度（米）

Remark : These cross-section plans are not drawn to scale
此橫截面圖並非按照比例繪畫

Cross-Section Plan 3-3
橫截面圖 3-3

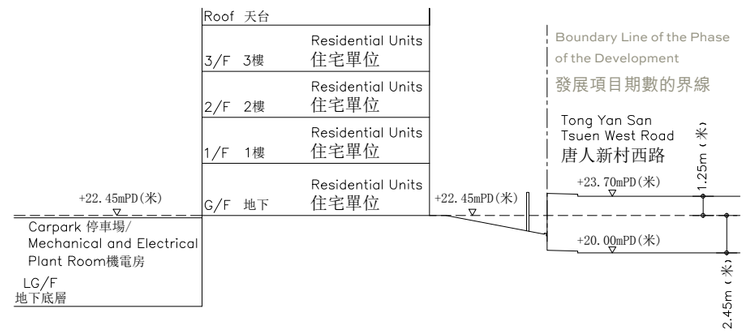
Tower 2
第2座



The part of Emergency Vehicular Access adjacent to the building is 20.00 to 20.95 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上20.00至20.95米。

Cross-Section Plan 4-4
橫截面圖 4-4

Tower 2
第2座



The part of Tong Yan San Tsuen West Road adjacent to the building is 20.00 to 23.70 metres above the Hong Kong Principal Datum.
毗連建築物的一段唐人新村西路為香港主水平基準以上20.00至23.70米。

Cross-section plan of building in the phase of the development
發展項目期數中的建築物的橫截面圖

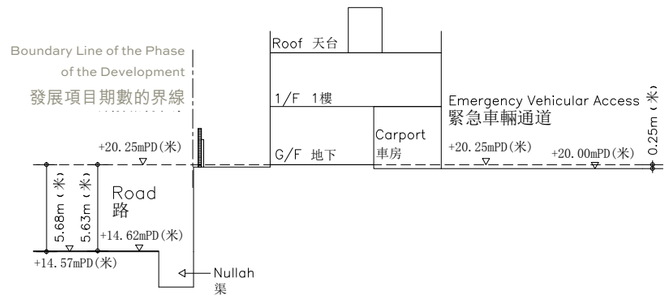
----- Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平

▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度（米）

Remark : These cross-section plans are not drawn to scale
此橫截面圖並非按照比例繪畫

Cross-Section Plan 5-5
橫截面圖 5-5

House 1
洋房 1

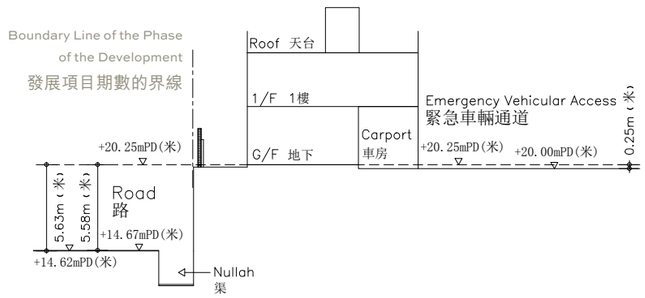


The part of Emergency Vehicular Access adjacent to the building is 20.00 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上20.00米。

The part of Road adjacent to the building is 14.57 to 14.62 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段路為香港主水平基準以上14.57至14.62米。

Cross-Section Plan 6-6
橫截面圖 6-6

House 2
洋房 2



The part of Emergency Vehicular Access adjacent to the building is 20.00 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上20.00米。

The part of Road adjacent to the building is 14.62 to 14.67 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段路為香港主水平基準以上14.62至14.67米。

Cross-section plan of building in the phase of the development
發展項目期數中的建築物的橫截面圖

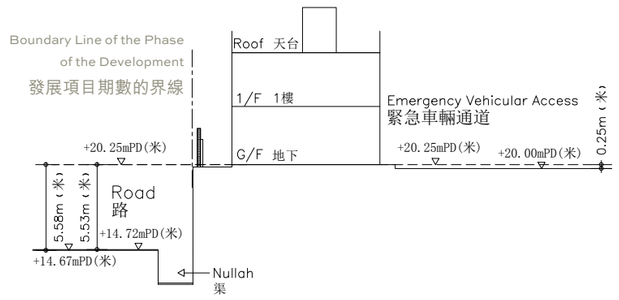
----- Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平

▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度（米）

Remark : These cross-section plans are not drawn to scale
此橫截面圖並非按照比例繪畫

Cross-Section Plan 7-7
橫截面圖 7-7

House 3
洋房 3

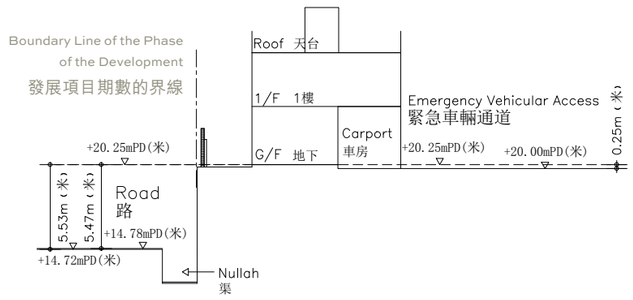


The part of Emergency Vehicular Access adjacent to the building is 20.00 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上20.00米。

The part of Road adjacent to the building is 14.67 to 14.72 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段路為香港主水平基準以上14.67至14.72米。

Cross-Section Plan 8-8
橫截面圖 8-8

House 5
洋房 5



The part of Emergency Vehicular Access adjacent to the building is 20.00 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上20.00米。

The part of Road adjacent to the building is 14.72 to 14.78 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段路為香港主水平基準以上14.72至14.78米。

Cross-section plan of building in the phase of the development
發展項目期數中的建築物的橫截面圖

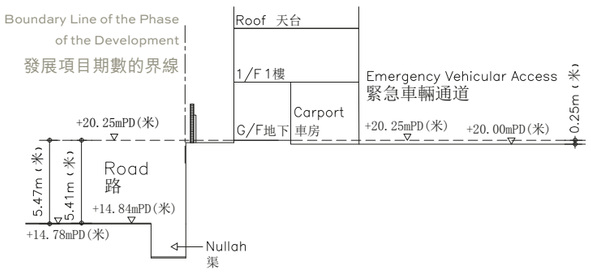
----- Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平

▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度（米）

Remark : These cross-section plans are not drawn to scale
此橫截面圖並非按照比例繪畫

Cross-Section Plan 9-9
橫截面圖 9-9

House 6
洋房 6

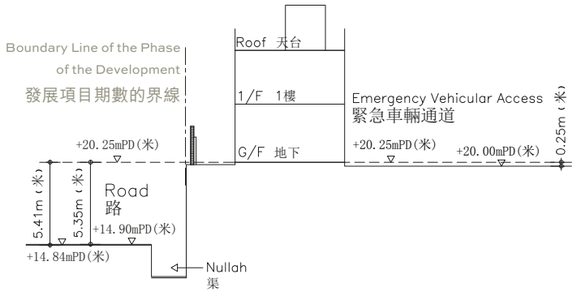


The part of Emergency Vehicular Access adjacent to the building is 20.00 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上20.00米。

The part of Road adjacent to the building is 14.78 to 14.84 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段路為香港主水平基準以上14.78至14.84米。

Cross-Section Plan 10-10
橫截面圖 10-10

House 7
洋房 7



The part of Emergency Vehicular Access adjacent to the building is 20.00 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上20.00米。

The part of Road adjacent to the building is 14.84 to 14.90 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段路為香港主水平基準以上14.84至14.90米。

Cross-section plan of building in the phase of the development
發展項目期數中的建築物的橫截面圖

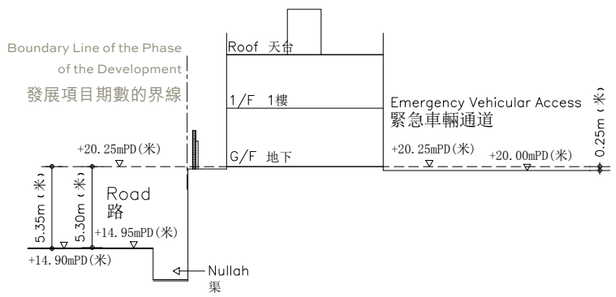
----- Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平

▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度（米）

Remark : These cross-section plans are not drawn to scale
此橫截面圖並非按照比例繪畫

Cross-Section Plan 11-11
橫截面圖 11-11

House 8
洋房 8

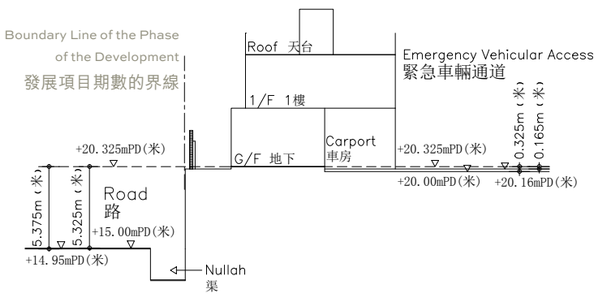


The part of Emergency Vehicular Access adjacent to the building is 20.00 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上20.00米。

The part of Road adjacent to the building is 14.90 to 14.95 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段路為香港主水平基準以上14.90至14.95米。

Cross-Section Plan 12-12
橫截面圖 12-12

House 9
洋房 9



The part of Emergency Vehicular Access adjacent to the building is 20.00 to 20.16 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上20.00至20.16米。

The part of Road adjacent to the building is 14.95 to 15.00 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段路為香港主水平基準以上14.95至15.00米。

Cross-section plan of building in the phase of the development
發展項目期數中的建築物的橫截面圖

----- Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平

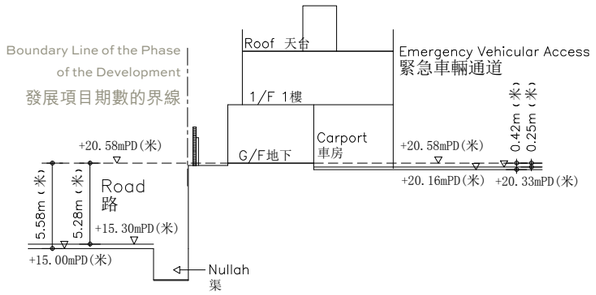
▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度（米）

Remark : These cross-section plans are not drawn to scale
此橫截面圖並非按照比例繪畫

Key Plan
索引圖

Cross-Section Plan 13-13
橫截面圖 13-13

House 10
洋房 10

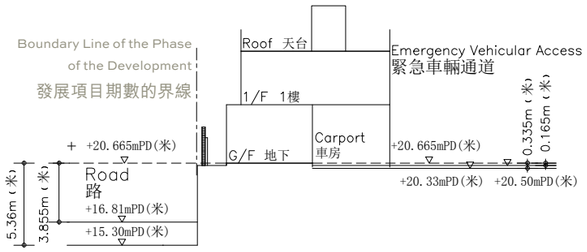


The part of Emergency Vehicular Access adjacent to the building is 20.16 to 20.33 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上20.16至20.33米。

The part of Road adjacent to the building is 15.00 to 15.30 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段路為香港主水平基準以上15.00至15.30米。

Cross-Section Plan 14-14
橫截面圖 14-14

House 11
洋房 11



The part of Emergency Vehicular Access adjacent to the building is 20.33 to 20.50 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上20.33至20.50米。

The part of Road adjacent to the building is 15.30 to 16.81 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段路為香港主水平基準以上15.30至16.81米。

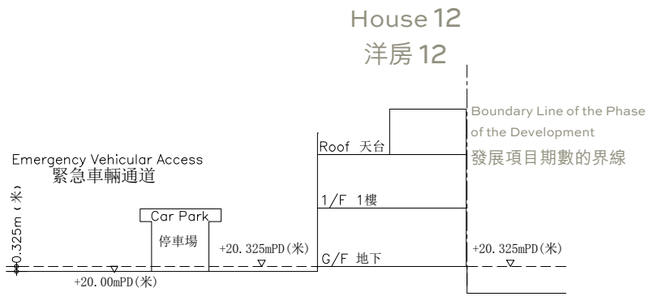
Cross-section plan of building in the phase of the development
發展項目期數中的建築物的橫截面圖

----- Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平

▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度（米）

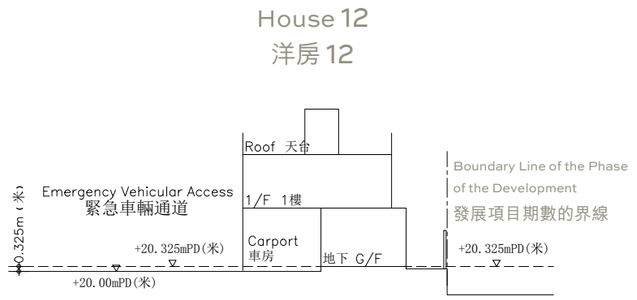
Remark : These cross-section plans are not drawn to scale
此橫截面圖並非按照比例繪畫

Cross-Section Plan 15-15
橫截面圖 15-15



The part of Emergency Vehicular Access adjacent to the building is 20.00 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上20.00米。

Cross-Section Plan 16-16
橫截面圖 16-16



The part of Emergency Vehicular Access adjacent to the building is 20.00 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上20.00米。

Elevation plan
立面圖

Elevation Plan A
立面圖 A

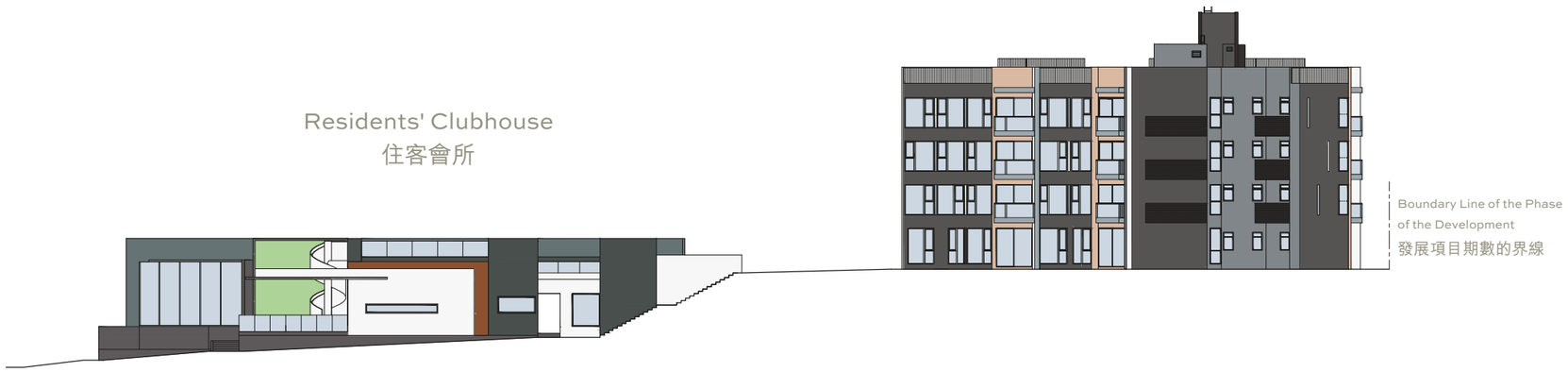
Tower 1
第1座

Key Plan
索引圖

Elevation Plan B
立面圖 B

Residents' Clubhouse
住客會所

Tower 1
第1座



The Authorized Person for the Phase of the Development has certified that the elevations shown on this plan :

1. are prepared on the basis of the approved building plans for the Phase of the Development as of 16 October 2017.
2. are in general accordance with the outward appearance of the Phase of the Development.

發展項目期數的認可人士已證明本圖所顯示的立面：

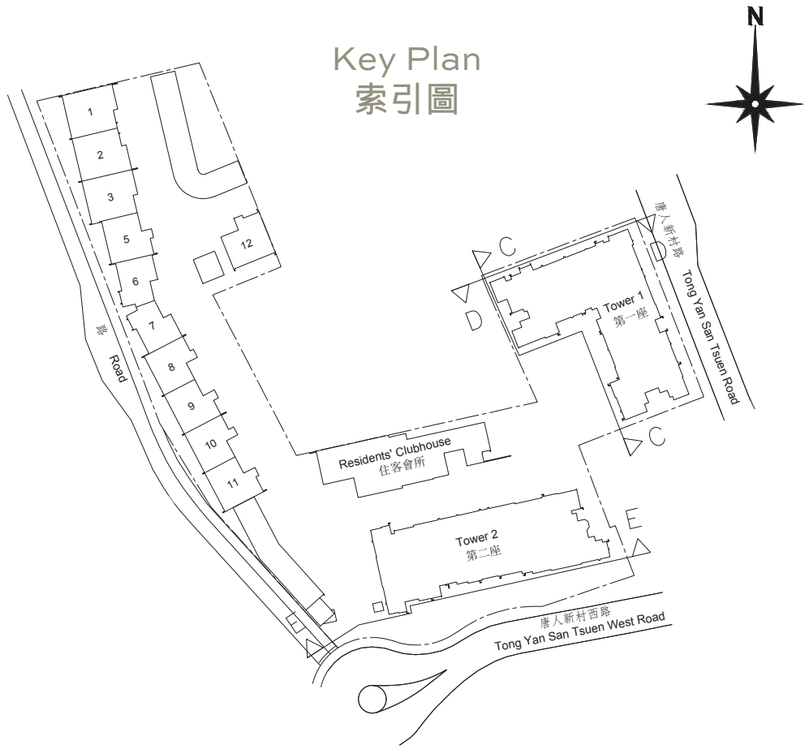
1. 以 2017 年 10 月 16 日的情況為準的發展項目期數經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目期數的外觀一致。

Elevation plan
立面圖

Elevation Plan C
立面圖 C

Tower 1
第1座

Key Plan
索引圖



Elevation Plan D
立面圖 D

Tower 1
第1座

Elevation Plan E
立面圖 E

Tower 2
第2座

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發展項目期數的認可人士已證明本圖所顯示的立面：

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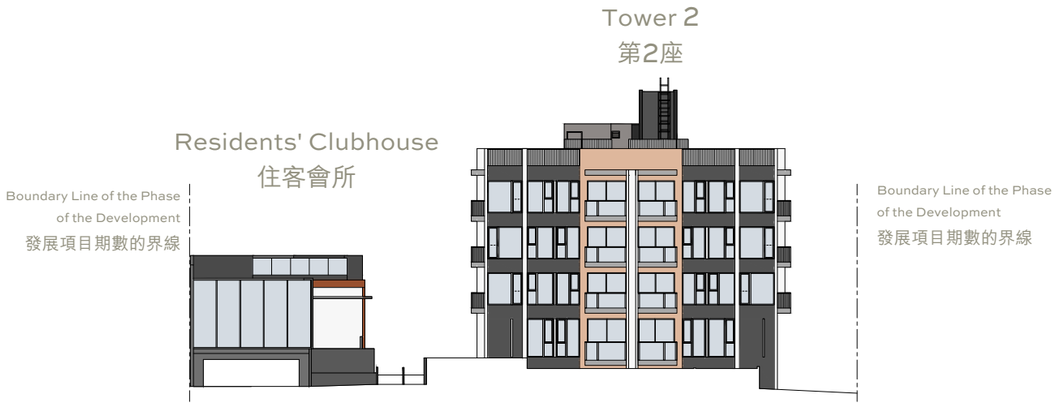
2. 大致上與該發展項目期數的外觀一致。

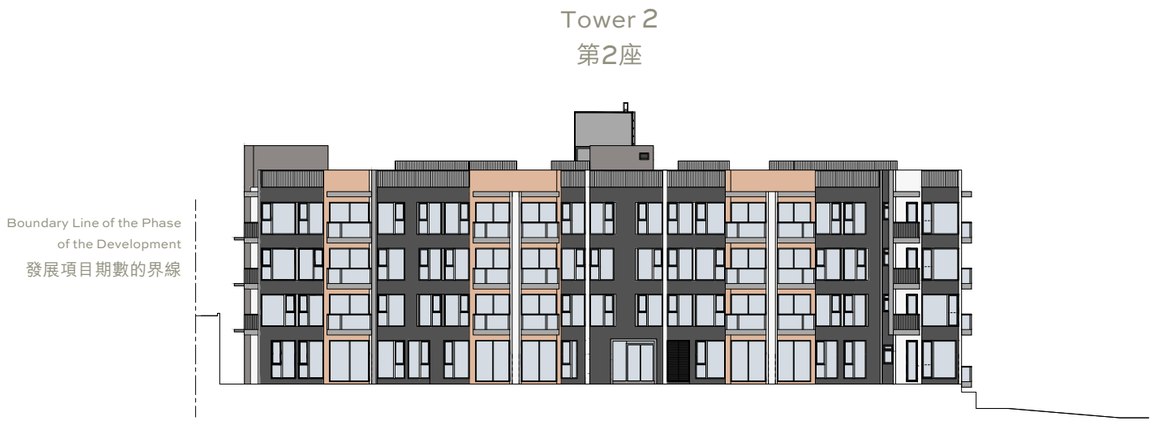
Elevation plan
立面圖

Elevation Plan F
立面圖 F

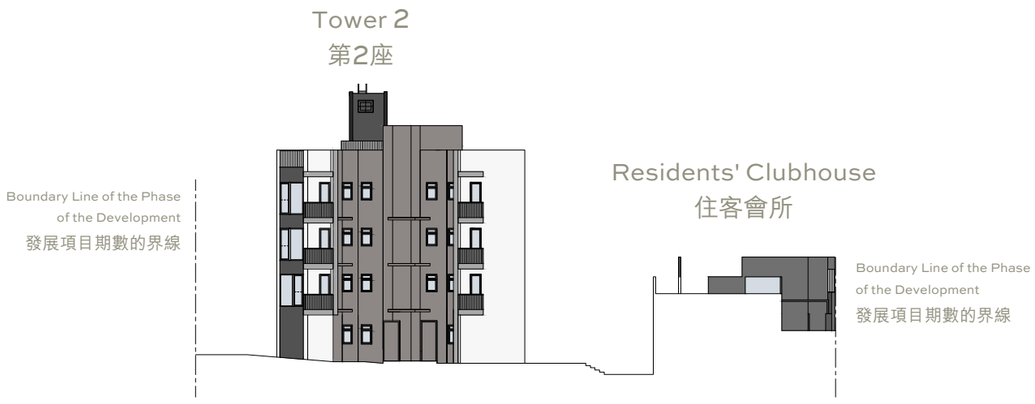


Key Plan
索引圖

Elevation Plan G
立面圖 G



Elevation Plan H
立面圖 H



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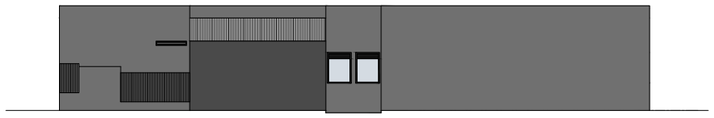
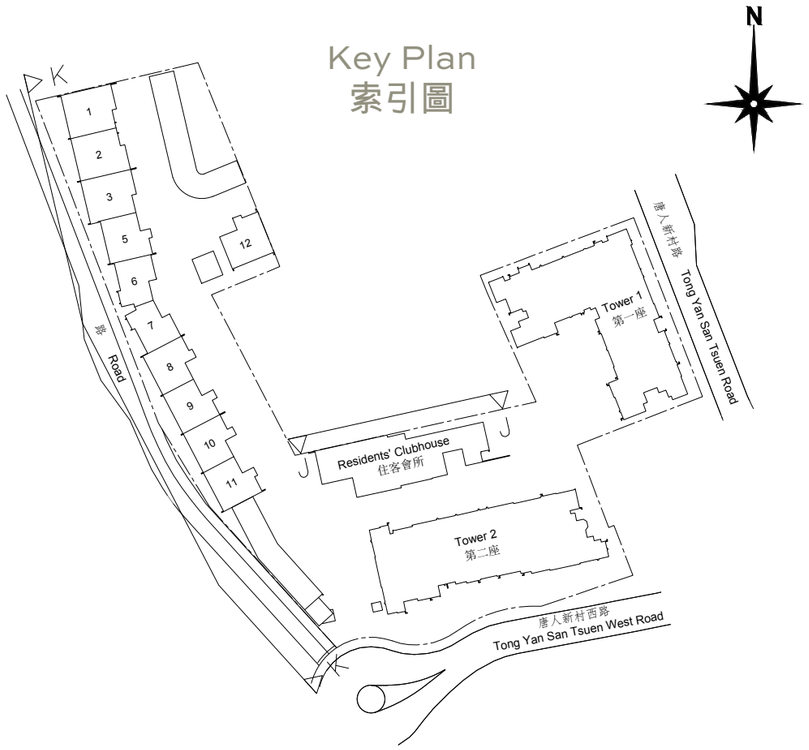
Elevation plan
立面圖

Elevation Plan J
立面圖 J

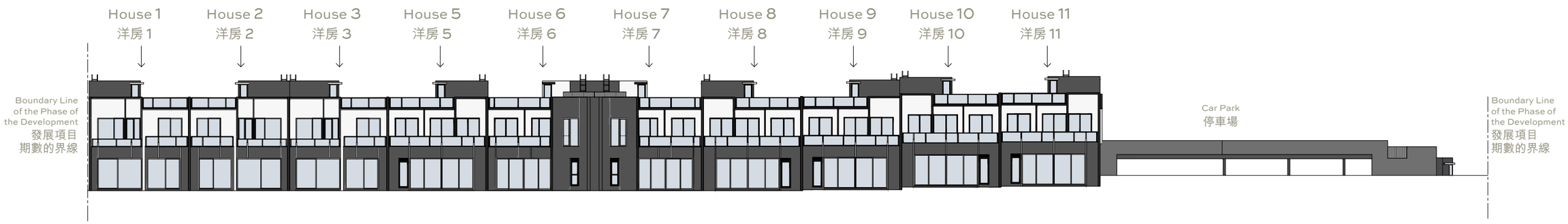
Residents' Clubhouse
住客會所



Key Plan
索引圖



Elevation Plan K
立面圖 K



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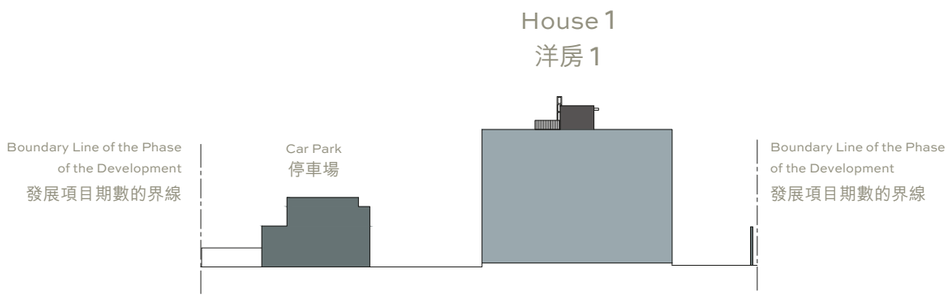
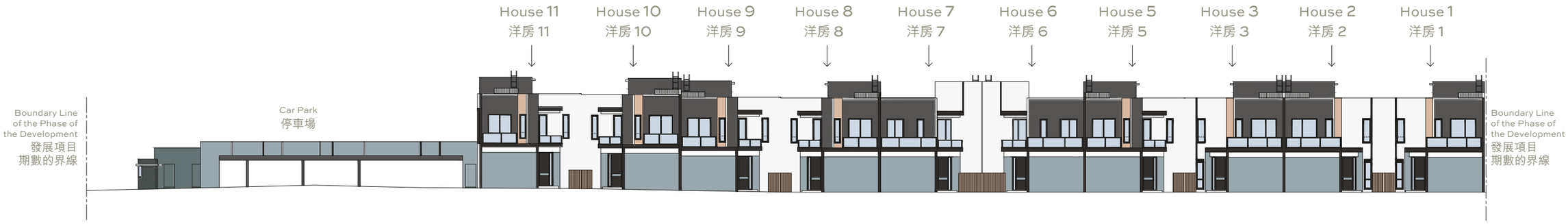
Elevation plan
立面圖

Elevation Plan L
立面圖 L



Key Plan
索引圖

Elevation Plan M
立面圖 M



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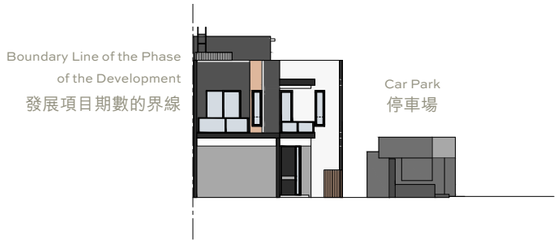
Elevation plan
立面圖

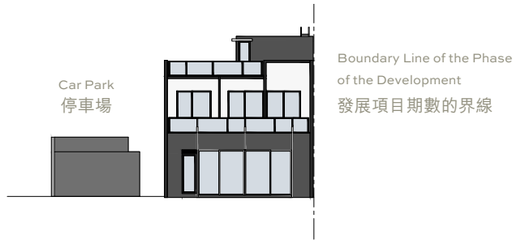
Elevation Plan N
立面圖 N

House 12
洋房 12



Elevation Plan P
立面圖 P

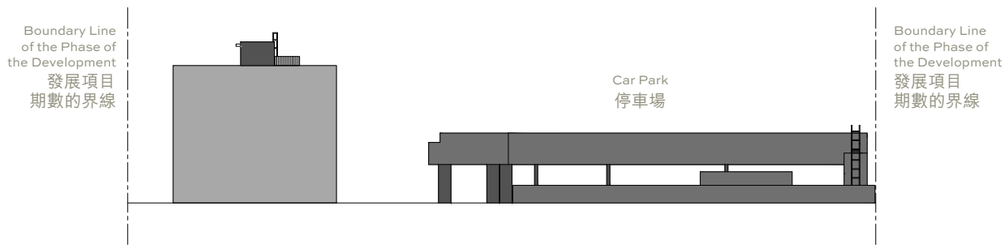
House 12
洋房 12



Key Plan
索引圖

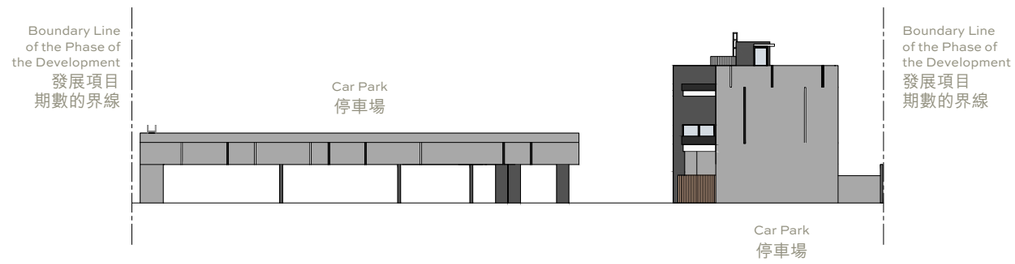
Elevation Plan Q
立面圖 Q

House 12
洋房 12



Elevation Plan R
立面圖 R

House 12
洋房 12



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Information on common facilities in the phase of the development
發展項目期數中的公用設施的資料

Common Facilities 公用設施		Area 面積		Total Area 總面積	
		sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	Covered 有上蓋	336.124	3,618	408.155	4,393
	Uncovered 沒有上蓋	72.031	775		
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 Phase of the Development (whether known as a communal sky garden or otherwise) 位於發展項目期數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）	Covered 有上蓋	-	-	430.306	4,632
	Uncovered 沒有上蓋	430.306	4,632		
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase of the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目期數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）	Covered 有上蓋	-	-	528.060	5,684
	Uncovered 沒有上蓋	528.060	5,684		

Remarks :

1. Areas in square metres as specified above are based on the latest approved building plans.
2. Areas in square feet are converted from areas in square metres at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

備註：

1. 上述所列以平方米顯示之面積乃依據最新的經批准的建築圖則。
2. 以平方呎顯示之面積由以平方米顯示之面積以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 at which a copy of the outline zoning plan relating to the Development is available: www.ozp.tpb.gov.hk

2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.

   (b) The inspection is free of charge.

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

2. (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

Fittings, finishes and appliances

裝置、裝修物料及設備

Tower 1 and Tower 2 第 1 座及第 2 座

1. Exterior Finishes	
Item	Description
(a) External Wall	- Finished with ceramic tiles, aluminium cladding, aluminium louvre, aluminium grille, metal balustrade, glass balustrade and paint.
(b) Window	- Aluminium window frames fitted with tinted single pane glass for living room, dining room and kitchen. - Aluminium window frames fitted with tinted obscured single pane glass for bathroom and master bathroom if window is provided. - Aluminium window frames fitted with tinted double pane glass for bedroom and master bedroom.
(c) Bay Window	- Not provided.
(d) Planter	- Not provided.
(e) Verandah or Balcony	- Balcony provided with tinted glass balustrade with aluminium top rail and aluminium cladding. - Wall finished with ceramic tiles and paint. - Floor finished with porcelain tiles. - Ceiling finished with paint. - Balconies are covered. - There is no verandah.
(f) Drying Facilities for Clothing	- Not provided.

2. Interior Finishes	
Item	Description
(a) Lobby	**Entrance Lobby on Ground Floor** - Wall finished with ceramic tile, natural stone, stainless steel and plastic laminate. - Floor finished with porcelain tile. - Gypsum board false ceiling with emulsion paint finish is provided. **Lift Lobby on 1/F - 3/F** - Wall finished with ceramic tile, stainless steel, plastic laminate and wood veneer. - Floor finished with porcelain tile. - Gypsum board false ceiling with emulsion paint finish is provided.

1. 外部裝修物料	
細項	描述
(a) 外牆	- 鋪砌瓷磚、鋁面板、鋁百葉、鋁格柵、金屬圍欄、玻璃圍欄及髹油漆。
(b) 窗	- 客廳，飯廳及廚房選用鋁質窗框配有色單片玻璃。 - 浴室及主人浴室選用鋁質窗框配磨砂有色單片玻璃（如有窗）。 - 睡房及主人睡房選用鋁質窗框配有色雙片玻璃。
(c) 窗台	- 沒有提供。
(d) 花槽	- 沒有提供。
(e) 陽台或露台	- 露台裝設有色玻璃圍欄配鋁頂欄及鋁面板。 - 牆身鋪砌瓷磚及髹油漆。 - 地台鋪砌瓷磚。 - 天花髹油漆。 - 所有露台有蓋。 - 沒有陽台。
(f) 乾衣設施	- 沒有提供。

2. 室內裝修物料	
細項	描述
(a) 大堂	地下入口大堂 - 牆身鋪砌瓷磚、天然石、不銹鋼及膠板飾面。 - 地板鋪砌瓷磚。 - 設有石膏板假天花髹乳膠漆。 **1樓－3樓電梯大堂** - 牆身鋪砌瓷磚、不銹鋼、膠板飾面及木皮飾面。 - 地板鋪砌瓷磚。 - 設有石膏板假天花髹乳膠漆。

Fittings, finishes and appliances

裝置、裝修物料及設備

Tower 1 and Tower 2　第 1 座及第 2 座

2. Interior Finishes	
Item	Description
(b) Internal Wall and Ceiling	**Internal Wall** - Living room, dining room and bedroom finished with emulsion paint. **Ceiling** - Living room, dining room and bedroom finished with emulsion paint and gypsum board bulkhead with emulsion paint.
(c) Internal Floor	- Internal floor of living room and dining room finished with porcelain tile and timber skirting. - Internal floor of bedroom finished with engineering timber flooring and timber skirting. - Floor border along doors leading to balconies, utility platforms, and gardens partially finished with porcelain tile, the remaining part finished with engineered timber flooring.
(d) Bathroom	- Wall (except areas above false ceiling level and areas covered by the vanity cabinet and wall hung mirror cabinet) finished with ceramic tile. - Floor and floor of shower cubicle (except areas covered by the bath tub and the vanity cabinet) finished with porcelain tile. - Aluminium false ceilings are provided. - Wall finishes run up to the false ceiling.
(e) Kitchen	**Open Kitchen** - Wall (except areas above false ceiling level and areas covered by the kitchen cabinets) finished with stainless steel, emulsion paint, plastic laminate and timber veneer. - Floor (except areas covered by the kitchen cabinets) finished with porcelain tile. - Ceiling finished with emulsion paint and gypsum board bulkhead with emulsion paint. - Cooking bench top is fitted with artificial stone. - Wall finishes run up to the false ceiling. **Kitchen** - Wall (except areas above false ceiling level and areas covered by the kitchen cabinets) finished with stainless steel and ceramic tile. - Floor (except areas covered by the kitchen cabinets) finished with porcelain tile. - Aluminium false ceilings are provided. - Cooking bench top is fitted with artificial stone. - Wall finishes run up to the false ceiling.

2. 室內裝修物料	
細項	描述
(b) 內牆及天花板	內牆 - 客廳、飯廳及睡房內牆髹乳膠漆。 天花板 - 客廳、飯廳及睡房的天花板髹乳膠漆及設有髹乳膠漆之石膏板裝飾橫樑。
(c) 內部地板	- 客廳及飯廳內部地板鋪砌瓷磚及木腳線。 - 主人睡房及睡房內部地板鋪砌複合木地板及木腳線。 - 沿通往露台、工作平台及花園的門之地板圍邊部分鋪砌瓷磚，剩餘部分鋪砌複合木地板。
(d) 浴室	- 牆身鋪砌瓷磚（假天花以上、面盆櫃遮蓋的位置及掛牆鏡櫃遮蓋的位置除外）。 - 地板及淋浴間地板鋪砌瓷磚（浴缸及面盆櫃遮蓋的位置除外）。 - 裝設鋁假天花。 - 牆身飾面鋪砌至假天花底。
(e) 廚房	開放式廚房 - 牆身鋪砌不銹鋼飾面、乳膠漆、膠板飾面及木皮飾面（假天花以上及櫥櫃遮蓋的位置除外）。 - 地板鋪砌瓷磚（櫥櫃遮蓋的位置除外）。 - 天花板髹乳膠漆及設有髹乳膠漆之石膏板裝飾橫樑。 - 灶台面配以人造石材枱面。 - 牆身飾面鋪砌至假天花底。 廚房 - 牆身鋪砌不銹鋼飾面及瓷磚（假天花以上及櫥櫃遮蓋的位置除外）。 - 地板鋪砌瓷磚（櫥櫃遮蓋的位置除外）。 - 裝設鋁假天花。 - 灶台面配以人造石材枱面。 - 牆身飾面鋪砌至假天花底。

Fittings, finishes and appliances

裝置、裝修物料及設備

Tower 1 and Tower 2 第 1 座及第 2 座

3. Interior Fittings	
Item	Description
(a) Doors	**Main Entrance of Residential Property** - Solid core fire rated timber door finished with plastic laminate and timber veneer, fitted with lockset, concealed door closer, eye viewer, door guard and door stopper. **Master Bedroom and Bedroom** - Solid core timber door finished with timber veneer, fitted with lockset and door stopper. **Kitchen** - Solid core fire rated timber door finished with plastic laminate and timber veneer, and fire rated glass panel, fitted with concealed door closer, lockset and door stopper. **Master Bathroom and Bathroom** - Solid core timber door finished with plastic laminate and timber veneer, fitted with timber louvre, lockset and door stopper. **Garden / Balcony / Utility Platform** - Aluminium frame door fitted with single pane glass and provided with lockset.
(b) Bathroom	**Master Bathroom and Bathroom** - Timber vanity counter with stainless steel toilet paper holder and natural stone countertop. - Timber mirror cabinet finished with plastic laminate. - Fittings and equipment include vitreous china water closet, vitreous china wash basin with chrome plated cold and hot water wash basin mixer and chrome plated towel hanging hook. - Enamelled steel bath tub (1500 mm (L) x 700mm (W) x 390mm (D)) with chrome plated bath tub mixer is provided for master bathrooms. - Tempered glass shower cubicle with chrome plated shower mixer is provided for bathrooms. - Ventilation system is provided. - Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system.
(c) Kitchen	- Timber kitchen cabinets finished plastic laminate, with plastic laminate and lacquer finished timber door panel and kitchen countertop fitted with artificial stone, stainless steel sink and chrome plated sink mixer. - Copper pipes are used for cold and hot water supply system. - For appliances provision, please refer to "Appliances Schedule".
(d) Bedroom	- No fittings.
(e) Telephone	- Telephone connection points are provided. - For location and number of connection points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(f) Aerials	- TV/FM outlets for local TV/FM programs are provided. - For location and number of connection points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".

3. 室內裝置	
細項	描述
(a) 門	住宅物業大門 - 膠板飾面及木面實心防火木門。裝設門鎖、暗藏氣鼓、防盜眼、防盜扣及門擋。 主人睡房及睡房 - 木面實心木門，裝設門鎖及門擋。 廚房 - 膠板飾面及木面實心防火木門配以防火玻璃，裝設暗藏氣鼓、門鎖及門擋。 主人浴室及浴室 - 膠板飾面及木面實心木門，裝設木百葉、門鎖及門擋。 花園 / 露台 / 工作平台 - 鋁框門鑲配單片玻璃及裝設門鎖。
(b) 浴室	主人房浴室及浴室 - 木櫃配以不銹鋼廁紙架及天然石材檯面。 - 膠板飾面木鏡櫃。 - 裝置及設備包括陶瓷坐廁、陶瓷洗手盆配鍍鉻冷熱水水龍頭及鍍鉻毛巾掛鈎。 - 主人浴室裝設瓷釉鋼製浴缸（1500毫米(長) x 700毫米(闊) x 390毫米(深)）配鍍鉻浴缸水龍頭。 - 淋浴間設強化玻璃淋浴間隔及配鍍鉻淋浴花灑套裝。 - 裝有通風系統。 - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。
(c) 廚房	- 膠板飾面木製廚櫃組合配以膠板飾面及漆面木門板及人造石材檯面，配以不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭 。 - 冷熱水供水系統採用銅喉管。 - 有關供應之設備請參閱「設備説明表」。
(d) 睡房	- 沒有裝置。
(e) 電話	- 裝設有電話插座。 - 有關接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量説明表」。
(f) 天線	- 裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。 - 有關接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量説明表」。

Tower 1 and Tower 2 第 1 座及第 2 座

3. Interior Fittings	
Item	Description
(g) Electrical Installations	- Single-phase electricity supply with miniature circuit breaker distribution board is provided for the following residential properties:- Flats B1, B6, D1, D2, D3 & D6, G/F of Tower 1 Flats B1, B3, B5, B6, D1, D2, D3 & D6, 1/F-3/F of Tower 1 Flat C1, G/F of Tower 2 Flats A1 & C1, 1/F-3/F of Tower 2 - Three-phase electricity supply with miniature circuit breaker distribution board is provided for the following residential properties:- Flats B2, B3, B5, B7, D5, D7, D8, D9 & D10, G/F of Tower 1 Flats B2, B7, D5, D7, D8, D9 & D10, 1/F-3/F of Tower 1 Flats A1, A2, A3, A5, A6, A7, C2, C3, C5, C6, C7 & C8, G/F of Tower 2 Flats A2, A3, A5, A6, A7, C2, C3, C5, C6, C7 & C8, 1/F-3/F of Tower 2 - Conduits are partly concealed and partly exposed* - For location and number of power points and air-conditioner points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties". *Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.
(h) Gas Supply	- Town gas supply pipes are connected to gas cooking hob and gas water heater of the following residential properties: Flats B1, B6, D1, D2, D3 & D6, G/F of Tower 1 Flats B1, B3, B5, B6, D1, D2, D3 & D6, 1/F-3/F of Tower 1 Flat C1, G/F of Tower 2 Flats A1 & C1, 1/F-3/F of Tower 2 - No town gas supply is provided for other residential properties.
(i) Washing Machine Connection Point	- Drain point and water point are provided for washing machine. - For location of connection points, please refer to the "Mechanical & Electrical Provisions Plan".
(j) Water Supply	- Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system. - Water pipes are partly concealed and partly exposed*. *Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.

3. 室內裝置	
細項	描述
(g) 電力裝置	- 以下住宅物業配備單相電力配電箱並裝置有微型斷路器： 第1座，地下B1，B6，D1，D2，D3及D6單位 第1座，1樓－3樓B1，B3，B5，B6，D1，D2，D3及D6單位 第2座，地下C1單位 第2座，1樓－3樓A1及C1單位 - 以下住宅物業配備三相電力配電箱並裝置有微型斷路器： 第1座，地下B2，B3，B5，B7，D5，D7，D8，D9及D10單位 第1座，1樓－3樓B2，B7，D5，D7，D8，D9及D10單位 第2座，地下A1，A2，A3，A5，A6，A7，C2，C3，C5，C6，C7及C8單位 第2座，1樓－3樓A2，A3，A5，A6，A7，C2，C3，C5，C6，C7及C8單位 - 導管是部分隱藏及部分外露*。 - 有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量説明表」。 *註釋：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。外露的導管大部分以假天花，裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。
(h) 氣體供應	- 以下住宅物業煤氣喉接駁至煤氣煮食爐及煤氣熱水爐： 第1座，地下B1，B6，D1，D2，D3及D6單位 第1座，1樓至3樓B1，B3，B5，B6，D1，D2，D3及D6單位 第2座，地下C1單位 第2座，1樓至3樓A1及C1單位 - 其他住宅物業不設煤氣供應。
(i) 洗衣機接駁點	- 洗衣機配備來水及去水接駁點。 - 有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	- 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。 - 水管是部分隱藏及部分外露 *。 *註釋：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。部分外露的水管以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。

Fittings, finishes and appliances

裝置、裝修物料及設備

Tower 1 and Tower 2　第 1 座及第 2 座

4. Miscellaneous	
Item	Description
(a) Lifts	- 1 no. of "KONE" (model no.: MonoSpace MX14) lift serves G/F to Roof for each tower.
(b) Letter Box	- Metal letter box is provided.
(c) Refuse Collection	- Refuse storage and material recovery room is provided in the common area of each residential floor of tower. Refuse storage and material recovery chamber is provided on G/F for collection and removal of refuse by cleaners.
(d) Water Meter, Electricity Meter and Gas Meter	- Separate water meter for individual residential property is provided in the water meter room/cabinet on each residential floor. - Separate electricity meter for individual residential property is provided in the electricity duct/cabinet on each residential floor. - Separate town gas meter for individual residential property is provided in the kitchen cabinet of such residential property:- Flats B1, B6, D1, D2, D3, D6, G/F of Tower 1 Flats B1, B3, B5, B6, D1, D2, D3, D6, 1/F to 3/F of Tower1 Flat C1, G/F of Tower 2 Flats A1, C1, 1/F to 3/F of Tower 2 - No town gas supply is provided for other residential properties.

5. Security Facilities
Description
- CCTV system is provided at main entrance, boundary wall, carpark driveway, carpark and clubhouse of the Phase of the Development. - Smart card access control is provided at the main entrance of the Phase of the Development. - Vehicular control system is provided at G/F carpark entrance of the Phase of the Development. - CCTV cameras are provided at main entrance lobby, lift car and roof. - Visitor panel with smart card reader for access control is provided at G/F main entrance lobby of residential tower connecting to door phone in each residential property of individual tower.

6. Appliances
Description
- As set out in the "Appliances Schedule".

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

4. 雜項	
細項	描述
(a) 升降機	- 每座設有1部「通力」升降機（型號：MonoSpace MX14）直達地下至天台。
(b) 信箱	- 設置金屬信箱。
(c) 垃圾收集	- 垃圾及物料回收室位於大廈每層住宅樓層之公用地方。垃圾及物料回收房設於地下，垃圾由清潔工人收集及運走。
(d) 水錶、電錶及氣體錶	- 每戶住宅物業之獨立水錶安裝於大廈每層住宅樓層之水錶房/箱內。 - 每戶住宅物業之獨立電錶安裝於大廈每層住宅樓層之電線槽/箱內。 - 以下住宅物業之獨立煤氣錶安裝於該宅物業之櫥櫃內： 第1座，地下B1 ，B6 ，D1 ，D2 ，D3及D6單位 第1座，1樓至3樓B1，B3，B5，B6，D1，D2，D3及D6單位 第2座，地下C1單位 第2座，1樓至3樓A1及C1單位 - 其他住宅物業不設氣體供應。

5. 保安設施
描述
- 發展項目期數的入口、圍牆、車輛通道、停車場及會所均裝設閉路電視。 - 發展項目期數的入口裝設智能卡出入系統。 - 發展項目期數的地下停車場入口裝設汽車控制系統。 - 入口大堂、大廈升降機及天台均裝設有閉路電視。 - 配以智能卡讀取器以管制出入之訪客對講系統裝設於住宅大廈地下入口大堂並連接該大廈各住宅物業內之對講機。

6. 設備
描述
- 於「設備説明表」列出。

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

Fittings, finishes and appliances

裝置、裝修物料及設備

Houses 1-3 and 5-12 洋房 1-3 及 5-12

1. Exterior Finishes	
Item	Description
(a) External Wall	- Finished with ceramic tiles, aluminium cladding, aluminium louvre, aluminium grille, metal balustrade, glass balustrade and paint.
(b) Window	- Aluminium window frames fitted with tinted single pane glass for kitchen. - Aluminium window frames fitted with tinted obscured single pane glass for bathroom and master bathroom if window is provided. - Aluminium window frames fitted with tinted double pane glass for living room, dining room, bedroom and master bedroom.
(c) Bay Window	- Not provided.
(d) Planter	- Not provided.
(e) Verandah or Balcony	- Balcony provided with tinted glass balustrade with aluminium top rail and aluminium cladding. - Wall finished with ceramic tiles and paint, except balcony in the following residential properties, which are finished with ceramic tiles, paint and aluminium cladding: i) House 6 ii) House 7 - Floor finished with porcelain tiles. - Ceiling finished with paint. - Balconies are covered (except those on 1/F of Houses 1 to 3, which are partially covered). - There is no verandah.
(f) Drying Facilities for Clothing	- Not provided.

2. Interior Finishes	
Item	Description
(a) Lobby	- Not applicable.
(b) Internal Wall and Ceiling	**Internal Wall** - Living room and dining room finished with emulsion paint and plastic laminate. - Bedroom finished with emulsion paint. **Ceiling** - Living room, dining room and bedrooms finished with emulsion paint and gypsum board with emulsion paint.

1. 外部裝修物料	
細項	描述
(a) 外牆	- 鋪砌瓷磚、鋁面板、鋁百葉、鋁格柵、金屬圍欄、玻璃圍欄及髹油漆。
(b) 窗	- 廚房選用鋁質窗框配有色單片玻璃。 - 浴室及主人浴室選用鋁質窗框配磨砂有色單片玻璃（如有窗）。 - 客廳、飯廳、睡房及主人睡房選用鋁質窗框配有色雙片玻璃。
(c) 窗台	- 沒有提供。
(d) 花槽	- 沒有提供。
(e) 陽台或露台	- 露台裝設有色玻璃圍欄配鋁頂欄及鋁面板。 - 牆身鋪砌瓷磚及髹油漆。除以下住宅物業露台牆身鋪砌瓷磚、髹油漆及鋁面板： i) 洋房6 ii)洋房7 - 地台鋪砌瓷磚。 - 天花髹油漆。 - 所有露台有蓋（除洋房1至3的1樓露台為部分有蓋）。 - 沒有陽台。
(f) 乾衣設施	- 沒有提供。

2. 室內裝修物料	
細項	描述
(a) 大堂	- 不適用。
(b) 內牆及天花板	內牆 - 客廳及飯廳內牆髹乳膠漆及鋪砌膠板飾面。 - 睡房內牆髹乳膠漆。 天花板 - 客廳、飯廳及睡房的天花板髹乳膠漆及設有髹乳膠漆之石膏板。

Fittings, finishes and appliances

裝置、裝修物料及設備

Houses 1-3 and 5-12 洋房 1-3 及 5-12

2. Interior Finishes	
Item	Description
(c) Internal Floor	- Internal floor of living room and dining room finished with artificial stone, engineering timber flooring and painted timber skirting. - Internal floor of bedroom finished with engineering timber flooring and painted timber skirting. - Floor border along doors leading to balconies, flat roofs, gardens and internal staircase to roof partially finished with porcelain tile, the remaining part finished with engineered timber flooring.
(d) Bathroom	- Wall (except areas above false ceiling level and areas covered by the vanity cabinet and wall hung mirror cabinet) finished with ceramic tile. - Floor and floor of shower cubicle (except areas covered by the bath tub and the vanity cabinet) finished with porcelain tile. - Gypsum board false ceilings with emulsion paint are provided. - Wall finishes run up to the false ceiling.
(e) Kitchen	- Wall (except areas above false ceiling level and areas covered by the kitchen cabinets) finished with stainless steel and ceramic tile. - Floor (except areas covered by the kitchen cabinets) finished with porcelain tile. - Gypsum board false ceilings with emulsion paint are provided. - Cooking bench top is fitted with artificial stone. - Wall finishes run up to the false ceiling.

3. Interior Fittings	
Item	Description
(a) Doors	**Main Entrance of Residential Property** - Aluminium frame door fitted with glass panel, lockset, concealed door closer, eye viewer, door guard and door stopper. **Master Bedroom and Bedroom** - Solid core timber door finished with timber veneer, fitted with lockset and door stopper. **Kitchen** - Solid core fire rated timber door finished with plastic laminate and timber veneer, fitted with fire rated glass panel, concealed door closer, lockset and door stopper. **Utility Room** - Solid core timber door finished with timber veneer, fitted with lockset and door stopper (no door stopper for Houses 5, 8-12).

2. 室內裝修物料	
細項	描述
(c) 內部地板	- 客廳及飯廳內部地板鋪砌人造石材、複合木地板及髹油木腳線。 - 睡房內部地板舖砌複合木地板及髹油木腳線。 - 沿通往露台、平台、花園及通往天台的室內樓梯的門之地台圍邊部分鋪砌瓷磚，剩餘部分鋪砌複合木地板。
(d) 浴室	- 牆身鋪砌瓷磚（假天花以上、面盆櫃遮蓋的位置及掛牆鏡櫃遮蓋的位置除外）。 - 地板及淋浴間地板鋪砌瓷磚（浴缸及面盆櫃遮蓋的位置除外）。 - 裝設髹乳膠漆石膏板假天花。 - 牆身飾面鋪砌至假天花高度。
(e) 廚房	- 牆身鋪砌不銹鋼飾面板及瓷磚（假天花以上及櫥櫃遮蓋的位置除外）。 - 地台鋪砌瓷磚（櫥櫃遮蓋的位置除外）。 - 裝設髹乳膠漆石膏板假天花。 - 灶台面配以人造石材枱面。 - 牆身飾面鋪砌至假天花高度。

3. 室內裝置	
細項	描述
(a) 門	住宅物業大門 - 鋁框門鑲設玻璃，裝設門鎖、暗藏氣鼓、防盜眼、防盜扣及門擋。 主人睡房及睡房 - 木面實心木門，裝設門鎖及門擋。 廚房 - 膠板飾面及木面實心防火木門配以防火玻璃，裝設暗藏氣鼓、門鎖及門擋。 工作間 - 木面實心木門，裝設門鎖及門擋。（洋房5、8至12不裝設門擋）

Houses 1-3 and 5-12 洋房 1-3 及 5-12

3. Interior Fittings	
Item	Description
(a) Doors	**Master Bathroom** - Steel door finished with stainless steel and fitted with glass panel. **Bathroom** - Solid core timber door finished with plastic laminate and timber veneer, fitted with timber louvre, lockset and door stopper. **Lavatory 1** - Solid core timber door finished with plastic laminate and timber veneer, fitted with timber louvre, lockset and door stopper. **Lavatory 2** - Aluminium door fitted with aluminium louvre and lockset. **Balcony / Flat Roof** - Aluminium frame door fitted with tinted double pane glass and provided with lockset.
(b) Bathroom	**Master Bathroom** - Timber vanity counter with natural stone countertop. - Timber mirror cabinet finished with plastic laminate. - Fittings and equipment include vitreous china water closet, vitreous china wash basin with chrome plated cold and hot water wash basin mixer, chrome plated toilet paper holder and chrome plated towel hanging hook. - Tempered glass shower cubicle with chrome plated shower mixer and enamelled steel bath tub (1600 mm (L) x 700mm (W) x 420mm (D)) with chrome plated bath tub mixers provided for master bathroom. - Ventilation system is provided. - Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system. **Bathroom** - Timber vanity counter with toilet paper holder and natural stone countertop. - Timber mirror cabinet finished with plastic laminate. - Fittings and equipment include vitreous china water closet, vitreous china wash basin with chrome plated cold and hot water wash basin mixer and chrome plated towel hanging hook. - Tempered glass shower cubicle with chrome plated shower mixer is provided for bathroom (except for bathroom 1 of Houses 1, 2 and 3). - Enamelled steel bath tub (1500 mm (L) x 700mm (W) x 390mm (D)) with chrome plated bath tub mixer is provided for bathroom 1 of Houses 1, 2 and 3. - Ventilation system is provided. - Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system.

3. 室內裝置	
細項	描述
(a) 門	主人浴室 - 不銹鋼飾面鋼鐵門鑲設玻璃。 浴室 - 膠板飾面及木面實心木門，裝設木百葉、門鎖及門擋。 洗手間1 - 膠板飾面及木面實心木門，裝設木百葉、門鎖及門擋。 洗手間2 - 鋁門配鋁百葉，裝設門鎖。 露台 / 平台 - 鋁框門鑲配雙片有色玻璃及裝設門鎖。
(b) 浴室	主人浴室 - 木櫃配以天然石材檯面。 - 膠板飾面木鏡櫃。 - 裝置及設備包括陶瓷坐廁、陶瓷洗手盆配鍍鉻冷熱水水龍頭、鍍鉻廁紙架及鍍鉻毛巾掛鈎。 - 主人房浴室裝設淋浴間，設強化玻璃淋浴間隔配鍍鉻淋浴花灑套裝及瓷釉鋼製浴缸（1600毫米(長) x 700毫米(闊) x 420毫米(深)）配鍍鉻浴缸水龍頭。 - 裝有通風系統。 - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。 浴室 - 木櫃配以廁紙架及天然石材檯面。 - 膠板飾面木鏡櫃。 - 裝置及設備包括陶瓷坐廁、陶瓷洗手盆配鍍鉻冷熱水水龍頭及鍍鉻毛巾掛鈎。 - 浴室裝設淋浴間，設強化玻璃淋浴間隔及配鍍鉻淋浴花灑套裝。（洋房1、2及3 的浴室1 除外）。 - 洋房1、2及3 的浴室1 裝設瓷釉鋼製浴缸（1500毫米(長) x 700毫米(闊) x 390毫米(深)）配鍍鉻浴缸水龍頭。 - 裝有通風系統。 - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。

Fittings, finishes and appliances

裝置、裝修物料及設備

Houses 1-3 and 5-12 洋房 1-3 及 5-12

3. Interior Fittings	
Item	Description
(c) Kitchen	- Timber kitchen cabinets finished plastic laminate, with plastic laminate and lacquer finished timber door panel and kitchen countertop fitted with artificial stone, stainless steel sink and chrome plated sink mixer. - Copper pipes are used for cold and hot water supply system. - For appliances provision, please refer to "Appliances Schedule".
(d) Bedroom	- No fittings.
(e) Telephone	- Telephone connection points are provided. - For location and number of connection points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(f) Aerials	- TV/FM outlets for local TV/FM programs are provided. - For location and number of connection points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(g) Electrical Installations	- Three-phase electricity supply with miniature circuit breaker distribution board is provided. - Conduits are partly concealed and partly exposed*. - For location and number of power points and air-conditioner points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties". *Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.
(h) Gas Supply	- Town gas supply pipes are connected to gas wok burner, gas double burner and gas water heater. - Town gas meter connection points are provided in kitchen.
(i) Washing Machine Connection Point	- Drain point and water point are provided for washing machine. - For location of connection points, please refer to the "Mechanical & Electrical Provisions Plan".
(j) Water Supply	- Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system. - Water pipes are partly concealed and partly exposed*. *Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.

3. 室內裝置	
細項	描述
(c) 廚房	- 膠板飾面木製廚櫃組合配以膠板飾面及漆面木門板及人造石材檯面，配以不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭。 - 冷熱水供水系統採用銅喉管。 - 所供應之設備請參閱「設備説明表」。
(d) 睡房	- 沒有裝置。
(e) 電話	- 裝設有電話插座。 - 有關接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量説明表」。
(f) 天線	- 裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。 - 有關接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量説明表」。
(g) 電力裝置	- 提供三相電力配電箱並裝置有微型斷路器。 - 導管是部分隱藏及部分外露*。 - 有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量説明表」。 *註釋：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。外露的導管大部分以假天花，裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。
(h) 氣體供應	- 煤氣喉接駁至單頭煤氣煮食爐、雙頭煤氣煮食爐及煤氣熱水爐。 - 煤氣錶位接駁點於廚房。
(i) 洗衣機接駁點	- 洗衣機配備來水及去水接駁點。 - 有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	- 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。 - 水管是部分隱藏及部分外露*。 *註釋：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。部分外露的水管以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。

Fittings, finishes and appliances

裝置、裝修物料及設備

Houses 1-3 and 5-12 洋房 1-3 及 5-12

4. Miscellaneous	
Item	Description
(a) Lifts	- Not applicable.
(b) Letter Box	- Metal letter box is provided.
(c) Refuse Collection	- Refuse storage and material recovery chamber is provided on G/F for collection and removal of refuse by cleaners.
(d) Water Meter, Electricity Meter and Gas Meter	- Separate water and electricity meters of each house are installed in Water Meter Room/cabinet and Electricity Meter Room/cabinet respectively. - Separate town gas meter is provided at kitchen of each house.

5. Security Facilities
Description
- CCTV system is provided at main entrance, boundary wall, carpark driveway, carpark and clubhouse of the Phase of the Development - Smart card access control is provided at the main entrance of the Phase of the Development - Vehicular control system is provided at G/F carpark entrance of the Phase of the Development. - Separate colour video doorphone is provided at entrance of each house. - Door magnetic contact is installed at main entrance door at G/F and door to roof. - Break glass sensors are provided at glass door openings to garden at G/F of the house.

6. Appliances
Description
- As set out in the "Appliances Schedule".

4. 雜項	
細項	描述
(a) 升降機	- 不適用。
(b) 信箱	- 設置金屬信箱。
(c) 垃圾收集	- 垃圾及物料回收房處設於地下，垃圾由清潔工人收集及運走。
(d) 水錶、電錶及氣體錶	- 各洋房的獨立水錶及獨立電錶分別安裝在水錶房/箱及電錶房/箱內。 - 獨立煤氣錶設於各洋房的廚房。

5. 保安設施
描述
- 發展項目期數的入口、圍牆、車輛通道、停車場及會所均裝設閉路電視。 - 發展項目期數的入口裝設智能卡出入系統。 - 發展項目期數的地下停車場入口裝設汽車控制系統。 - 各洋房入口設有彩色視像對講機。 - 門磁感應器裝設在洋房地下大門及通往天台的門。 - 玻璃爆破偵測器裝設在通往地下的花園的玻璃門。

6. 設備
描述
- 於「設備説明表」列出。

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

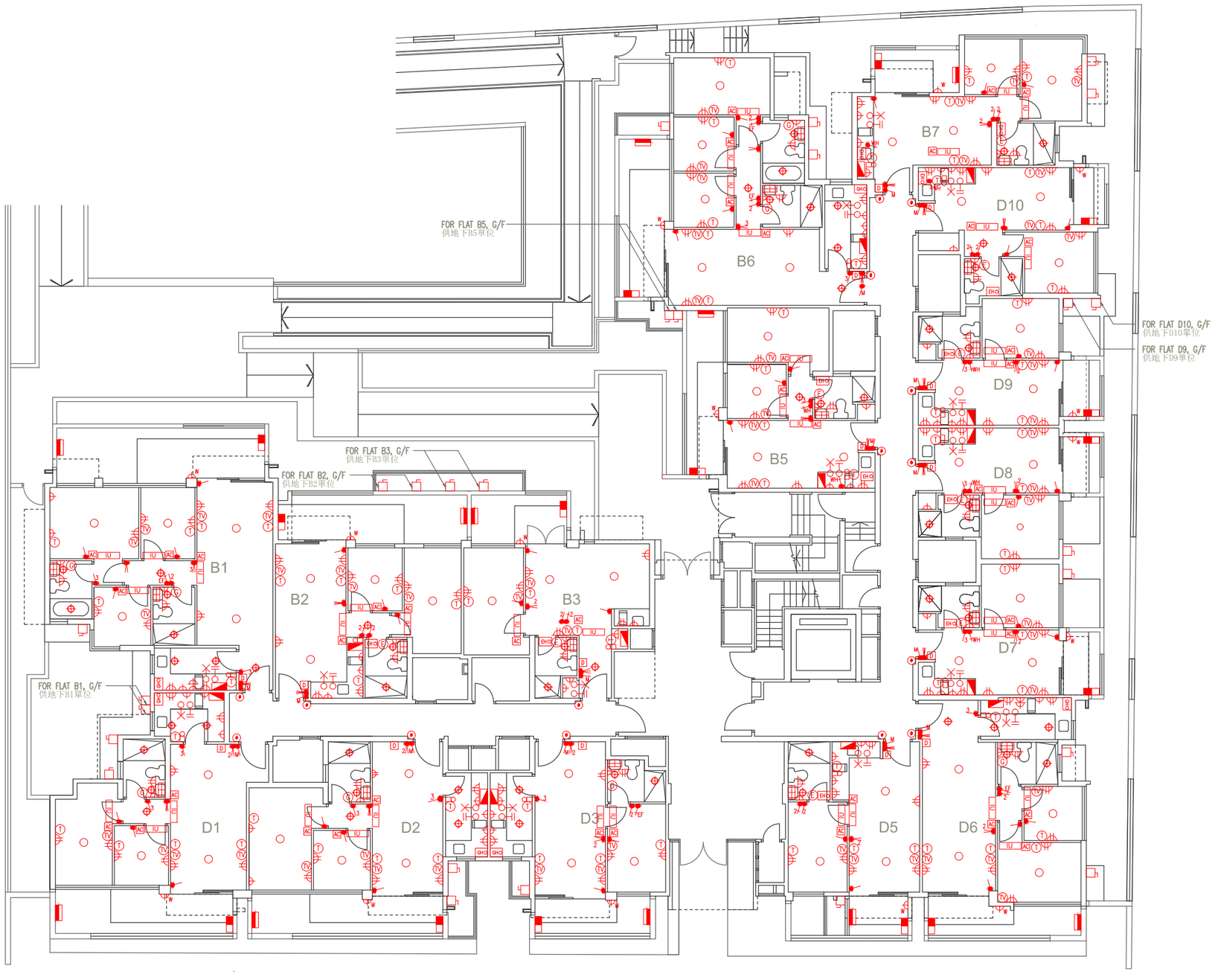
賣方承諾如發展項目期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Tower 1 第1座 G/F 地下

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
- 2-gang 1-way Lighting Switch 雙位燈掣
- 3-gang 1-way Lighting Switch 三位燈掣
- Master Lighting Switch 總燈掣
- 1-gang 2-way Lighting Switch 單位二路燈掣
- 2-gang 2-way Lighting Switch 雙位二路燈掣
- 1-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 單位二路及單位燈掣
- 3-gang 2-way Lighting Switch 三位二路燈掣
- 2-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 雙位二路燈掣及單位燈掣
- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for electric water heater 電熱水爐開關掣
- 2-gang Switch for Electric Water Heater / Thermal Ventilator / Fresh Air Fan and Exhaust Fan 雙位電熱水爐 / 浴室換氣暖風機 / 鮮風扇及抽氣扇開關掣
- Connection Point for Indoor Air-Conditioner 室內空調機接線位
- 1-gang 1-way Watertight Lighting Switch 單位防水燈掣
- Isolator for Outdoor Air-Conditioner 室外空調機接線位
- 13A Single Socket Outlet 13A 單位電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- 13A Single Watertight Socket Outlet 13A防水單位電插座
- M.C.B. Board 總電掣箱
- Telephone Outlet 電話插座
- TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Visitor Panel 訪客監控箱
- Video Doorphone 視像對講機
- Town Gas Water Heater 煤氣熱水爐
- Town Gas Water Heater Temperature Controller 煤氣熱水爐溫度控制器
- Electric Water Heater 電熱水爐
- Electric Water Heater Temperature Controller 電熱水爐溫度控制器
- Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)
- Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
- Downlight 天花燈
- Lamp Holder 燈位
- Power Bar 拖板
- Door Phone 對講機
- Indoor Air-Conditioner 室內空調機
- Concealed Type Indoor Air-Conditioner 暗藏式室內空調機
- Security K-pad 保安監控板鍵盤
- Window Detection Alarm 窗戶檢測警報傳感器
- Wall Recessed Light 暗藏式牆燈
- Wall Mounted Light 1 牆身燈1
- Wall Mounted Light 2 牆身燈2
- Weatherproof Uplight 防水上照燈
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



Tower 1 1/F
第1座 1樓

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
- 2-gang 1-way Lighting Switch 雙位燈掣
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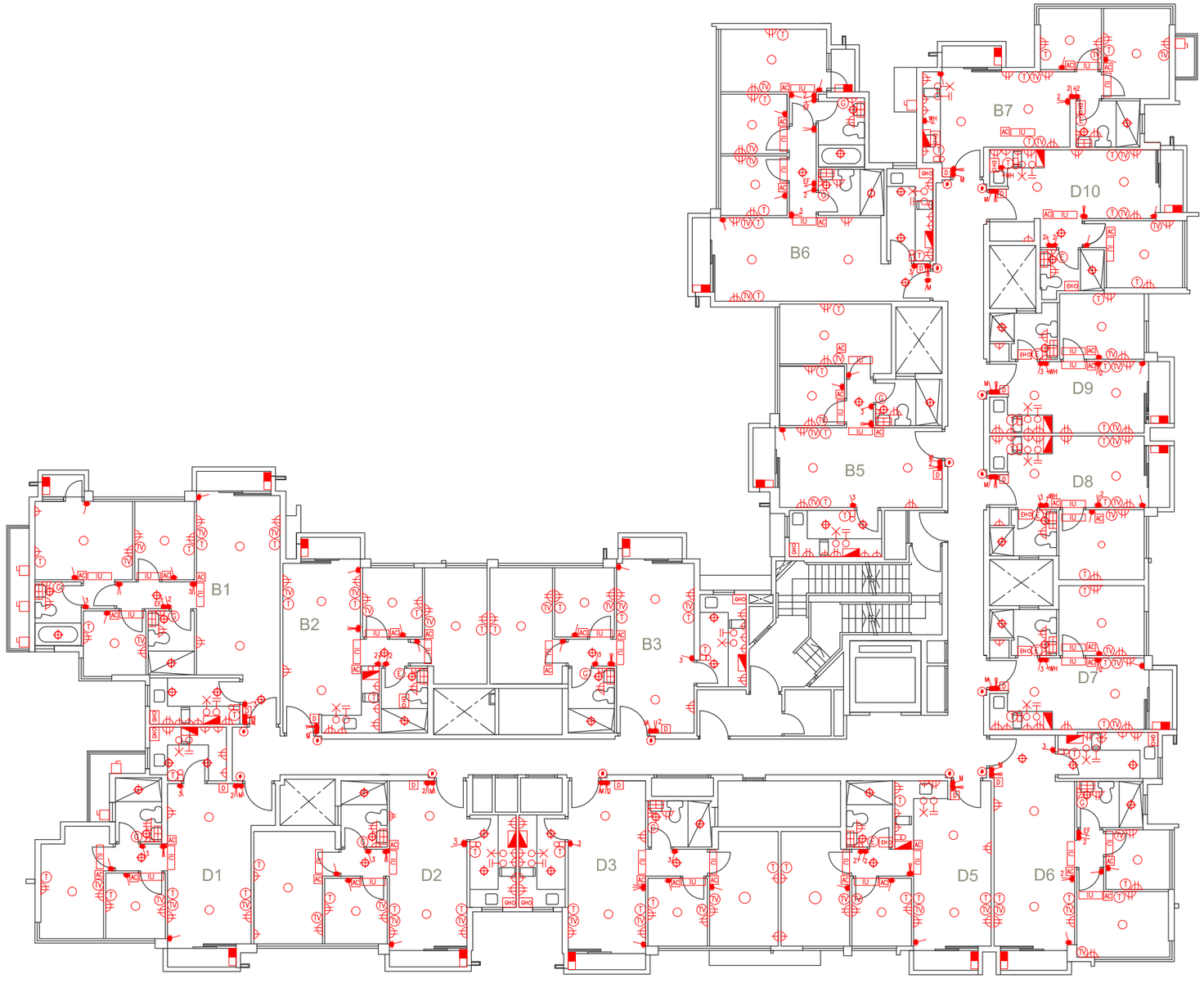
- Wall Mounted Light 1 牆身燈1
- Wall Mounted Light 2 牆身燈2
- Weatherproof Uplight 防水上照燈
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



Tower 1 2/F
第1座 2樓

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
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- 3-gang 1-way Lighting Switch 三位燈掣
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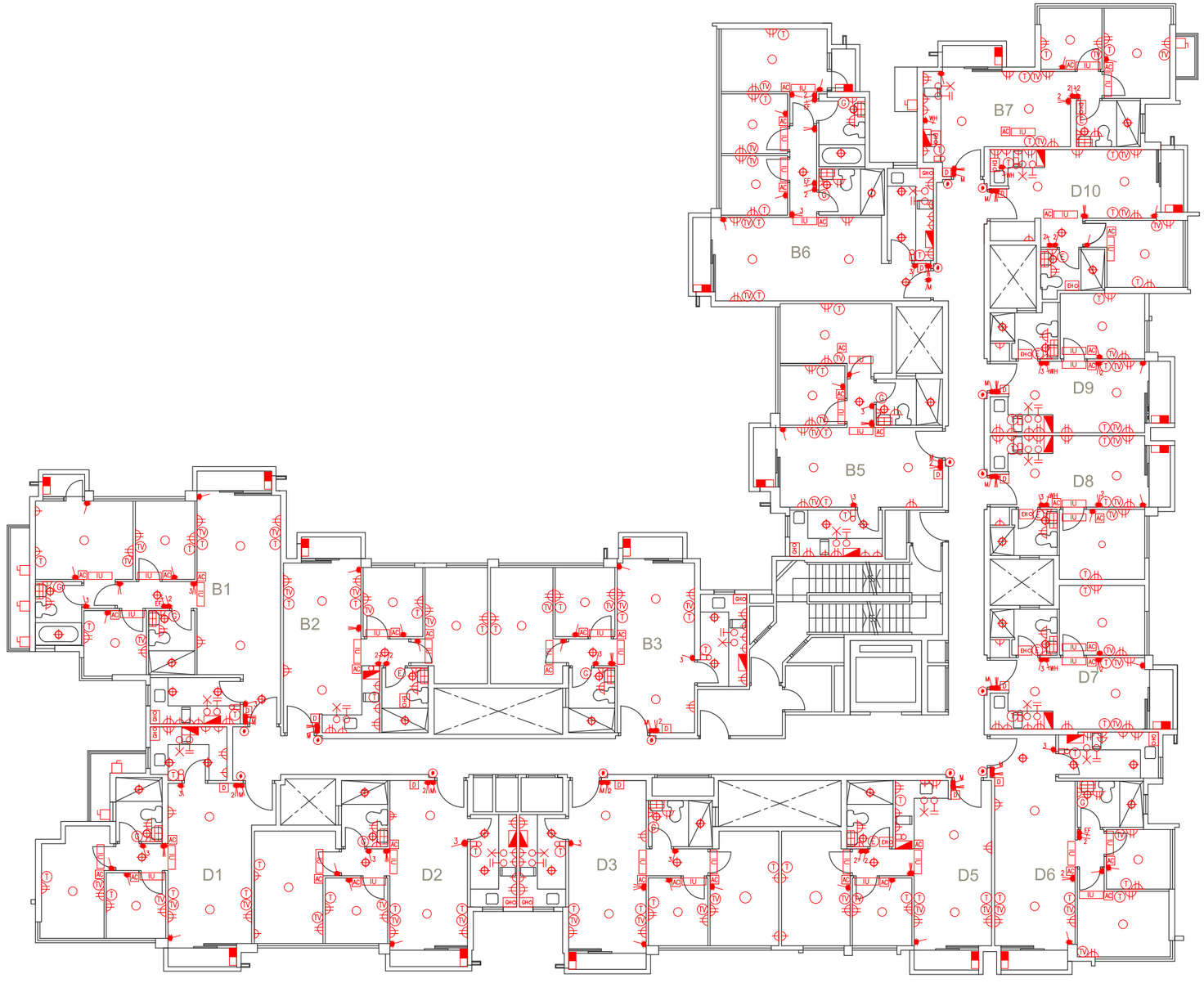
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



Tower 1 3/F
第1座 3樓

Legend 圖例

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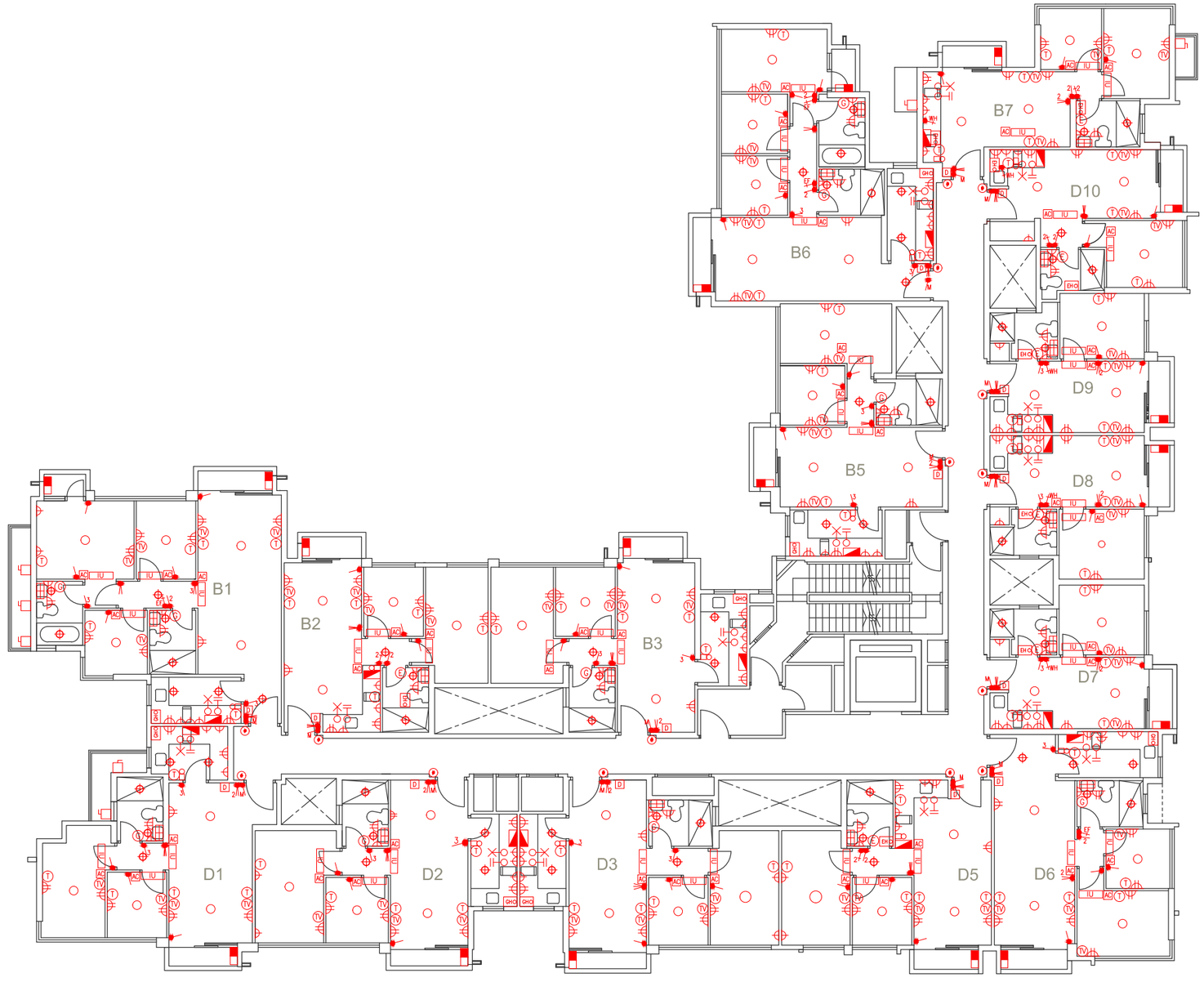
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



Tower 1 第1座 Roof 天台

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
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- Isolator for Outdoor Air-Conditioner 室外空調機接線位
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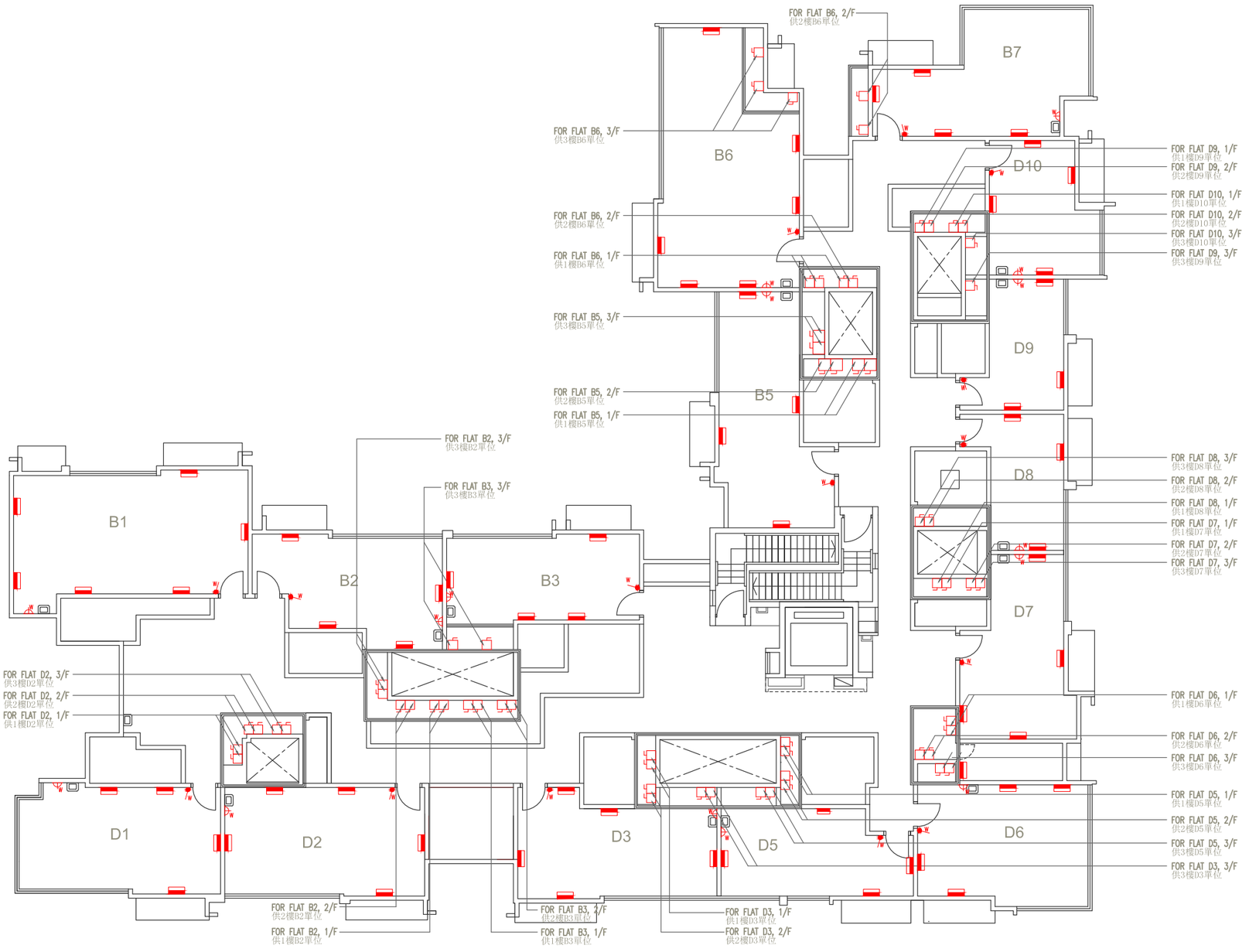
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



Tower 2 第2座 G/F 地下

Mechanical & Electrical Provisions Plan 機電裝置平面圖

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
- 2-gang 1-way Lighting Switch 雙位燈掣
- 3-gang 1-way Lighting Switch 三位燈掣
- Master Lighting Switch 總燈掣
- 1-gang 2-way Lighting Switch 單位二路燈掣
- 2-gang 2-way Lighting Switch 雙位二路燈掣
- 1-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 單位二路及單位燈掣
- 3-gang 2-way Lighting Switch 三位二路燈掣
- 2-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 雙位二路燈掣及單位燈掣
- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for electric water heater 電熱水爐開關掣
- 2-gang Switch for Electric Water Heater / Thermal Ventilator / Fresh Air Fan and Exhaust Fan 雙位電熱水爐 / 浴室換氣暖風機 / 鮮風扇及抽氣扇開關掣
- Connection Point for Indoor Air-Conditioner 室內空調機接線位
- 1-gang 1-way Watertight Lighting Switch 單位防水燈掣
- Isolator for Outdoor Air-Conditioner 室外空調機接線位
- 13A Single Socket Outlet 13A 單位電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- 13A Single Watertight Socket Outlet 13A防水單位電插座
- M.C.B. Board 總電掣箱
- Telephone Outlet 電話插座
- TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
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- Video Doorphone 視像對講機
- Town Gas Water Heater 煤氣熱水爐
- Town Gas Water Heater Temperature Controller 煤氣熱水爐溫度控制器
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- Electric Water Heater Temperature Controller 電熱水爐溫度控制器
- Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)
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- Downlight 天花燈
- Lamp Holder 燈位
- Power Bar 拖板
- Door Phone 對講機
- Indoor Air-Conditioner 室內空調機
- Concealed Type Indoor Air-Conditioner 暗藏式室內空調機
- Security K-pad 保安監控板鍵盤
- Window Detection Alarm 窗戶檢測警報傳感器
- Wall Recessed Light 暗藏式牆燈
- Wall Mounted Light 1 牆身燈1
- Wall Mounted Light 2 牆身燈2
- Weatherproof Uplight 防水上照燈
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Tower 2 1/F
第2座 1樓

Mechanical & Electrical Provisions Plan 機電裝置平面圖

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
- 2-gang 1-way Lighting Switch 雙位燈掣
- 3-gang 1-way Lighting Switch 三位燈掣
- Master Lighting Switch 總燈掣
- 1-gang 2-way Lighting Switch 單位二路燈掣
- 2-gang 2-way Lighting Switch 雙位二路燈掣
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- 3-gang 2-way Lighting Switch 三位二路燈掣
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- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for electric water heater 電熱水爐開關掣
- 2-gang Switch for Electric Water Heater / Thermal Ventilator / Fresh Air Fan and Exhaust Fan 雙位電熱水爐 / 浴室換氣暖風機 / 鮮風扇及抽氣扇開關掣
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- Door Phone 對講機
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- Wall Mounted Light 1 牆身燈1
- Wall Mounted Light 2 牆身燈2
- Weatherproof Uplight 防水上照燈
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Fittings, finishes and appliances
裝置、裝修物料及設備

Tower 2 2/F
第2座 2樓

Mechanical & Electrical Provisions Plan 機電裝置平面圖

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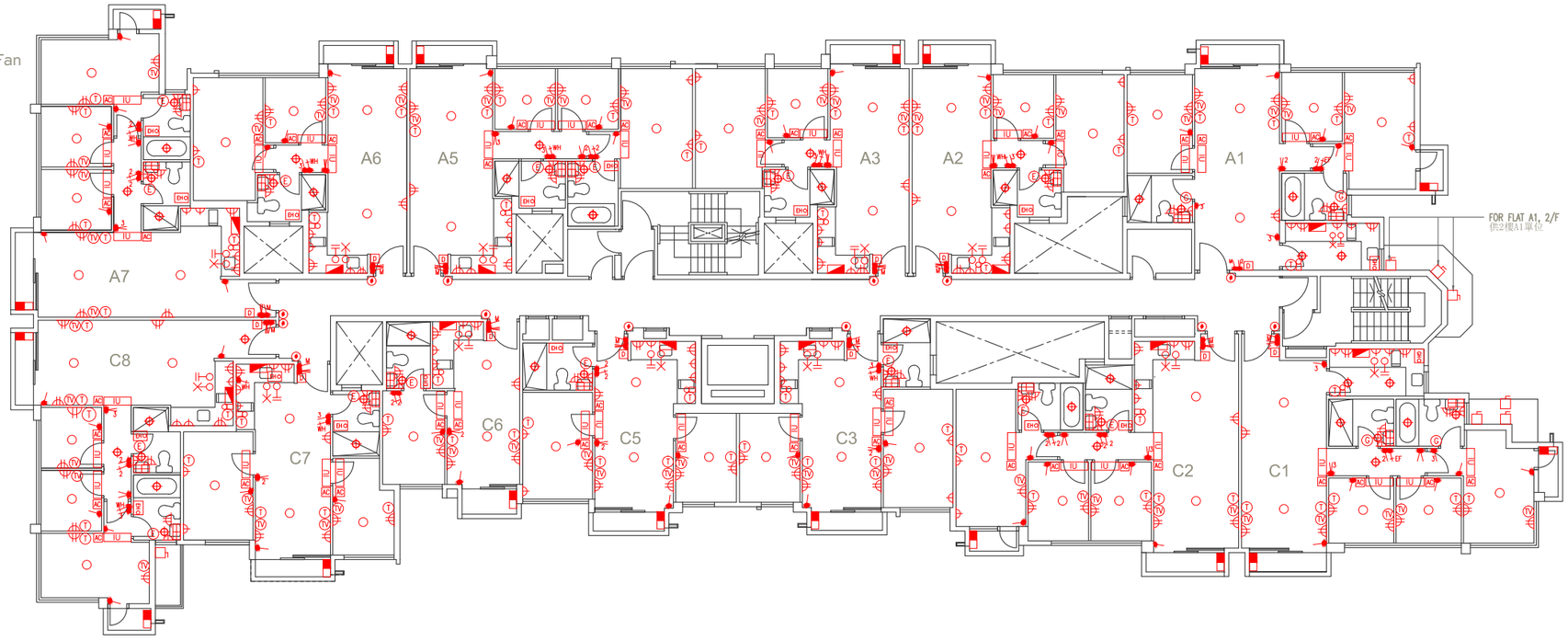
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器



Tower 2 3/F
第2座 3樓

Mechanical & Electrical Provisions Plan 機電裝置平面圖

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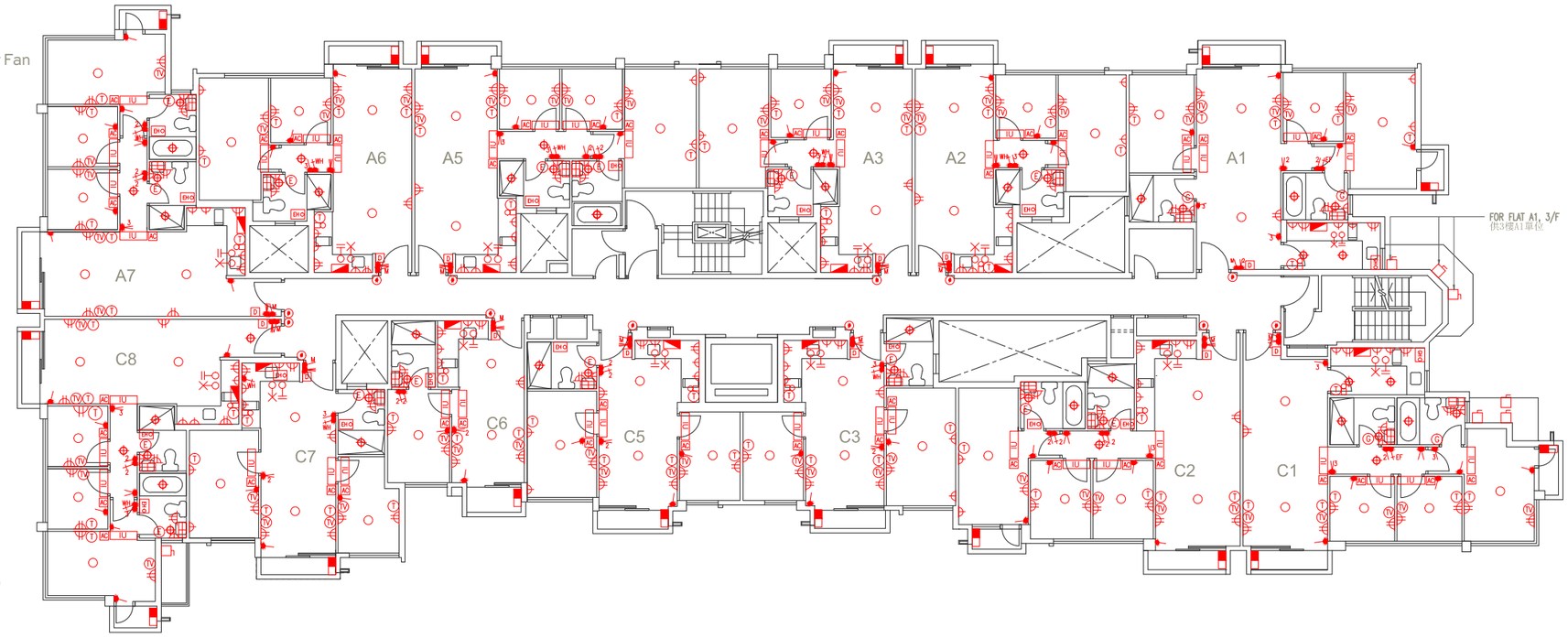
- Weatherproof Uplight 防水上照燈
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器



Tower 2 第2座 Roof 天台

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
- 2-gang 1-way Lighting Switch 雙位燈掣
- 3-gang 1-way Lighting Switch 三位燈掣
- Master Lighting Switch 總燈掣
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- Isolator for Outdoor Air-Conditioner 室外空調機接線位
- 13A Single Socket Outlet 13A 單位電插座
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- Door Phone 對講機
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- Concealed Type Indoor Air-Conditioner 暗藏式室內空調機
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- Wall Mounted Light 1 牆身燈1
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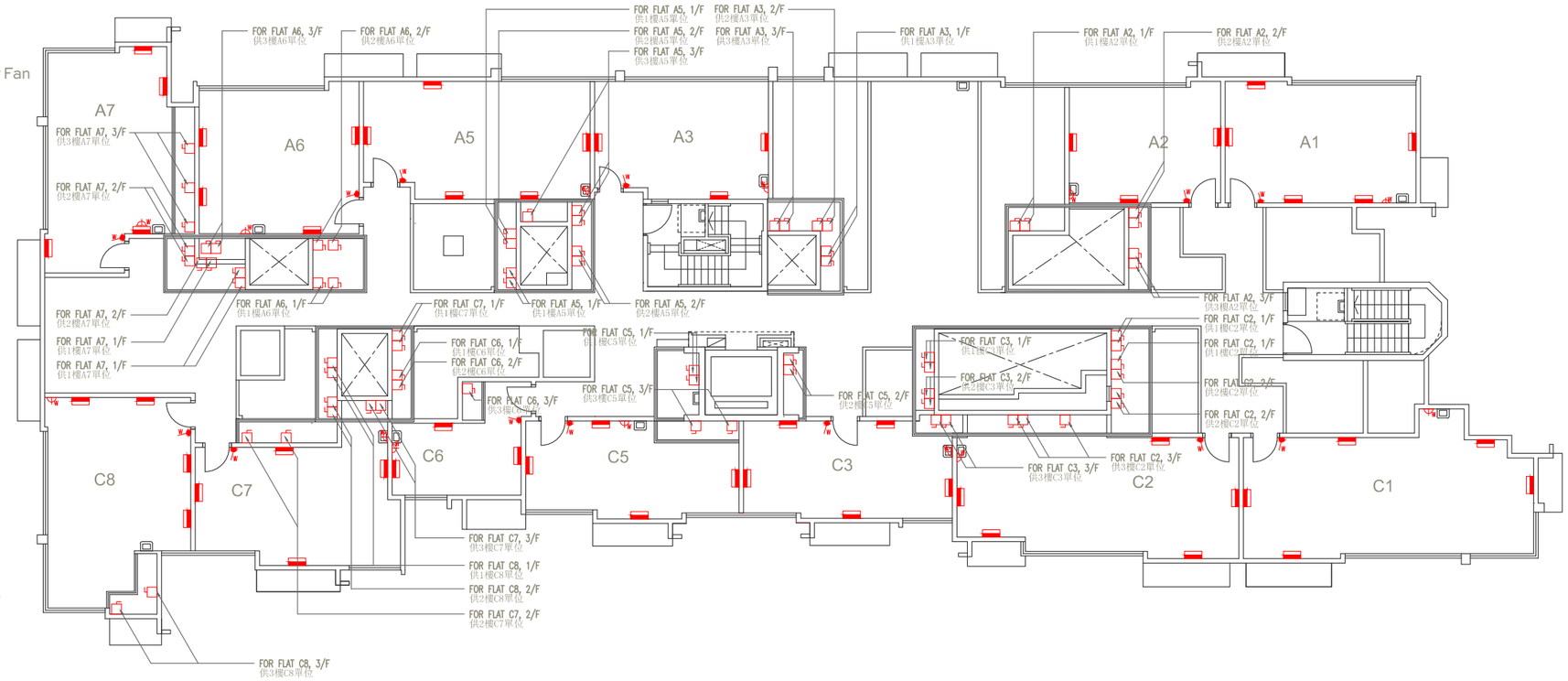
- Weatherproof Uplight 防水上照燈
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



House 1
洋房 1

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
- 2-gang 1-way Lighting Switch 雙位燈掣
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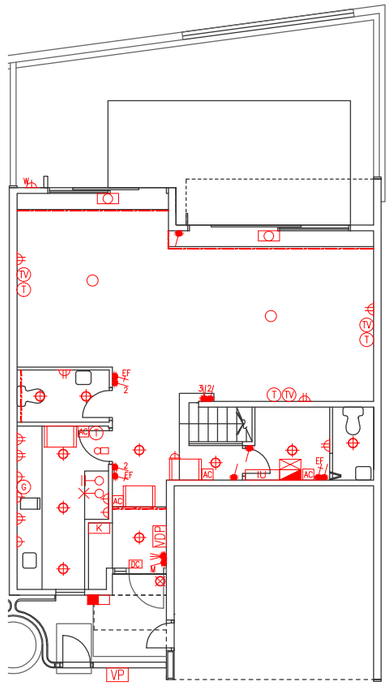
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



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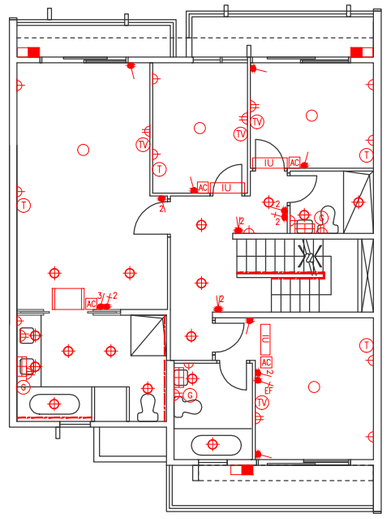
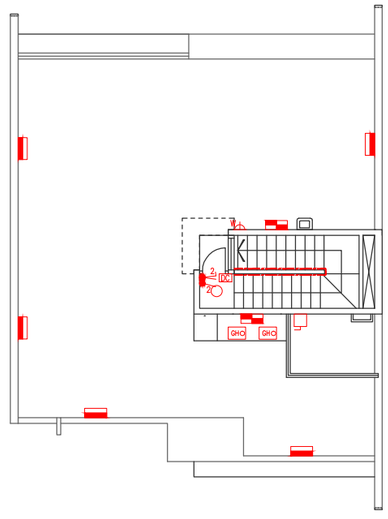
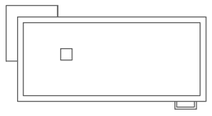


1/F
1樓



ROOF
天台



UPPER ROOF
上層天台

House 2
洋房 2

Legend 圖例

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- 2-gang 1-way Lighting Switch 雙位燈掣
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- Wall Recessed Light 暗藏式牆燈
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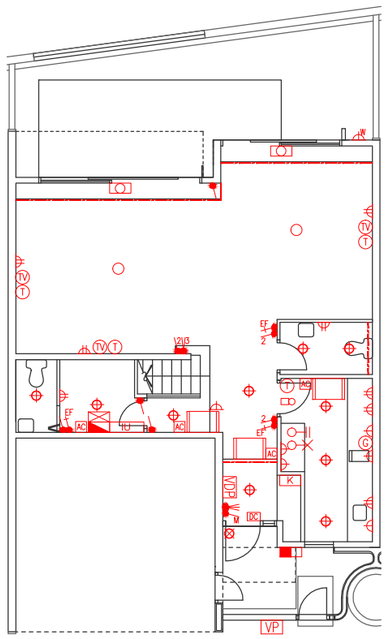
- Wall Mounted Light 2 牆身燈2
- Weatherproof Uplight 防水上照燈
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



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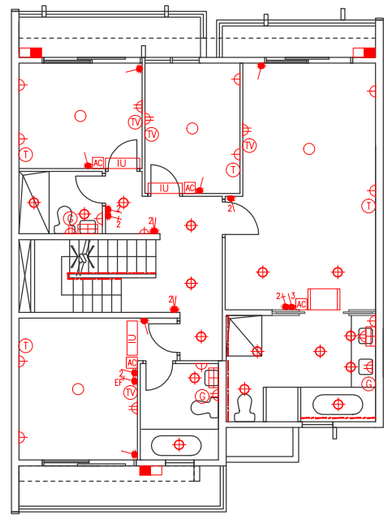

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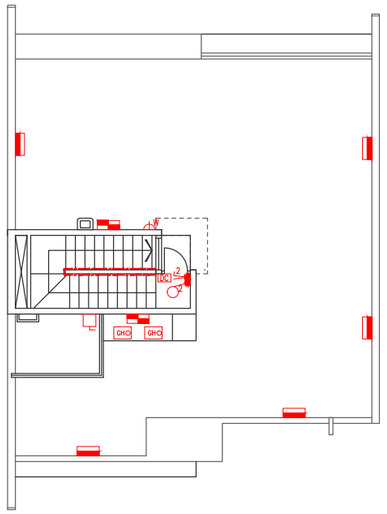

ROOF
天台

UPPER ROOF
上層天台

House 3
洋房 3

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
- 2-gang 1-way Lighting Switch 雙位燈掣
- 3-gang 1-way Lighting Switch 三位燈掣
- Master Lighting Switch 總燈掣
- 1-gang 2-way Lighting Switch 單位二路燈掣
- 2-gang 2-way Lighting Switch 雙位二路燈掣
- 1-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 單位二路及單位燈掣
- 3-gang 2-way Lighting Switch 三位二路燈掣
- 2-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 雙位二路燈掣及單位燈掣
- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for electric water heater 電熱水爐開關掣
- 2-gang Switch for Electric Water Heater / Thermal Ventilator / Fresh Air Fan and Exhaust Fan 雙位電熱水爐 / 浴室換氣暖風機 / 鮮風扇及抽氣扇開關掣
- Connection Point for Indoor Air-Conditioner 室內空調機接線位
- 1-gang 1-way Watertight Lighting Switch 單位防水燈掣
- Isolator for Outdoor Air-Conditioner 室外空調機接線位
- 13A Single Socket Outlet 13A 單位電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- 13A Single Watertight Socket Outlet 13A防水單位電插座
- M.C.B. Board 總電掣箱
- Telephone Outlet 電話插座
- TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Visitor Panel 訪客監控箱
- Video Doorphone 視像對講機
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- Town Gas Water Heater Temperature Controller 煤氣熱水爐溫度控制器
- Electric Water Heater 電熱水爐
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- Door Phone 對講機
- Indoor Air-Conditioner 室內空調機
- Concealed Type Indoor Air-Conditioner 暗藏式室內空調機
- Security K-pad 保安監控板鍵盤
- Window Detection Alarm 窗戶檢測警報傳感器
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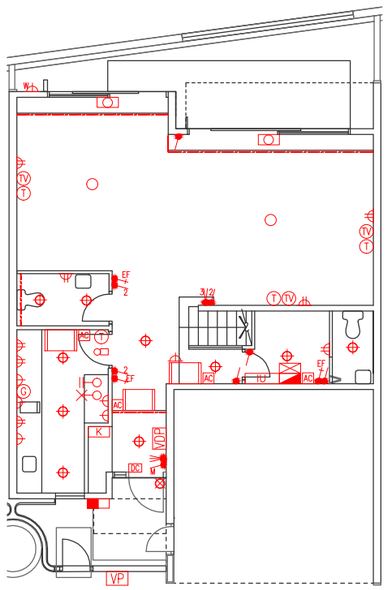
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



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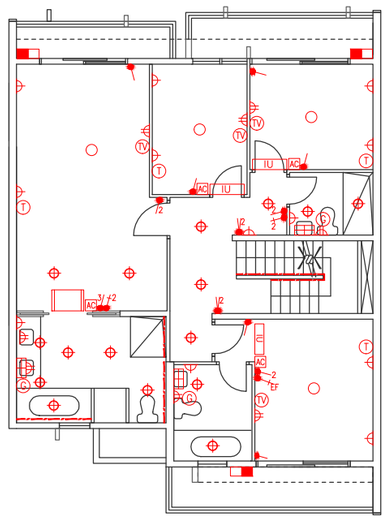

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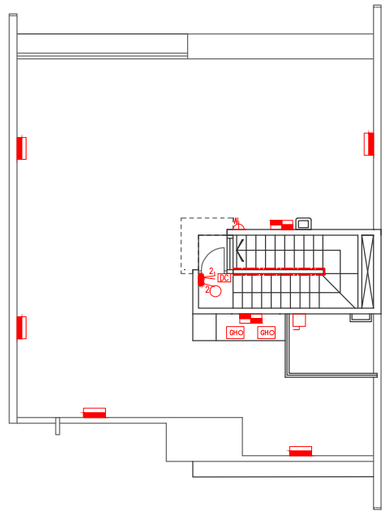
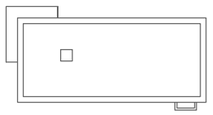


ROOF
天台



UPPER ROOF
上層天台

House 5
洋房 5

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
- 2-gang 1-way Lighting Switch 雙位燈掣
- 3-gang 1-way Lighting Switch 三位燈掣
- Master Lighting Switch 總燈掣
- 1-gang 2-way Lighting Switch 單位二路燈掣
- 2-gang 2-way Lighting Switch 雙位二路燈掣
- 1-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 單位二路及單位燈掣
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- 2-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 雙位二路燈掣及單位燈掣
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- Switch for electric water heater 電熱水爐開關掣
- 2-gang Switch for Electric Water Heater / Thermal Ventilator / Fresh Air Fan and Exhaust Fan 雙位電熱水爐 / 浴室換氣暖風機 / 鮮風扇及抽氣扇開關掣
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- 1-gang 1-way Watertight Lighting Switch 單位防水燈掣
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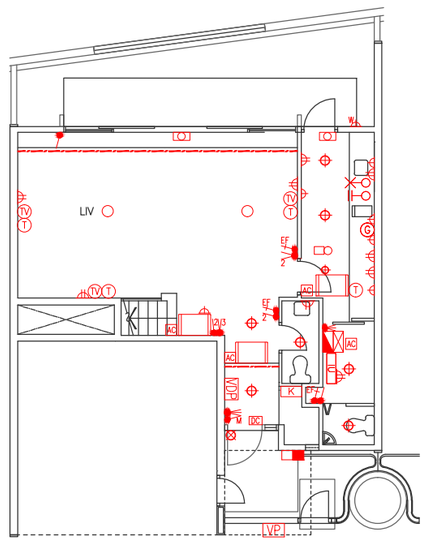
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



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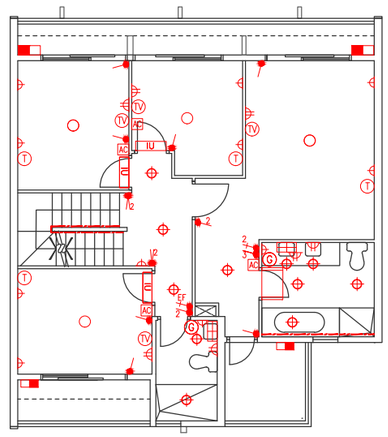

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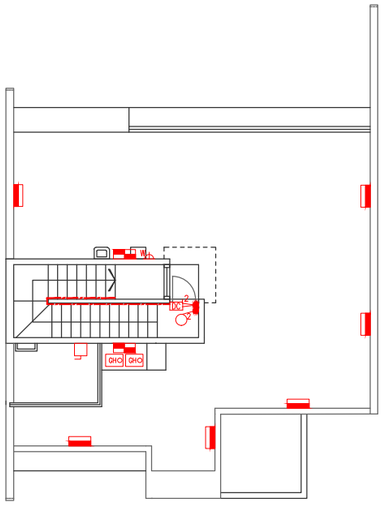
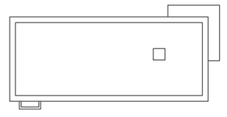


ROOF
天台



UPPER ROOF
上層天台

House 6
洋房 6

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
- 2-gang 1-way Lighting Switch 雙位燈掣
- 3-gang 1-way Lighting Switch 三位燈掣
- Master Lighting Switch 總燈掣
- 1-gang 2-way Lighting Switch 單位二路燈掣
- 2-gang 2-way Lighting Switch 雙位二路燈掣
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- 1-gang 1-way Watertight Lighting Switch 單位防水燈掣
- Isolator for Outdoor Air-Conditioner 室外空調機接線位
- 13A Single Socket Outlet 13A 單位電插座
- 13A Twin Socket Outlet 13A 雙位電插座
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- Wall Mounted Light 1 牆身燈1
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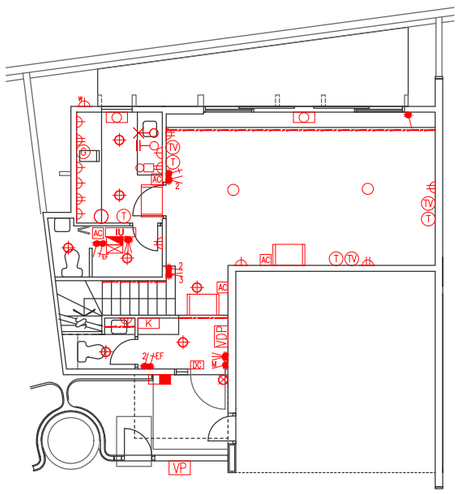
- Weatherproof Uplight 防水上照燈
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



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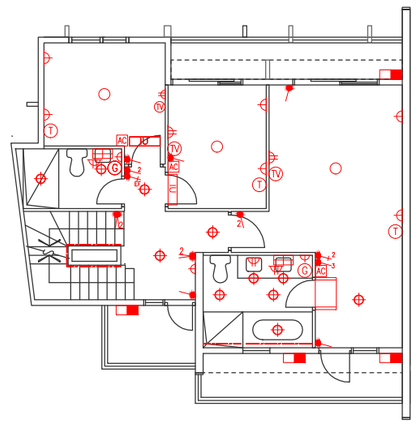

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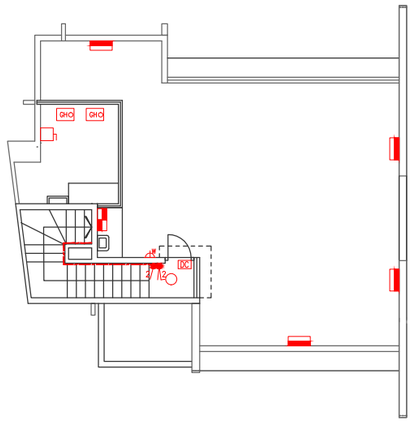
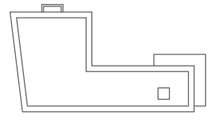


ROOF
天台



UPPER ROOF
上層天台

House 7
洋房 7

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
- 2-gang 1-way Lighting Switch 雙位燈掣
- 3-gang 1-way Lighting Switch 三位燈掣
- Master Lighting Switch 總燈掣
- 1-gang 2-way Lighting Switch 單位二路燈掣
- 2-gang 2-way Lighting Switch 雙位二路燈掣
- 1-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 單位二路及單位燈掣
- 3-gang 2-way Lighting Switch 三位二路燈掣
- 2-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 雙位二路燈掣及單位燈掣
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- Switch for electric water heater 電熱水爐開關掣
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- Connection Point for Indoor Air-Conditioner 室內空調機接線位
- 1-gang 1-way Watertight Lighting Switch 單位防水燈掣
- Isolator for Outdoor Air-Conditioner 室外空調機接線位
- 13A Single Socket Outlet 13A 單位電插座
- 13A Twin Socket Outlet 13A 雙位電插座
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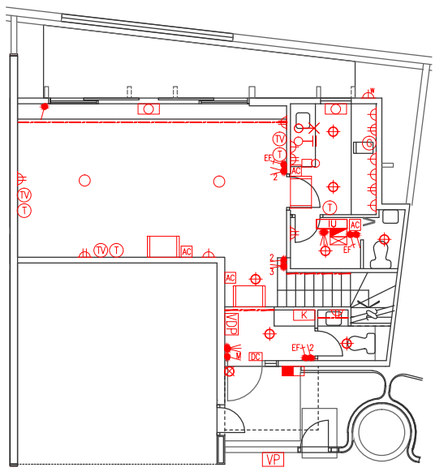
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



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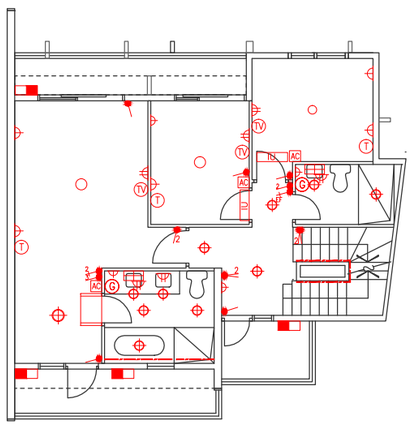

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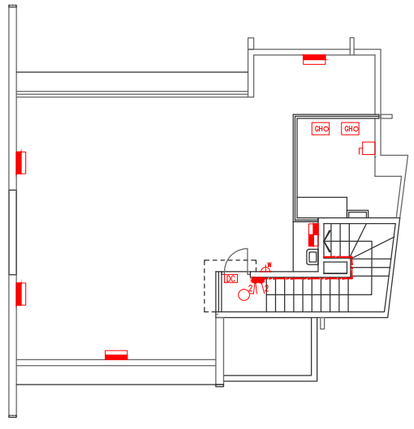
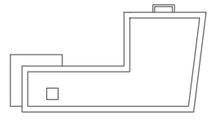


ROOF
天台



UPPER ROOF
上層天台

House 8
洋房 8

Legend 圖例

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- 2-gang 1-way Lighting Switch 雙位燈掣
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- Wall Mounted Light 1 牆身燈1
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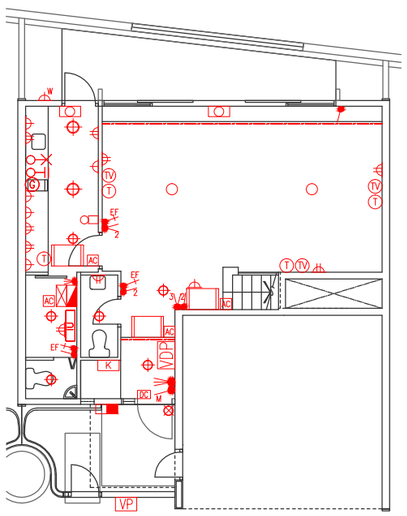
- Weatherproof Uplight 防水上照燈
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



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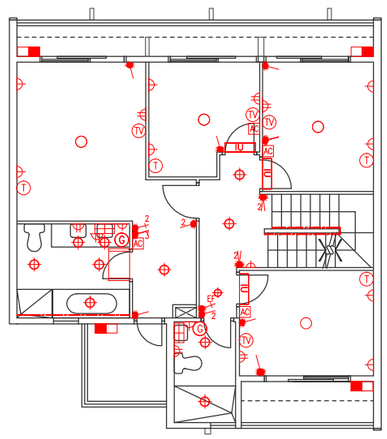

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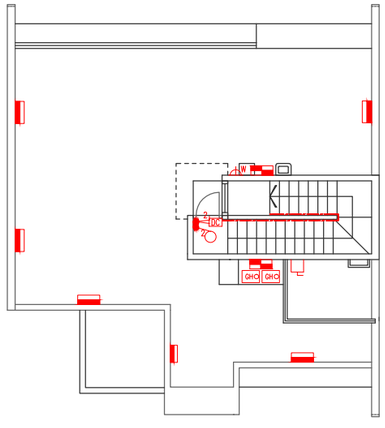

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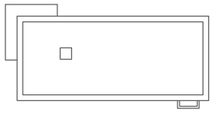
天台



UPPER ROOF
上層天台

House 9
洋房 9

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
- 2-gang 1-way Lighting Switch 雙位燈掣
- 3-gang 1-way Lighting Switch 三位燈掣
- Master Lighting Switch 總燈掣
- 1-gang 2-way Lighting Switch 單位二路燈掣
- 2-gang 2-way Lighting Switch 雙位二路燈掣
- 1-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 單位二路及單位燈掣
- 3-gang 2-way Lighting Switch 三位二路燈掣
- 2-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 雙位二路燈掣及單位燈掣
- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for electric water heater 電熱水爐開關掣
- 2-gang Switch for Electric Water Heater / Thermal Ventilator / Fresh Air Fan and Exhaust Fan 雙位電熱水爐 / 浴室換氣暖風機 / 鮮風扇及抽氣扇開關掣
- Connection Point for Indoor Air-Conditioner 室內空調機接線位
- 1-gang 1-way Watertight Lighting Switch 單位防水燈掣
- Isolator for Outdoor Air-Conditioner 室外空調機接線位
- 13A Single Socket Outlet 13A 單位電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- 13A Single Watertight Socket Outlet 13A防水單位電插座
- M.C.B. Board 總電掣箱
- Telephone Outlet 電話插座
- TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Visitor Panel 訪客監控箱
- Video Doorphone 視像對講機
- Town Gas Water Heater 煤氣熱水爐
- Town Gas Water Heater Temperature Controller 煤氣熱水爐溫度控制器
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- Lamp Holder 燈位
- Power Bar 拖板
- Door Phone 對講機
- Indoor Air-Conditioner 室內空調機
- Concealed Type Indoor Air-Conditioner 暗藏式室內空調機
- Security K-pad 保安監控板鍵盤
- Window Detection Alarm 窗戶檢測警報傳感器
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- Wall Mounted Light 1 牆身燈1
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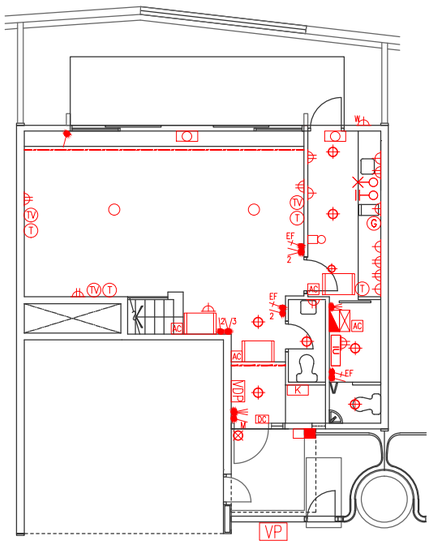
- Weatherproof Uplight 防水上照燈
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



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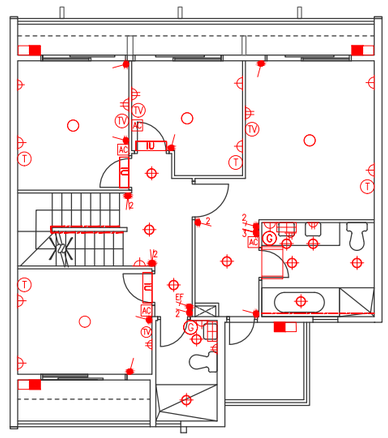

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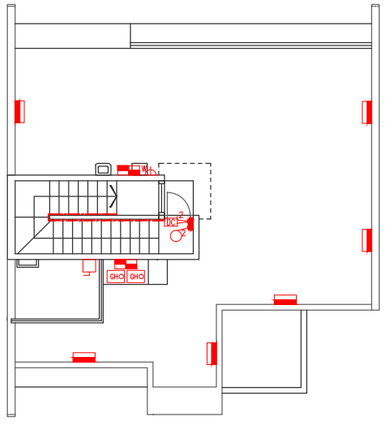
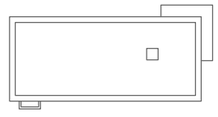


ROOF
天台



UPPER ROOF
上層天台

House 10
洋房 10

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
- 2-gang 1-way Lighting Switch 雙位燈掣
- 3-gang 1-way Lighting Switch 三位燈掣
- Master Lighting Switch 總燈掣
- 1-gang 2-way Lighting Switch 單位二路燈掣
- 2-gang 2-way Lighting Switch 雙位二路燈掣
- 1-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 單位二路及單位燈掣
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- Switch for electric water heater 電熱水爐開關掣
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- Connection Point for Indoor Air-Conditioner 室內空調機接線位
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- Isolator for Outdoor Air-Conditioner 室外空調機接線位
- 13A Single Socket Outlet 13A 單位電插座
- 13A Twin Socket Outlet 13A 雙位電插座
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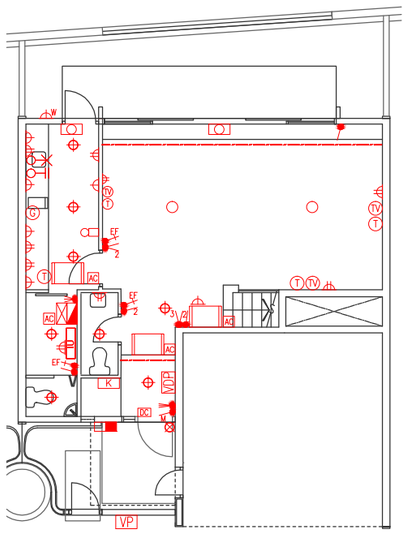
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



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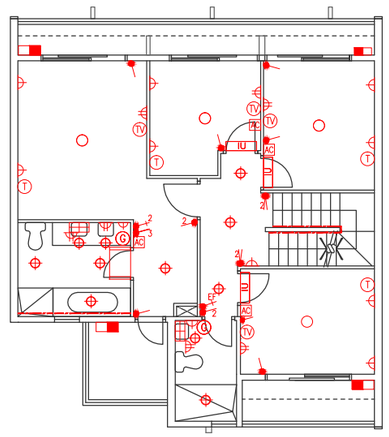

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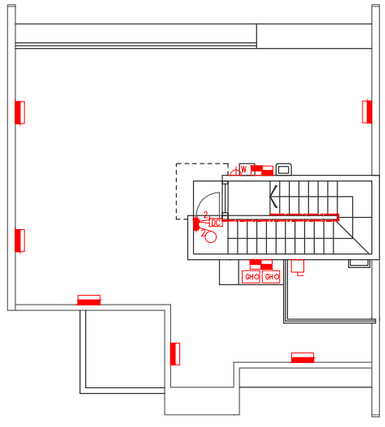

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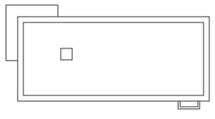

UPPER ROOF
上層天台

House 11
洋房 11

Legend 圖例

- 1-gang 1-way Lighting Switch 單位燈掣
- 2-gang 1-way Lighting Switch 雙位燈掣
- 3-gang 1-way Lighting Switch 三位燈掣
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- 2-gang 2-way Lighting Switch 雙位二路燈掣
- 1-gang 2-way Lighting Switch and 1-gang 1-way Lighting Switch 單位二路及單位燈掣
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- 1-gang 1-way Watertight Lighting Switch 單位防水燈掣
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- 13A Twin Socket Outlet 13A 雙位電插座
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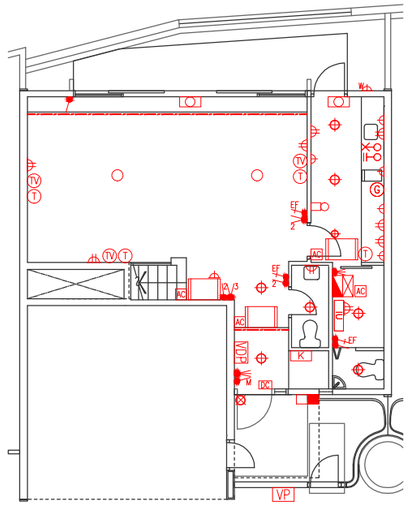
- Wall Mounted Light 1 牆身燈1
- Wall Mounted Light 2 牆身燈2
- Weatherproof Uplight 防水上照燈
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



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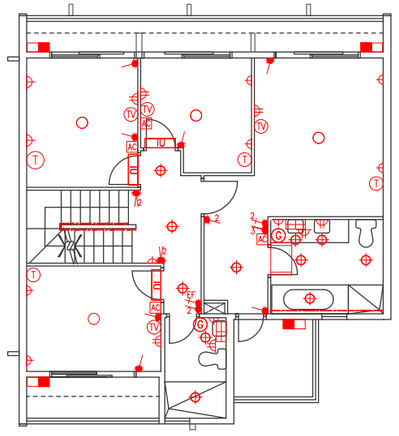

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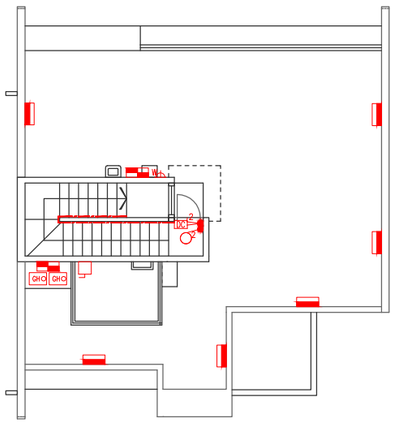
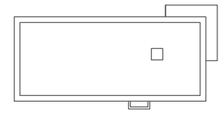


ROOF
天台



UPPER ROOF
上層天台

House 12
洋房 12

Legend 圖例

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- 2-gang 1-way Lighting Switch 雙位燈掣
- 3-gang 1-way Lighting Switch 三位燈掣
- Master Lighting Switch 總燈掣
- 1-gang 2-way Lighting Switch 單位二路燈掣
- 2-gang 2-way Lighting Switch 雙位二路燈掣
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- 13A Twin Socket Outlet 13A 雙位電插座
- 13A Single Watertight Socket Outlet 13A防水單位電插座
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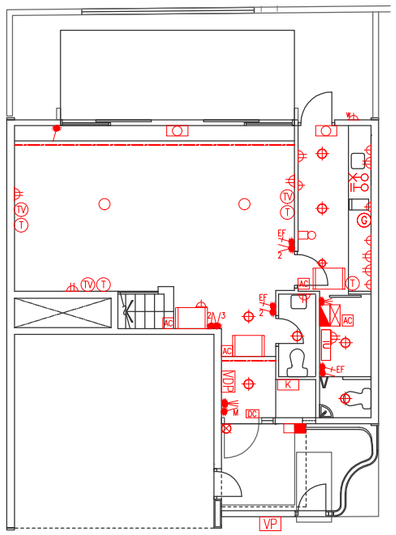
- Strip Light 燈帶
- Security Panel 保安監控箱
- Door Contact 門磁感應器

Mechanical & Electrical Provisions Plan 機電裝置平面圖



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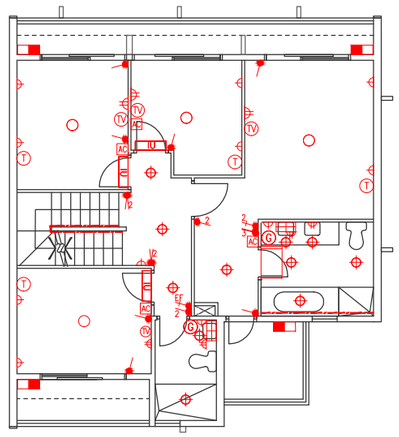

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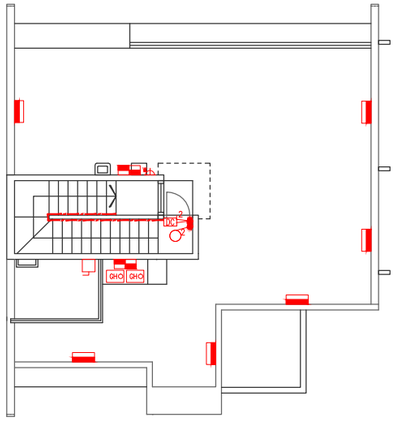
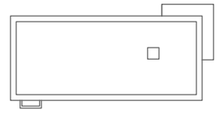


ROOF
天台



UPPER ROOF
上層天台

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量説明表

Tower 1 第1座

Location 位置	Floor 樓層	G/F 地下															1/F - 2/F 1樓至2樓															3/F 3樓													
	Flat 單位	B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10	B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10	B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10
Living Room & Dining Room 客廳及飯廳	TV/FM Outlet 電視及電台接收插座	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	2	2	2	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	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	2	2	2
	13A Single Socket Outlet 13A 單位電插座	-	-	2	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	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Switch for Indoor Air-Conditioner 室內空調機接線位	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Garden 花園	13A Single Watertight Socket Outlet 13A 單位防水電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bedroom 主人睡房	TV/FM Outlet 電視及電台接收插座	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 13A 單位電插座	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座	1	-	-	-	2	-	-	-	-	-	-	-	-	-	-	1	-	-	-	2	-	-	-	-	-	-	-	-	-	-	1	-	-	-	2	-	-	-	-	-	-	-	-	-
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-
Bedroom 1 睡房 1	TV/FM Outlet 電視及電台接收插座	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座	2	2	2	2	2	2	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	2	2	2	2	2	2
	Switch for Indoor Air-Conditioner 室內空調機接線位	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Remarks : 1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential property.
2. "-" denotes "not applicable".
3. Flats B4 and D4 are omitted.

備註： 1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. "-" 代表"不適用"。
3. 不設B4及D4單位。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量説明表

Tower 1 第1座

Location 位置	Floor 樓層	G/F 地下															1/F - 2/F 1樓至2樓															3/F 3樓													
	Flat 單位	B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10	B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10	B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10
Bedroom 2 睡房 2	TV/FM Outlet 電視及電台接收插座	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	1	1	1	-	-	-	-
	Telephone Outlet 電話插座	1	1	-	1	1	1	1	1	-	-	1	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	1	1	1	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	2	2	2	2	2	2	2	2	-	-	-	-	2	2	2	2	2	2	2	2	2	2	-	-	-	-
	Switch for Indoor Air-Conditioner 室內空調機接線位	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	1	1	-	-	-	-
Master Bathroom 主人浴室	Power Bar 拖板	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 13A 單位電插座	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-
Bathroom 1 浴室 1	Power Bar 拖板	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	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	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	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen/ Open Kitchen 廚房/開放式廚房	13A Single Socket Outlet 13A 單位電插座	3	3	2	2	3	3	3	3	3	3	3	2	2	2	2	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2
	13A Twin Socket Outlet 13A 雙位電插座	2	2	1	1	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	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	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	1
Roof 天台	13A Single Watertight Socket Outlet 13A 單位防水電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Remarks : 1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. Flats B4 and D4 are omitted.

備註： 1. “1, 2, ...” 表示提供於該住宅物業內的裝置數量。
2. “-” 代表“不適用”。
3. 不設B4及D4單位。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量説明表

Tower 2 第2座

Location 位置	Floor 樓層	G/F 地面													1/F - 2/F 1樓至2樓												3/F 3樓											
	Flat 單位	A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8	A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8	A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8
Living Room & Dining Room 客廳及飯廳	TV/FM Outlet 電視及電台接收插座	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	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	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	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	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Switch for Indoor Air-Conditioner 室內空調機接線位	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	1	1	1	1	1	1	1	1	1	1	1
Garden 花園	13A Single Watertight Socket Outlet 13A 單位防水電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bedroom 主人睡房	TV/FM Outlet 電視及電台接收插座	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
	13A Single Socket Outlet 13A 單位電插座	2	-	-	-	-	-	-	2	-	-	-	-	-	2	-	-	2	-	-	-	2	-	-	-	-	-	2	-	-	2	-	-	-	2	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座	1	-	-	-	-	2	2	1	-	-	-	-	2	1	-	-	1	-	2	2	1	-	-	-	-	2	1	-	-	1	-	2	2	1	-	-	-	-	2
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	-	-	-	-	1	1	1	-	-	-	-	1	1	-	-	1	-	1	1	1	-	-	-	-	1	1	-	-	1	-	1	1	1	-	-	-	-	1
Bedroom 1 睡房 1	TV/FM Outlet 電視及電台接收插座	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	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	-	2	-	-	2	-	-	-	2	2	-	2	-	-	2	2	-	2	-	-	-	2	2	-	2	-	-	2	2	-	2	-	-	-	2	2	-	2	-
	13A Twin Socket Outlet 13A 雙位電插座	2	1	2	2	1	2	2	2	1	1	2	1	2	2	1	1	2	1	2	2	2	1	1	2	1	2	2	1	1	2	1	2	2	2	1	1	2	1	2
	Switch for Indoor Air-Conditioner 室內空調機接線位	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	1	1	1	1	1	1	1	1	1	1	1

Remarks : 1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential property.
2. "-" denotes "not applicable".
3. Flats A4 and C4 are omitted.

備註： 1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. "-" 代表"不適用"。
3. 不設A4及C4單位。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Tower 2 第2座

Location 位置	Floor 樓層	G/F 地面													1/F - 2/F 1樓至2樓													3/F 3樓											
	Flat 單位	A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8	A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8	A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8
Bedroom 2 睡房 2	TV/FM Outlet 電視及電台接收插座	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	1	1	1	1	1	-	1	1
	Telephone Outlet 電話插座	1	1	-	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	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	2	2	2	2	2	2	2	2	2	-	2	2	2	2	2	2	2	2	2	2	2	-	2	2
	Switch for Indoor Air-Conditioner 室內空調機接線位	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	1	1	1	1	-	1	1
Master Bathroom 主人浴室	Power Bar 拖板	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
	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
Bathroom 1 浴室 1	Power Bar 拖板	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	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	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen/ Open Kitchen 廚房/開放式廚房	13A Single Socket Outlet 13A 單位電插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	13A Twin Socket Outlet 13A 雙位電插座	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	2	2	2	2	2	2	2	2	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Roof 天台	13A Single Watertight Socket Outlet 13A 單位防水電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1

Remarks : 1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential property.
2. "-" denotes "not applicable".
3. Flats A4 and C4 are omitted.

備註： 1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. "-" 代表"不適用"。
3. 不設A4及C4單位。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量説明表

Houses 洋房

Location 位置	House 洋房	1-3			5, 8-12			6-7		
	Floor 樓層	G/F 地面	1/F 1樓	Roof 天台	G/F 地面	1/F 1樓	Roof 天台	G/F 地面	1/F 1樓	Roof 天台
Living Room & Dining Room 客廳及飯廳	TV/FM Outlet 電視及電台接收插座	3	-	-	3	-	-	3	-	-
	Telephone Outlet 電話插座	3	-	-	3	-	-	3	-	-
	13A Single Socket Outlet 13A 單位電插座	-	-	-	1	-	-	1	-	-
	13A Twin Socket Outlet 13A 雙位電插座	3	-	-	3	-	-	3	-	-
	Switch for Indoor Air-Conditioner 室內空調機接線位	2	-	-	2	-	-	2	-	-
Master Bedroom 主人睡房	TV/FM Outlet 電視及電台接收插座	-	1	-	-	1	-	-	1	-
	Telephone Outlet 電話插座	-	1	-	-	1	-	-	1	-
	13A Single Socket Outlet 13A 單位電插座	-	2	-	-	2	-	-	2	-
	13A Twin Socket Outlet 13A 雙位電插座	-	1	-	-	1	-	-	1	-
	Switch for Indoor Air-Conditioner 室內空調機接線位	-	1	-	-	1	-	-	1	-
Bedroom 1 & Bedroom 2 睡房 1 及 睡房 2	TV/FM Outlet 電視及電台接收插座	-	1	-	-	1	-	-	1	-
	Telephone Outlet 電話插座	-	1	-	-	1	-	-	1	-
	13A Single Socket Outlet 13A 單位電插座	-	2	-	-	2	-	-	2	-
	13A Twin Socket Outlet 13A 雙位電插座	-	1	-	-	1	-	-	1	-
	Switch for Indoor Air-Conditioner 室內空調機接線位	-	1	-	-	1	-	-	1	-
Bedroom 3 睡房 3	TV/FM Outlet 電視及電台接收插座	-	1	-	-	1	-	-	-	-
	Telephone Outlet 電話插座	-	1	-	-	1	-	-	-	-
	13A Single Socket Outlet 13A 單位電插座	-	2	-	-	2	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座	-	1	-	-	1	-	-	-	-
	Switch for Indoor Air-Conditioner 室內空調機接線位	-	1	-	-	1	-	-	-	-
Master Bathroom 主人浴室	Power Bar 拖板	-	1	-	-	1	-	-	1	-
	13A Single Socket Outlet 13A 單位電插座	-	1	-	-	1	-	-	1	-
	13A Twin Socket Outlet 13A 雙位電插座	-	2	-	-	2	-	-	2	-
Bathroom 1 浴室 1	Power Bar 拖板	-	1	-	-	1	-	-	1	-
	13A Single Socket Outlet 13A 單位電插座	-	1	-	-	1	-	-	1	-
	13A Twin Socket Outlet 13A 雙位電插座	-	1	-	-	1	-	-	1	-
Bathroom 2 浴室 2	Power Bar 拖板	-	1	-	-	-	-	-	-	-
	13A Single Socket Outlet 13A 單位電插座	-	1	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座	-	1	-	-	-	-	-	-	-
Lav 1 廁所 1	13A Twin Socket Outlet 13A 雙位電插座	1	-	-	1	-	-	1	-	-
Corridor 走廊	13A Single Socket Outlet 13A 單位電插座	1	1	-	-	1	-	-	1	-
Kitchen 廚房	13A Single Socket Outlet 13A 單位電插座	5	-	-	5	-	-	5	-	-
	13A Twin Socket Outlet 13A 雙位電插座	3	-	-	4	-	-	3	-	-
	Telephone outlet 電話插座	1	-	-	1	-	-	1	-	-
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	-	-	1	-	-	1	-	-
Utility Room 工作間	13A Twin Socket Outlet 13A 雙位電插座	1	-	-	1	-	-	1	-	-
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	-	-	1	-	-	1	-	-
Garden 花園	13A Single Watertight Socket Outlet 13A單位防水電插座	1	-	-	1	-	-	1	-	-
Roof 天台	13A Single Watertight Socket Outlet 13A 單位防水電插座	-	-	1	-	-	1	-	-	1

Remarks : 1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential property.
2. "-" denotes "not applicable".
3. House 4 is omitted.

備註： 1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. "-" 代表 "不適用"。
3. 不設洋房4。

Appliances Schedule 設備説明表

Tower 1 第 1 座

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	G/F 地下														
				B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10
Living Room, Dining Room, Master Bedroom and All Bedrooms 客廳、飯廳、主人睡房及所有睡房	Split-type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	Toshiba 東芝	RAS-10N3KV-HK1	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-
			RAS-18N3KV-HK	✓	✓	-	✓	✓	✓	✓	✓	-	-	-	-	-	-	-
			RAS-22N3KV-HK	✓	-	✓	-	-	-	-	-	-	-	✓	-	-	-	-
			RAS-B10N3KV2-E	✓	✓	-	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓
			RAS-B13N3KV2-E	-	-	-	-	-	✓	✓	-	✓	✓	✓	-	-	-	-
			RAS-B22N3KV2-E	-	-	-	-	-	-	-	-	✓	✓	-	✓	✓	✓	✓
	Split-type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		RAS-10N3AV-HK1	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-
			RAS-18N3AV-HK	✓	✓	-	✓	✓	✓	✓	✓	-	-	-	-	-	-	-
			RAS-22N3AV-HK	✓	-	✓	-	-	-	-	-	-	-	✓	-	-	-	-
			RAS-3M26S3AV-E	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen 廚房	Single Burner Gas Cooking Hob 嵌入式單頭氣體爐	Baumatic	BWK1.1BL-HK	✓	-	-	-	✓	-	✓	✓	✓	-	✓	-	-	-	-
	2 Burners Gas Cooking Hob 嵌入式雙頭氣體爐		BG2.1BL-HK	✓	-	-	-	✓	-	✓	✓	✓	-	✓	-	-	-	-
	44 Litres Built-in Combination Microwave Oven with Grill 44升嵌入式微波焗爐		BOMC465X	✓	-	-	-	✓	-	✓	✓	✓	-	✓	-	-	-	-
	90cm Telescopic Hood 90厘米拉趟式抽油煙機		TEL99X	✓	-	-	-	✓	-	✓	✓	✓	-	✓	-	-	-	-
	Fully Integrated Combi Fridge 全嵌入式雙門雪櫃	Rosieres	RBBF178T	✓	-	-	-	✓	-	✓	✓	✓	-	✓	-	-	-	-
	Fully Integrated 2-in-1 Washer/Dryer 全嵌入式二合一洗衣乾衣機		RILS14853TH-UK	✓	-	-	-	✓	-	✓	✓	✓	-	✓	-	-	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFQL	-	-	-	-	-	-	-	✓	✓	-	✓	-	-	-	-
			TNJW221TFQL	✓	-	-	-	✓	-	✓	-	-	-	-	-	-	-	-

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

Remarks : 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "Not applicable".
3. Flats B4 and D4 are omitted.

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

備註： 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表 "不適用"。
3. 不設B4及D4單位。

Appliances Schedule 設備説明表

Tower 1 第 1 座

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	G/F 地下														
				B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10
Open Kitchen 開放式廚房	2 Zones Induction Cooking Hob 嵌入式雙區電磁爐	Baumatic	BHI305	-	-	✓	-	-	-	-	-	-	✓	-	✓	✓	✓	✓
	4 Zones Induction Cooking Hob 嵌入式4區電磁爐		BIP600	-	✓	-	✓	-	✓	-	-	-	-	-	-	-	-	-
	44 Litres Built-in Combination Microwave Oven with Grill 44升嵌入式微波焗爐		BOMC465X	-	✓	✓	✓	-	✓	-	-	-	✓	-	✓	✓	✓	✓
	60cm Telescopic Hood 60厘米拉趟式抽油煙機		TEL69X	-	✓	✓	✓	-	✓	-	-	-	✓	-	✓	✓	✓	✓
	Fully Integrated Refrigerator 全嵌入式單門雪櫃	Rosieres	RSOP122	-	-	✓	-	-	-	-	-	-	✓	-	✓	✓	✓	✓
	Fully Integrated Combi Fridge 全嵌入式雙門雪櫃		RBBF178T	-	✓	-	✓	-	✓	-	-	-	-	-	-	-	-	-
	Fully Integrated 2-in-1 Washer/Dryer 全嵌入式二合一洗衣乾衣機		RILS14853TH-UK	-	✓	✓	✓	-	✓	-	-	-	✓	-	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	-	-	-	✓	-	✓	-	-	-	-	-	-	-	-	✓
Bathroom 浴室	Electric Water Heater 電熱水爐		DHB 21 STi	-	✓	✓	✓	-	✓	-	-	-	✓	-	✓	✓	✓	✓

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

Remarks : 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "Not applicable".
3. Flats B4 and D4 are omitted.

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

備註： 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表 "不適用"。
3. 不設B4及D4單位。

Appliances Schedule 設備説明表

Tower 1 第 1 座

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	1/F-2/F 1樓至2樓														
				B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10
Living Room, Dining Room, Master Bedroom and All Bedrooms 客廳、飯廳、主人睡房及所有睡房	Split-type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	Toshiba 東芝	RAS-13N3KV-HK	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			RAS-18N3KV-HK	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-
			RAS-22N3KV-HK	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
			RAS-B10N3KV2-E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
			RAS-B13N3KV2-E	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-
			RAS-B22N3KV2-E	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
	Split-type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		RAS-13N3AV-HK	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			RAS-18N3AV-HK	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-
			RAS-22N3AV-HK	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
			RAS-3M26S3AV-E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen 廚房	Single Burner Gas Cooking Hob 嵌入式單頭氣體爐	Baumatic	BWK1.1BL-HK	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	-
	2 Burners Gas Cooking Hob 嵌入式雙頭氣體爐		BG2.1BL-HK	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	-
	44 Litres Built-in Combination Microwave Oven with Grill 44升嵌入式微波焗爐		BOMC465X	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	-
	90cm Telescopic Hood 90厘米拉趟式抽油煙機		TEL99X	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	-
	Fully Integrated Combi Fridge 全嵌入式雙門雪櫃	Rosieres	RBBF178T	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	-
	Fully Integrated 2-in-1 Washer/Dryer 全嵌入式二合一洗衣乾衣機		RILS14853TH-UK	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFQL	-	-	✓	✓	-	-	✓	✓	✓	-	✓	-	-	-	-
			TNJW221TFQL	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-

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

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

Remarks : 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "Not applicable".
3. Flats B4 and D4 are omitted.

備註： 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表 "不適用"。
3. 不設B4及D4單位。

Appliances Schedule 設備説明表

Tower 1 第 1 座

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	1/F-2/F 1樓至2樓														
				B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10
Open Kitchen 開放式廚房	2 Zones Induction Cooking Hob 嵌入式雙區電磁爐	Baumatic	BHI305	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
	4 Zones Induction Cooking Hob 嵌入式4區電磁爐		BIP600	-	✓	-	-	-	✓	-	-	-	✓	-	-	-	-	-
	44 Litres Built-in Combination Microwave Oven with Grill 44升嵌入式微波焗爐		BOMC465X	-	✓	-	-	-	✓	-	-	-	✓	-	✓	✓	✓	✓
	60cm Telescopic Hood 60厘米拉趟式抽油煙機		TEL69X	-	✓	-	-	-	✓	-	-	-	✓	-	✓	✓	✓	✓
	Fully Integrated Refrigerator 全嵌入式單門雪櫃	Rosieres	RSOP122	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
	Fully Integrated Combi Fridge 全嵌入式雙門雪櫃		RBBF178T	-	✓	-	-	-	✓	-	-	-	✓	-	-	-	-	-
	Fully Integrated 2-in-1 Washer/Dryer 全嵌入式二合一洗衣乾衣機		RILS14853TH-UK	-	✓	-	-	-	✓	-	-	-	✓	-	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	✓
Bathroom 浴室	Electric Water Heater 電熱水爐		DHB 21 STi	-	✓	-	-	-	✓	-	-	-	✓	-	✓	✓	✓	✓

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

Remarks : 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "Not applicable".
3. Flats B4 and D4 are omitted.

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

備註： 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表 "不適用"。
3. 不設B4及D4單位。

Appliances Schedule 設備説明表

Tower 1 第 1 座

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	3/F 3樓														
				B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10
Living Room, Dining Room, Master Bedroom and All Bedrooms 客廳、飯廳、主人睡房及所有睡房	Split-type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	Toshiba 東芝	RAS-18N3KV-HK	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-
			RAS-22N3KV-HK	✓	-	✓	-	-	-	-	-	-	-	✓	-	-	-	-
			RAS-B10N3KV2-E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-
			RAS-B13N3KV2-E	-	-	-	-	-	-	✓	-	-	✓	✓	✓	✓	✓	✓
			RAS-B16N3KV2-E	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-
			RAS-B22N3KV2-E	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
	Split-type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		RAS-18N3AV-HK	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-
			RAS-22N3AV-HK	✓	-	✓	-	-	-	-	-	-	-	✓	-	-	-	-
			RAS-3M26S3AV-E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen 廚房	Single Burner Gas Cooking Hob 嵌入式單頭氣體爐	Baumatic	BWK1.1BL-HK	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	-
	2 Burners Gas Cooking Hob 嵌入式雙頭氣體爐		BG2.1BL-HK	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	-
	44 Litres Built-in Combination Microwave Oven with Grill 44升嵌入式微波焗爐		BOMC465X	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	-
	90cm Telescopic Hood 90厘米拉趟式抽油煙機		TEL99X	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	-
	Fully Integrated Combi Fridge 全嵌入式雙門雪櫃	Rosieres	RBBF178T	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	-
	Fully Integrated 2-in-1 Washer/Dryer 全嵌入式二合一洗衣乾衣機		RILS14853TH-UK	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	-	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFQL	-	-	✓	✓	-	-	✓	✓	✓	-	✓	-	-	-	-
			TNJW221TFQL	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-

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

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

Remarks : 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "Not applicable".
3. Flats B4 and D4 are omitted.

備註： 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表 "不適用"。
3. 不設B4及D4單位。

Appliances Schedule 設備説明表

Tower 1 第 1 座

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	3/F 3樓														
				B1	B2	B3	B5	B6	B7	D1	D2	D3	D5	D6	D7	D8	D9	D10
Open Kitchen 開放式廚房	2 Zones Induction Cooking Hob 嵌入式雙區電磁爐	Baumatic	BHI305	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
	4 Zones Induction Cooking Hob 嵌入式4區電磁爐		BIP600	-	✓	-	-	-	✓	-	-	-	✓	-	-	-	-	-
	44 Litres Built-in Combination Microwave Oven with Grill 44升嵌入式微波焗爐		BOMC465X	-	✓	-	-	-	✓	-	-	-	✓	-	✓	✓	✓	✓
	60cm Telescopic Hood 60厘米拉趟式抽油煙機		TEL69X	-	✓	-	-	-	✓	-	-	-	✓	-	✓	✓	✓	✓
	Fully Integrated Refrigerator 全嵌入式單門雪櫃	Rosieres	RSOP122	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓
	Fully Integrated Combi Fridge 全嵌入式雙門雪櫃		RBBF178T	-	✓	-	-	-	✓	-	-	-	✓	-	-	-	-	-
	Fully Integrated 2-in-1 Washer/Dryer 全嵌入式二合一洗衣乾衣機		RILS14853TH-UK	-	✓	-	-	-	✓	-	-	-	✓	-	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	✓
Bathroom 浴室	Electric Water Heater 電熱水爐		DHB 21 STi	-	✓	-	-	-	✓	-	-	-	✓	-	✓	✓	✓	✓

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

Remarks : 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "Not applicable".
3. Flats B4 and D4 are omitted.

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

備註： 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表 "不適用"。
3. 不設B4及D4單位。

Appliances Schedule 設備説明表

Tower 2 第 2 座

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	G/F 地下												
				A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8
Living Room, Dining Room, Master Bedroom and All Bedrooms 客廳、飯廳、主人睡房及所有睡房	Split-type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	Toshiba 東芝	RAS-10N3KV-HK1	-	-	✓	✓	-	-	-	-	-	-	-	-	-
			RAS-13N3KV-HK	✓	-	-	-	-	-	-	✓	-	-	-	-	-
			RAS-18N3KV-HK	-	-	-	-	-	✓	✓	-	✓	✓	-	✓	✓
			RAS-22N3KV-HK	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	✓
			RAS-B10N3KV2-E	✓	✓	-	-	✓	✓	✓	✓	✓	✓	-	✓	✓
			RAS-B13N3KV2-E	-	-	-	-	✓	-	-	-	✓	✓	✓	-	-
			RAS-B22N3KV2-E	-	-	-	-	-	-	-	-	-	-	✓	-	-
	Split-type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		RAS-10N3AV-HK1	-	-	✓	✓	-	-	-	-	-	-	-	-	-
			RAS-13N3AV-HK	✓	-	-	-	-	-	-	✓	-	-	-	-	-
			RAS-18N3AV-HK	-	-	-	-	-	✓	✓	-	✓	✓	-	✓	✓
			RAS-22N3AV-HK	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	✓
			RAS-3M26S3AV-E	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen 廚房	Single Burner Gas Cooking Hob 嵌入式單頭氣體爐	Baumatic	BWK1.1BL-HK	-	-	-	-	-	-	✓	-	-	-	-	-	-
	2 Burners Gas Cooking Hob 嵌入式雙頭氣體爐		BG2.1BL-HK	-	-	-	-	-	-	✓	-	-	-	-	-	-
	44 Litres Built-in Combination Microwave Oven with Grill 44升嵌入式微波焗爐		BOMC465X	-	-	-	-	-	-	✓	-	-	-	-	-	-
	90cm Telescopic Hood 90厘米拉趟式抽油煙機		TEL99X	-	-	-	-	-	-	✓	-	-	-	-	-	-
	Fully Integrated Combi Fridge 全嵌入式雙門雪櫃	Rosieres	RBBF178T	-	-	-	-	-	-	✓	-	-	-	-	-	-
	Fully Integrated 2-in-1 Washer/Dryer 全嵌入式二合一洗衣乾衣機		RILS14853TH-UK	-	-	-	-	-	-	✓	-	-	-	-	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	-	-	-	✓	-	-	-	-	-	-

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

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

Remarks : 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "Not applicable".
3. Flats A4 and C4 are omitted.

備註： 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表 "不適用"。
3. 不設A4及C4單位。

Appliances Schedule 設備説明表

Tower 2 第 2 座

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	G/F 地下												
				A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8
Open Kitchen 開放式廚房	2 Zones Induction Cooking Hob 嵌入式雙區電磁爐	Baumatic	BHI305	-	-	✓	✓	-	-	-	-	-	-	✓	-	-
	4 Zones Induction Cooking Hob 嵌入式4區電磁爐		BIP600	✓	✓	-	-	✓	✓	-	✓	✓	✓	-	✓	✓
	44 Litres Built-in Combination Microwave Oven with Grill 44升嵌入式微波焗爐		BOMC465X	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
	60cm Telescopic Hood 60厘米拉趟式抽油煙機		TEL69X	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
	Fully Integrated Refrigerator 全嵌入式單門雪櫃	Rosieres	RSOP122	-	-	✓	✓	-	-	-	-	-	-	✓	-	-
	Fully Integrated Combi Fridge 全嵌入式雙門雪櫃		RBBF178T	✓	✓	-	-	✓	✓	-	✓	✓	✓	-	✓	✓
	Fully Integrated 2-in-1 Washer/Dryer 全嵌入式二合一洗衣乾衣機		RILS14853TH-UK	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	-	-	-	-	-	-	-	-	-	-	-	✓	-
Bathroom/ Master Bathroom 浴室/主人浴室	Electric Water Heater 電熱水爐		DHB 21 STi	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓

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

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

Remarks : 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "Not applicable".
3. Flats A4 and C4 are omitted.

備註： 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表"不適用"。
3. 不設A4及C4單位。

Appliances Schedule 設備説明表

Tower 2 第 2 座

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	1/F-2/F 1樓至2樓												
				A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8
Living Room, Dining Room, Master Bedroom and All Bedrooms 客廳、飯廳、主人睡房及所有睡房	Split-type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	Toshiba 東芝	RAS-13N3KV-HK	✓	-	-	✓	-	-	-	✓	-	-	-	-	-
			RAS-18N3KV-HK	-	-	-	-	-	✓	✓	-	✓	✓	-	-	✓
			RAS-22N3KV-HK	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓
			RAS-B10N3KV2-E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
			RAS-B13N3KV2-E	-	-	✓	-	✓	-	-	-	-	-	✓	-	-
			RAS-B22N3KV2-E	-	-	-	-	-	-	-	-	-	-	✓	-	-
	Split-type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		RAS-13N3AV-HK	✓	-	-	✓	-	-	-	✓	-	-	-	-	-
			RAS-18N3AV-HK	-	-	-	-	-	✓	✓	-	✓	✓	-	-	✓
			RAS-22N3AV-HK	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓
			RAS-3M26S3AV-E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen 廚房	Single Burner Gas Cooking Hob 嵌入式單頭氣體爐	Baumatic	BWK1.1BL-HK	✓	-	-	-	-	-	✓	-	-	-	-	-	-
	2 Burners Gas Cooking Hob 嵌入式雙頭氣體爐		BG2.1BL-HK	✓	-	-	-	-	-	✓	-	-	-	-	-	-
	44 Litres Built-in Combination Microwave Oven with Grill 44升嵌入式微波焗爐		BOMC465X	✓	-	-	-	-	-	✓	-	-	-	-	-	-
	90cm Telescopic Hood 90厘米拉趟式抽油煙機		TEL99X	✓	-	-	-	-	-	✓	-	-	-	-	-	-
	Fully Integrated Combi Fridge 全嵌入式雙門雪櫃	Rosieres	RBBF178T	✓	-	-	-	-	-	✓	-	-	-	-	-	-
	Fully Integrated 2-in-1 Washer/Dryer 全嵌入式二合一洗衣乾衣機		RILS14853TH-UK	✓	-	-	-	-	-	✓	-	-	-	-	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	-	-	-	-	-	✓	-	-	-	-	-	-

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

Remarks : 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "Not applicable".
3. Flats A4 and C4 are omitted.

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

備註： 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表 "不適用"。
3. 不設A4及C4單位。

Appliances Schedule 設備説明表

Tower 2 第 2 座

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	1/F-2/F 1樓至2樓												
				A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8
Open Kitchen 開放式廚房	2 Zones Induction Cooking Hob 嵌入式雙區電磁爐	Baumatic	BHI305	-	-	-	-	-	-	-	-	-	-	✓	-	-
	4 Zones Induction Cooking Hob 嵌入式4區電磁爐		BIP600	-	✓	✓	✓	✓	✓	-	✓	✓	✓	-	✓	✓
	44 Litres Built-in Combination Microwave Oven with Grill 44升嵌入式微波焗爐		BOMC465X	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
	60cm Telescopic Hood 60厘米拉趟式抽油煙機		TEL69X	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
	Fully Integrated Refrigerator 全嵌入式單門雪櫃	Rosieres	RSOP122	-	-	-	-	-	-	-	-	-	-	✓	-	-
	Fully Integrated Combi Fridge 全嵌入式雙門雪櫃		RBBF178T	-	✓	✓	✓	✓	✓	-	✓	✓	✓	-	✓	✓
	Fully Integrated 2-in-1 Washer/Dryer 全嵌入式二合一洗衣乾衣機		RILS14853TH-UK	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	-	-	-	-	-	-	-	-	-	-	-	✓	-
Bathroom/ Master Bathroom 浴室/主人浴室	Electric Water Heater 電熱水爐		DHB 21 STi	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓

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

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

Remarks : 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "Not applicable".
3. Flats A4 and C4 are omitted.

備註： 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表"不適用"。
3. 不設A4及C4單位。

Appliances Schedule 設備説明表

Tower 2 第 2 座

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	3/F 3樓												
				A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8
Living Room, Dining Room, Master Bedroom and All Bedrooms 客廳、飯廳、主人睡房及所有睡房	Split-type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	Toshiba 東芝	RAS-13N3KV-HK	-	-	-	✓	-	-	-	✓	-	-	-	-	-
			RAS-18N3KV-HK	✓	-	-	-	-	✓	✓	-	-	✓	-	-	✓
			RAS-22N3KV-HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓	✓
			RAS-B10N3KV2-E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
			RAS-B13N3KV2-E	-	✓	✓	-	✓	-	-	-	✓	✓	✓	✓	-
			RAS-B22N3KV2-E	-	-	-	-	-	-	-	-	-	-	✓	-	-
	Split-type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		RAS-13N3AV-HK	-	-	-	✓	-	-	-	✓	-	-	-	-	-
			RAS-18N3AV-HK	✓	-	-	-	-	✓	✓	-	-	✓	-	-	✓
			RAS-22N3AV-HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓	✓
			RAS-3M26S3AV-E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen 廚房	Single Burner Gas Cooking Hob 嵌入式單頭氣體爐	Baumatic	BWK1.1BL-HK	✓	-	-	-	-	-	✓	-	-	-	-	-	-
	2 Burners Gas Cooking Hob 嵌入式雙頭氣體爐		BG2.1BL-HK	✓	-	-	-	-	-	✓	-	-	-	-	-	-
	44 Litres Built-in Combination Microwave Oven with Grill 44升嵌入式微波焗爐		BOMC465X	✓	-	-	-	-	-	✓	-	-	-	-	-	-
	90cm Telescopic Hood 90厘米拉趟式抽油煙機		TEL99X	✓	-	-	-	-	-	✓	-	-	-	-	-	-
	Fully Integrated Combi Fridge 全嵌入式雙門雪櫃	Rosieres	RBBF178T	✓	-	-	-	-	-	✓	-	-	-	-	-	-
	Fully Integrated 2-in-1 Washer/Dryer 全嵌入式二合一洗衣乾衣機		RILS14853TH-UK	✓	-	-	-	-	-	✓	-	-	-	-	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	-	-	-	-	-	✓	-	-	-	-	-	-

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

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

Remarks : 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "Not applicable".
3. Flats A4 and C4 are omitted.

備註： 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表"不適用"。
3. 不設A4及C4單位。

Appliances Schedule 設備説明表

Tower 2 第 2 座

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	3/F 3樓												
				A1	A2	A3	A5	A6	A7	C1	C2	C3	C5	C6	C7	C8
Open Kitchen 開放式廚房	2 Zones Induction Cooking Hob 嵌入式雙區電磁爐	Baumatic	BHI305	-	-	-	-	-	-	-	-	-	-	✓	-	-
	4 Zones Induction Cooking Hob 嵌入式4區電磁爐		BIP600	-	✓	✓	✓	✓	✓	-	✓	✓	✓	-	✓	✓
	44 Litres Built-in Combination Microwave Oven with Grill 44升嵌入式微波焗爐		BOMC465X	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
	60cm Telescopic Hood 60厘米拉趟式抽油煙機		TEL69X	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
	Fully Integrated Refrigerator 全嵌入式單門雪櫃	Rosieres	RSOP122	-	-	-	-	-	-	-	-	-	-	✓	-	-
	Fully Integrated Combi Fridge 全嵌入式雙門雪櫃		RBBF178T	-	✓	✓	✓	✓	✓	-	✓	✓	✓	-	✓	✓
	Fully Integrated 2-in-1 Washer/Dryer 全嵌入式二合一洗衣乾衣機		RILS14853TH-UK	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	-	-	-	-	-	-	-	-	-	-	-	✓	-
Bathroom/ Master Bathroom 浴室/主人浴室	Electric Water Heater 電熱水爐		DHB 21 STi	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓

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

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

Remarks : 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "Not applicable".
3. Flats A4 and C4 are omitted.

備註： 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表"不適用"。
3. 不設A4及C4單位。

Appliances Schedule 設備説明表

Houses 洋房

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	House 洋房		
				1-3	5, 8-12	6-7
Living Room, Dining Room, Master Bedroom, All Bedrooms and Utility Room 客廳、飯廳、主人睡房、所有睡房及工作間	VRV Air-Conditioner (Indoor Unit) 變頻多聯型分體式空調機 (室內機)	Toshiba 東芝	MMK-AP0093H	✓	✓	✓
			MMK-AP0153H	✓	✓	✓
			MMK-AP0183H	✓	-	-
			MMD-AP0096BHP-E	✓	✓	✓
			MMD-AP0186BHP-E	-	✓	✓
			MMD-AP0246BHP-E	✓	✓	✓
			MMD-AP0276BHP-E	✓	-	-
	VRV Air-Conditioner (Outdoor Unit) 變頻多聯型分體式空調機 (室外機)		MMY-MAP1206HT8P	-	-	✓
			MMY-MAP1406HT8P	-	✓	-
			MMY-MAP1606HT8P	✓	-	-
Kitchen 廚房	Domino Town Gas Wok Burner 單頭煤氣煮食爐	Siemens	ER326AB92X	✓	✓	✓
	Domino Town Gas Double Burner 雙頭煤氣煮食爐		ER326BB90X	✓	✓	✓
	Domino 2-zone Induction Hob 嵌入式電磁爐		EH375FBB1E	✓	✓	✓
	Built-in Oven With Microwave 嵌入式微波焗爐		CM656GBS1B	✓	✓	✓
	Built-in Steam Oven 嵌入式蒸爐		CD634GBS1	✓	✓	✓
	120cm Wall Mounted Chimney Hood 120 厘米掛牆式煙囪抽油煙機		LC21BD552	✓	✓	✓
	Built-in Fridge 嵌入式冷藏櫃 (無冰格)	Gorenje	RI5182A1	✓	✓	✓
	Built-in Freezer 嵌入式冰櫃		FNI5182A1	✓	-	-
	Built Under Counter Freezer 櫃底式冰櫃		FIU6092AW	-	✓	✓

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

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

Remarks : 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "Not applicable".
3. House 4 is omitted.

備註 : 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表 "不適用"。
3. 不設洋房 4。

Appliances Schedule 設備説明表

Houses 洋房

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	House 洋房		
				1-3	5, 8-12	6-7
Kitchen 廚房	42 Bottles Wine Cellar 42 支裝酒櫃	Vinvautz	VZ44BDI	✓	-	-
	Wine Cellar 酒櫃		VZ18BUP-B	-	✓	✓
	Fully integrated Washer Dryer 嵌入式洗衣乾衣機	Siemens	WK14D321HK	✓	✓	✓
Master Bathroom 主人浴室	Thermal Ventilator 浴室換氣暖風機	Panasonic 樂聲牌	FV-40BE2H	✓	✓	✓
Roof 天台	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	✓	✓

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

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

Remarks : 1. “✓” means such appliance(s) is / are provided and / or installed in the residential property.
2. “-” denotes “Not applicable”.
3. House 4 is omitted.

備註： 1. “✓” 表示此設備於該住宅物業內提供及/或安裝。
2. “-” 代表“不適用”。
3. 不設洋房 4。

Service agreements

服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

Government rent

地税

The owner is liable for the Govemment rent payable for the specified residential property of the Phase of the Development up to and including the date of the respective assignment of the residential property to the purchaser.

擁有人有法律責任就指明住宅物業繳付直至並包括有關個別住宅物業之買方簽署轉讓契之日期為止的地税。

Miscellaneous payments by purchaser

買方的雜項付款

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

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

Remark :
On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

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

2. 在交付時，買方不須向擁有人支付清理廢料的費用。

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

Defect liability warranty period

欠妥之處的保養責任期

The vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the residential property, remedy any defects to the residential property, or the fittings, finishes or appliances to be incorporated into the residential property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作補救。

Maintenance of slopes

斜坡維修

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

2. Special Condition No.(33)(a) of the Land Grant stipulates that "Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, leveling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, 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 lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director."

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

4. The plan showing the slopes, retaining walls and related structures constructed or to be constructed within or outside the land on which the Phase of the Development is situated (as shown coloured pink for identification purposes only) is set out below.

5. Under Clause 1(at) of Sub-section B of Section VI of the principal Deed of Mutual Covenant , the Manager shall have the full authority of the owners of the Phase/Development to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of the Slopes and Retaining Walls or other structure in compliance with the Land Grant and in accordance with the Maintenance Manual(s) for the Slopes and Retaining Walls and in particular, in accordance with all guidelines issued from time to time by the appropriate Government Departments regarding the maintenance of the Slopes and Retaining Walls and related structures and to collect from the owners of the Phase of the Development all costs lawfully incurred or to be incurred by it in carrying out such maintenance and repair and any other works in respect thereof.

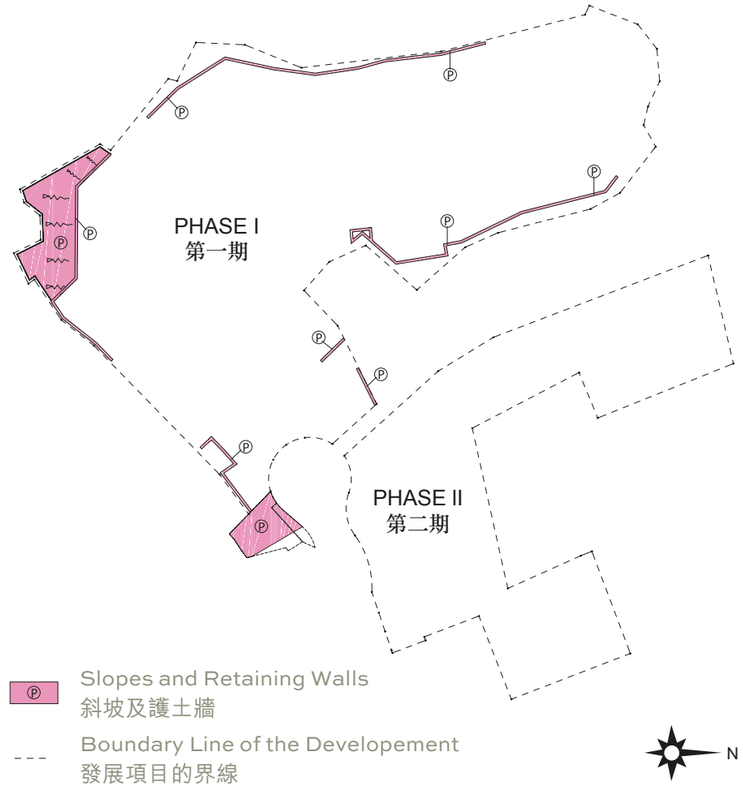
1. 批地文件規定，發展項目期數住宅物業的業主須自費維修斜坡。

2. 批地文件的特別條款第(33)(a)條規定"如在該地段或在任何政府土地上有削除、移除或移後土地的情況，或施行任何性質的建築、填土或斜坡處理工程，不論是否已經先行徵得地政總署署長的書面同意，凡是為構築、平整或發展該地段或者當中任何部分，或是為執行承授人在此等條款下須進行的其他工作所相關的，又或為其他目的的，承授人應自行承擔費用，執行及建造為著保護和支撐該地段內有關土地以及鄰近的政府土地或租賃土地，以避免其後發生泥土墜落、山泥傾瀉、地陷等情況所必需的斜坡處理工程、護土牆、其他支撐、保護、排水、附帶的以至其他各種工程。承授人應在本批地文件同意批地的整個時期內，自行承擔費用，為上述土地、斜坡處理工程、護土牆、有關的支撐、保護、排水、附帶的以至其他各種工程進行保養工作，使其在各方面處於良好的基本維修狀態，使地政總署署長滿意。"

3. 每名業主均須分擔維修工程的費用。

4. 顯示該斜坡、護土牆及有關構築物已經或將會在發展項目期數所位於的土地之內或之外建造(以粉紅色標示，僅作識別用途)之圖則在下列出。

5. 根據主公契第VI部B分部第1(at)條，管理人有全權根據批地文件及斜坡及護土牆維修手冊及尤其是有相關政府部門不時就斜坡、護土牆及有關構築物而發出的指南，聘請合資格的人員檢查、維持及維修斜坡、護土牆及有關構築物處於修繕完好的狀態，及進行所需的工程，並有全權向發展項目/期數業主收取由進行此等保養及維修及任何其他有關工程所合法招致或將招致的費用。



Modification

修訂

No application is made to the Government for a modification of the Land Grant for this development.

本發展項目並沒有向政府提出申請修訂批地文件。

Relevant Information

有關資料

Portions of the area referred to in Special Condition No.(30)(a) of the Land Grant as shown coloured pink hatched black on the plan annexed thereto (as mentioned in the Sub-Deed of Mutual Covenant as "Non-Building Area in Site A") shall form part of garden of each of the following flats in Phase II of the Development:-

Flat C1 on the Ground Floor of Tower 2; and

Flat C2 on the Ground Floor of Tower 2

Except with the prior written consent of the Director of Lands, the purchaser(s) of the abovementioned flats shall not erect or construct or permit or suffer to be erected or constructed any building or structure or support for any building or structure within the Non-Building Area in Site A forming part of his flat except boundary walls or fences or both above ground level of the Land and there shall be no parking of motor vehicles within the Non-Building Area in Site A.

In addition, no building or structure shall be erected or constructed in the garden which forms part of the abovementioned flats subject to and in accordance with the provisions in the Principal Deed of Mutual Covenant and the Sub-Deed of Mutual Covenant of Phase II of the Development.

部分於批地文件特別條件第(30)(a)條中提及並在批地文件附錄的圖則上用粉紅黑色斜線顯示的區域（即分公契所述“在A區域的非建築用地”）將構成發展項目第二期下列各單位之花園的一部分：

第二座地下C1單位；及

第二座地下C2單位

除獲得地政總署署長的預先書面同意之外，凡上述單位之買方不能在構成其單位部分之A區域的非建築用地之內搭建或興建或允諾或容許將搭建或將興建任何建築物或構築物或任何建築物或構築物之支撐，惟在該地段地面的邊界牆或圍欄或兩者除外，及不得在A區域的非建築用地內停泊任何車輛。

再者，在發展項目主公契及第二期分公契條文的規限下及按照發展項目主公契及第二期分公契條文，構成上述單位部分的花園內不得搭建或興建任何建築物或構築物。

Address of the website designated by the vendor for the phase of the development

賣方就發展項目期數指定的互聯網網站的網址

The address of the website designated by the vendor for the Phase of the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance is:

www.parkhillcrest.com.hk

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目期數指定的互聯網網站的網址為：

www.parkhillcrest.com.hk

Information in application for concession on gross floor area of building

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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 Phase of the Development.

獲寬免總樓面面積的設施分項

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

		Area (m^2) 面積（平方米）
Disregarded GFA under Building (Planning) Regulations 23(3)(b)　根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		
1 (#)	Carpark and loading / unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	Not Applicable 不適用
2	**Plant rooms and similar services** **機房及相類設施**	-
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	61.215
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積**不**受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	860.845
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2　根據聯合作業備考第1及第2號提供的環保設施		
3	Balcony 露台	226.282
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden 公用空中花園	Not Applicable 不適用
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9	Utility platform 工作平台	26.250
10	Noise barrier 隔音屏障	Not Applicable 不適用

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

		Area (m^2) 面積（平方米）
Amenity Features　適意設施		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	11.223
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	363.005
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not Applicable 不適用
14	Horizontal screens / covered walkways, trellis 橫向屏障/有蓋人行道、花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機井道	Not Applicable 不適用
16	Chimney shaft 煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	Not Applicable 不適用
18 (#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	16.961
19	Pipe duct, air duct for non-mandatory feature or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	Not Applicable 不適用
Other Exempted Items　其他項目		
23 (#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
24 (#)	Other projections 其他伸出物	Not Applicable 不適用
25	Public transport terminus 公共交通總站	Not Applicable 不適用
26 (#)	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27 (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not Applicable 不適用
28 (#)	Public passage 公眾通道	Not Applicable 不適用
29	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA　額外總樓面面積		
30	Bonus GFA 額外總樓面面積	1,565.781

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.

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。

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

Estimated Energy Performance or Consumption for the Common Parts of the Phase of the Development
發展項目期數的公用部分的預計能量表現或消耗

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

Part I　第I部分	
Provision of Central Air Conditioning 提供中央空調	Not Applicable 不適用
Provision of Energy Efficient Features 提供具能源效益的設施	Not Applicable 不適用
Energy Efficient Features proposed 擬安裝的具能源效益的設施	Not Applicable 不適用

Part II : The predicted annual energy use of the proposed building / part of building (Note 1) :　第II部分：擬興建樓宇/部份樓宇預計每年能源消耗量 (註腳1) :					
Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇 (註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m^2/annum 煤氣 / 石油氣 用量單位/平方米/年	Electricity kWh/m^2/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m^2/annum 煤氣 / 石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置 (註腳3) 的部份	3846	164.4	6.65	127.1	5.60

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

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

Notes :

1. 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 in Buildings (February 2010 edition)(Draft).

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. 「基準樓宇」與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的「基準建築物模式（零分標準）」具有相同涵義。
3. 「中央屋宇裝備裝置」與樓宇的屋宇裝備裝置能源效益實務守則（2010年2月版）（草稿）中的涵義相同。

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説明書的資料

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

(ii) If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, 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 for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.

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

(iv) The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Phase 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.

(v) Information relating to the Green Area, the Green Stippled Black Area, the Yellow Area and the Yellow Stippled Black Area (as referred to in Special Condition No.(5) of the Land Grant):-

Please refer to the sections “Summary of Land Grant” and “Information on Public Facilities and Public Open Spaces”.

(i) 買方須於正式買賣合約內與賣方協議，除可用作按揭或押記外，買方不會於買賣完成交易及簽署轉讓契之前，以任何方式，或訂立任何協議以達至提名任何人士接受正式買賣合約所指定的住宅單位或停車位之轉讓或轉售該住宅單位或停車位，或轉移該住宅單位或停車位的正式買賣合約之權益。

(ii) 如果賣方按正式買賣合約的買方要求，同意（運用其自己酌情權）取消正式買賣合約或買方於正式買賣合約下所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅單位及停車位總售價百分之五的款額，同時買方亦須額外繳付或付還（視情況而定）賣方全部就取消該正式買賣合約須付之律師費、收費及代墊付費用（包括任何印花稅）。

(iii) 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至及包括各買方簽署轉讓契之日為止，所有有關正在興建的發展項目所處土地的地稅。

(iv) 已簽署正式買賣合約的買方有權要求查閱一份有關完成興建期數所需的建築費用及專業費用總額的資料之更新紀錄，及有關直至提出要求時所在月份對上一個公曆月底為止已動用及支付的建築費用及專業費用總額，並可於每次提出要求時及在支付不超過港幣一百元之象徵式費用後獲提供該資料之更新紀錄的複本。

(v) 關於批地文件特別條款第(5)條提及的「綠色區域」、「綠色加黑點區域」、「黃色區域」及「黃色加黑點區域」的資料：-

請參閱「批地文件的摘要」及「公共設施及公眾休憩用地的資料」兩節。

There may be future changes to the Phase of the Development and the surrounding areas.
發展項目期數及其周邊地區日後可能出現改變。

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	37, 39, 41, 115, 116, 118	Printing error(s) is/are corrected

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	37, 39, 41, 115, 116, 118	更正排印錯誤