THE PAVILIA BAY
柏傲灣

SALES BROCHURE
售樓説明書

THE PAVILIA BAY

柏傲灣

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.

[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.

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

Notes to purchasers of first-hand residential properties

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

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

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

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。

- 閱覽售樓說明書，並須特別留意以下資訊：

  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；

  - 室內和外部的裝置、裝修物料和設備；

  - 管理費按甚麼基準分擔；

  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及

  - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。

- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。

- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。

- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。

- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。

- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%** 的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓説明書中有關發展項目的預計關鍵日期[3]。
  - 售樓説明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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 2 ("the Phase of the Development") of TW6 Development (" the Development")

(residential portion of the Phase of the Development is called "THE PAVILIA BAY")

Name of the street at which the Phase of the Development is situated

Wing Shun Street

Street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Phase of the Development (provisional)

No.51

Remark: The above provisional street number is applicable to the residential portion of the Phase of the Development and is subject to confirmation when the Phase of the Development is completed

The Phase of the Development consists of 2 multi-unit buildings

Total number of storeys of each multi-unit building

T1A and T1B of Tower 1: 51 storeys (excluding 2 levels of basement and the roof)

T2A and T2B of Tower 2: 48 storeys (excluding 2 levels of basement and the roof)

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

T1A and T1B of Tower 1: B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 43/F, 45/F - 53/F and 55/F - 57/F

T2A and T2B of Tower 2: B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 43/F and 45/F - 53/F

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

T1A and T1B of Tower 1: 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F

T2A and T2B of Tower 2: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F

Refuge floor

T1A and T1B of Tower 1: 29/F

T2A and T2B of Tower 2: 27/F

The Phase of the Development is an uncompleted development

- The estimated material date for the Development as provided by the authorized person for the Phase of the Development is 31 August 2018.
- 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 Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

發展項目期數名稱

荃灣6發展項目(「發展項目」) 的第二期 (「發展項目期數」)

(發展項目期數中住宅部分稱為「柏傲灣」)

發展項目期數所位於的街道的名稱

永順街

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)

51號

備註：上述臨時門牌號數適用於發展項目期數內之住宅部分及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座之T1A及T1B：51層(不包括2層地庫及天台)

第2座之T2A及T2B：48層(不包括2層地庫及天台)

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座之T1A及T1B：地庫2樓、地庫1樓、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓、35樓-43樓、45樓-53樓及55樓-57樓

第2座之T2A及T2B：地庫2樓、地庫1樓、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓、35樓-43樓及45樓-53樓

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

第1座之T1A及T1B：4樓、13樓、14樓、24樓、34樓、44樓及54樓

第2座之T2A及T2B：4樓、13樓、14樓、24樓、34樓及44樓

庇護層

第1座之T1A及T1B：29樓

第2座之T2A及T2B：27樓

本發展項目期數屬未落成發展項目

- 由發展項目期數的認可人士提供該項目的預計關鍵日期為2018年8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發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成(視屬何情況而定) 的確證。

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

Tsuen Wan West TW6 Property Development Limited (as "Owner")

Ultimate Vantage Limited (as "Person so engaged")

(Note: "Owner" means the legal or beneficial owner of the Phase of the Development, and "Person so engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase of the Development).

賣方

荃灣西(六區)物業發展有限公司(作為"擁有人")

Ultimate Vantage Limited(作為"如此聘用的人")

(備註:"擁有人"指發展項目期數的法律上的擁有人或實益擁有人,"如此聘用的人"指擁有人聘用以統籌和監管發展項目期數的設計、規劃、建造、裝置,完成及銷售過程的人士。)

Holding company of the Vendor

Holding company of the Owner (Tsuen Wan West TW6 Property Development Limited)

West Rail Property Development Limited

賣方的控權公司

擁有人(荃灣西(六區)物業發展有限公司)的控權公司

西鐵物業發展有限公司

Holding companies of the Person so engaged (Ultimate Vantage Limited)

New World Development Company Limited

Ultimate Sail Limited

如此聘用的人(Ultimate Vantage Limited)的控權公司

新世界發展有限公司

Ultimate Sail Limited

The authorized person for the Phase of the Development and the firm or corporation of which the authorized person is a proprietor, director or employee in his or her professional capacity

Mr. Ronald Liang of LWK & Partners (HK) Limited

發展項目期數的認可人士及該認可人士以其專業身份擔任經營人,董事或僱員的商號或法團

梁黃顧建築師(香港)事務所有限公司之梁鵬程先生

Building contractor for the Phase of the Development

Hip Hing Construction Company Limited

發展項目期數的承建商

協興建築有限公司

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Phase of the Development

Deacons

Slaughter and May

Kao, Lee & Yip

Baker & McKenzie

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

的近律師行

司力達律師樓

高李葉律師行

貝克·麥堅時律師事務所

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase of the Development

Bank of China (Hong Kong) Limited (The loan has been settled)

BNP Paribas Hong Kong Branch (The loan has been settled)

Hang Seng Bank Limited (The loan has been settled)

The Hongkong and Shanghai Banking Corporation Limited (The loan has been settled)

DBS Bank Ltd., Hong Kong Branch (The loan has been settled)

Bank of Communications Co., Ltd. Hong Kong Branch (The loan has been settled)

Shanghai Pudong Development Bank Co., Ltd., Hong Kong Branch (The loan has been settled)

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

中國銀行(香港)有限公司(此貸款已結清)

法國巴黎銀行香港分行(此貸款已結清)

恒生銀行有限公司(此貸款已結清)

香港上海滙豐銀行有限公司(此貸款已結清)

星展銀行有限公司,香港分行(此貸款已結清)

交通銀行股份有限公司香港分行(此貸款已結清)

上海浦東發展銀行股份有限公司,香港分行(此貸款已結清)

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

New World Finance Company Limited

Wkdeveloper Limited

已為發展項目期數的建造提供貸款的任何其他人

新世界金融有限公司

Wkdeveloper Limited

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

Remarks :

A reference to vendor is a reference to either Tsuen Wan West TW6 Property Development Limited (as owner) or Ultimate Vantage Limited (as person so engaged).

* The building contractor for the Phase of the Development, Hip Hing Construction Company Limited, is an associate corporation of Ultimate Vantage Limited (person so engaged) and also an associate corporation of the holding company of Ultimate Vantage Limited (person so engaged).

備註：

在此提述賣方即提述荃灣西（六區）物業發展有限公司（作為擁有人）或Ultimate Vantage Limited（作為如此聘用的人）。

* 發展項目期數承建商協興建築有限公司屬於Ultimate Vantage Limited（如此聘用的人）的有聯繫法團及Ultimate Vantage Limited（如此聘用的人）之控權公司的有聯繫法團。

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*

Remarks :

A reference to vendor is a reference to either Tsuen Wan West TW6 Property Development Limited (as owner) or Ultimate Vantage Limited (as person so engaged).

* The building contractor for the Phase of the Development, Hip Hing Construction Company Limited, is an associate corporation of Ultimate Vantage Limited (person so engaged) and also an associate corporation of the holding company of Ultimate Vantage Limited (person so engaged).

備註：

在此提述賣方即提述荃灣西（六區）物業發展有限公司（作為擁有人）或Ultimate Vantage Limited（作為如此聘用的人）。

* 發展項目期數承建商協興建築有限公司屬於Ultimate Vantage Limited（如此聘用的人）的有聯繫法團及Ultimate Vantage Limited（如此聘用的人）之控權公司的有聯繫法團。

Information on design of the phase of the development

發展項目期數的設計的資料

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

The thickness of the non-structural prefabricated external walls of each block is 150mm.

發展項目期數將會有構成圍封牆的一部分的非結構的預製外牆。

每幢建築物的非結構的預製外牆之厚度為150毫米。

Total Area of the Non-Structural Prefabricated External Walls of each Residential Property 每個住宅物業的非結構的預製外牆的總面積			
Description of Residential Property 物業的描述			Total Area 總面積
Tower Name 座號	Floor 樓層	Unit 單位	sq.m. 平方米
T1A of Tower 1 第1座之T1A	3/F, 5/F & 6/F 3樓、5樓及6樓	A	0.636
		B	-
		C	-
		D	1.615
	7/F & 8/F 7樓及8樓	A	0.636
		B	-
		C	-
		D	1.608
	9/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 9樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓及45樓至53樓	A	0.636
		B	-
		C	-
		D	0.946
	55/F - 57/F 55樓至57樓	A	0.636
		B	-
		C	-
		D	0.943

Total Area of the Non-Structural Prefabricated External Walls of each Residential Property 每個住宅物業的非結構的預製外牆的總面積			
Description of Residential Property 物業的描述			Total Area 總面積
Tower Name 座號	Floor 樓層	Unit 單位	sq.m. 平方米
T1B of Tower 1 第1座之T1B	3/F, 5/F & 6/F 3樓、5樓及6樓	A	-
		B	-
		C	0.307
	7/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 7樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓及45樓至53樓	A	-
		B	-
		C	0.307
		D	-
		E	-
		F	-
		G	0.108
	55/F - 57/F 55樓至57樓	A	-
		B	-
		C	0.307
		D	-
		E	0.111

Total Area of the Non-Structural Prefabricated External Walls of each Residential Property 每個住宅物業的非結構的預製外牆的總面積			
Description of Residential Property 物業的描述			Total Area 總面積
Tower Name 座號	Floor 樓層	Unit 單位	sq.m. 平方米
T2A of Tower 2 第2座之T2A	3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至53樓	A	0.640
		B	-
		C	-
		D	0.307
		E	-
T2B of Tower 2 第2座之T2B	3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至53樓	A	-
		B	0.858
		C	-
		D	-
		E	-
		F	0.133

Remarks :
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of T1A and T1B of Tower 1 are omitted.
2. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F of T2A and T2B of Tower 2 are omitted.

備註：
1. 第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。
2. 第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓。

Information on design of the phase of the development

發展項目期數的設計的資料

There will be curtain walls forming part of the enclosing walls of the Phase of the Development.

The thickness of the curtain walls of each block is 300mm.

發展項目期數將會有構成圍封牆的一部分的幕牆。

每幢建築物的幕牆之厚度為300毫米。

Total Area of the Curtain Walls of each Residential Property 每個住宅物業的幕牆的總面積			
Description of Residential Property 物業的描述			Total Area 總面積
Tower Name 座號	Floor 樓層	Unit 單位	sq.m. 平方米
T1A of Tower 1 第1座之T1A	3/F, 5/F - 8/F 3樓、5樓至8樓	A	4.629
		B	1.864
		C	0.578
		D	2.771
	9/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F & 55/F - 57/F, 9樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至57樓	A	4.629
		B	1.864
		C	0.578
		D	4.771

Total Area of the Curtain Walls of each Residential Property 每個住宅物業的幕牆的總面積			
Description of Residential Property 物業的描述			Total Area 總面積
Tower Name 座號	Floor 樓層	Unit 單位	sq.m. 平方米
T1B of Tower 1 第1座之T1B	3/F, 5/F & 6/F 3樓、5樓及6樓	A	0.821
		B	1.316
		C	2.610
	7/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 7樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓及45樓至53樓	A	0.821
		B	1.316
		C	2.610
		D	1.460
		E	0.525
		F	0.495
		G	1.103
	55/F - 57/F 55樓至57樓	A	0.821
		B	1.316
		C	2.610
		D	2.763
		E	2.228

Total Area of the Curtain Walls of each Residential Property 每個住宅物業的幕牆的總面積			
Description of Residential Property 物業的描述			Total Area 總面積
Tower Name 座號	Floor 樓層	Unit 單位	sq.m. 平方米
T2A of Tower 2 第2座之T2A	3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至53樓	A	4.574
		B	1.864
		C	0.578
		D	2.828
		E	0.473
T2B of Tower 2 第2座之T2B	3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓及45樓至53樓	A	1.316
		B	2.265
		C	1.460
		D	0.525
		E	0.495
		F	1.103

Remarks :
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of T1A and T1B of Tower 1 are omitted.
2. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F of T2A and T2B of Tower 2 are omitted.

備註：
1. 第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。
2. 第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓。

Information on property management

物業管理的資料

The Manager

MTR Corporation Limited or its subsidiary will be appointed as the manager of the Phase of the Development under the latest draft of deed of mutual covenant in respect of the Development.

管理人

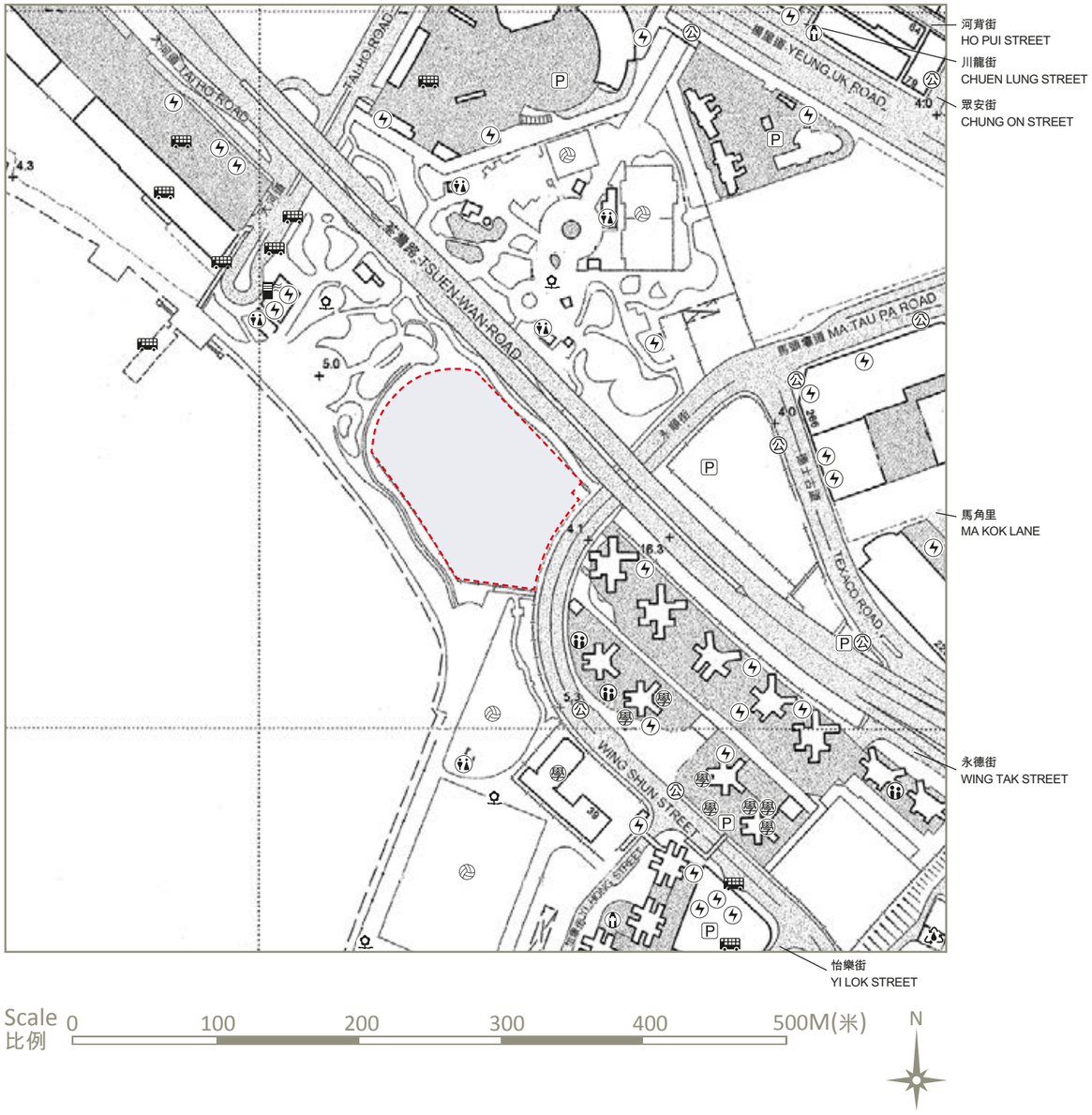
根據發展項目公契的最新擬稿，香港鐵路有限公司或其子公司將獲委任為發展項目期數的管理人。

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 No. 6-SE-D dated 16 November 2017 with adjustments where necessary.

所在位置圖依據日期為2017年11月16日之測繪圖 (編號6-SE-D)複印後擬備，有需要處經修正處理。



Location of the Development

發展項目的位置

Legend 圖例

- Ventilation shaft for the Mass Transit Railway
  香港鐵路的通風井
- Sewage treatment works and facilities
  污水處理廠及設施
- Power plant (including electricity sub-stations)
  發電廠(包括電力分站)
- Public carpark (including lorry park)
  公眾停車場(包括貨車停泊處)
- Public convenience
  公廁
- Public transport terminal (including rail station)
  公共交通總站(包括鐵路車站)
- 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)
- School (including kindergarten)
  學校 (包括幼稚園)
- Social welfare facilities (including elderly centre and home for the mentally disabled)
  社會福利設施 (包括老人中心及弱智人士護理院)
- Sports facilities (including sports ground and swimming pool)
  體育設施 (包括運動場及游泳池)
- Public park
  公園

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. 39/2016.
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：

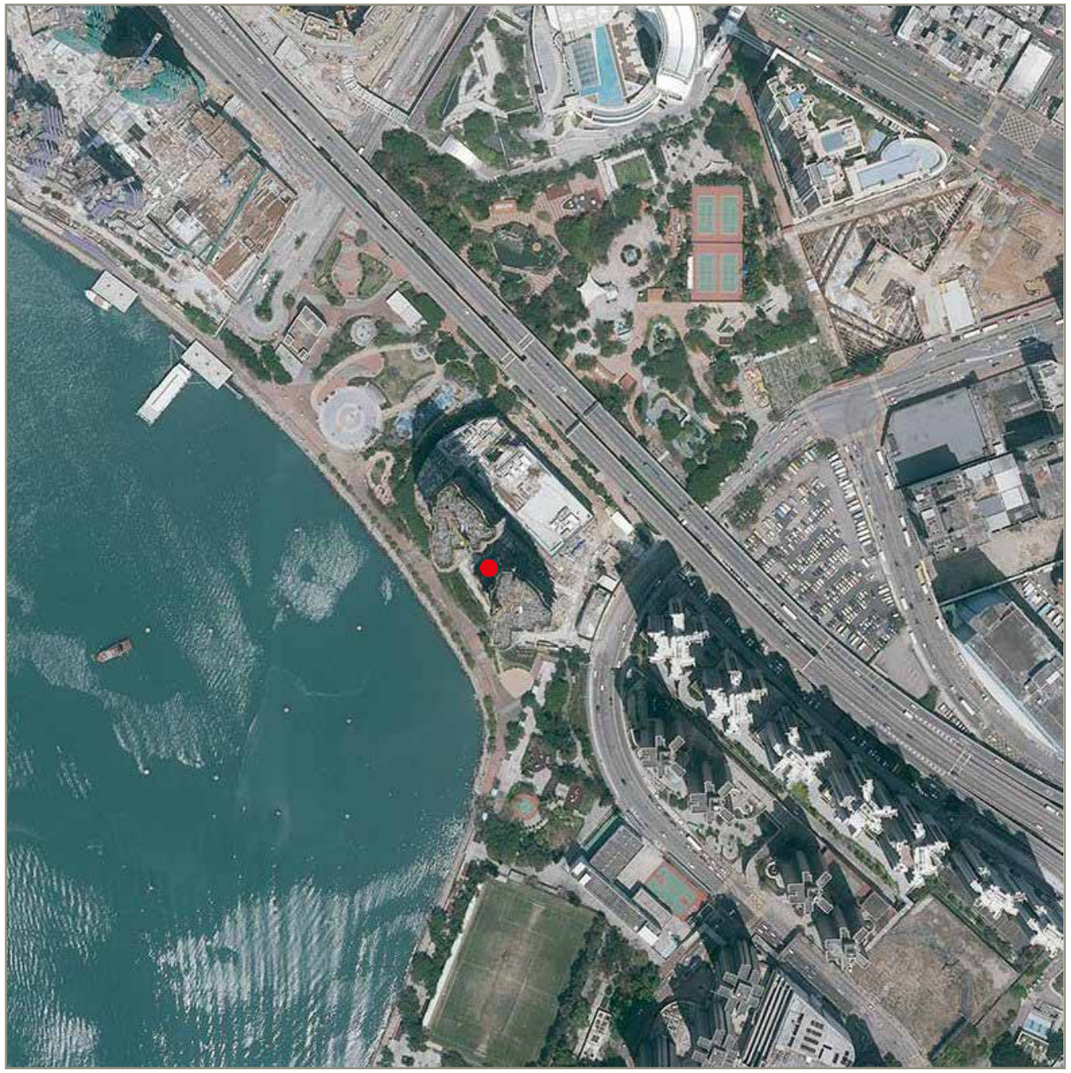
1. 因發展項目的不規則界線引致的技術原因，所在位置圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
2. 地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號39/2016。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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 6,900 feet, photo No. E017650C, 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E017650C。



● Location of the Phase of the Development

發展項目期數的位置

Remarks :

1. The aerial photograph is 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 photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. Survey and Mapping Office, Lands Department, The Government of the HKSAR © Copyright reserved - reproduction by permission only.

備註：

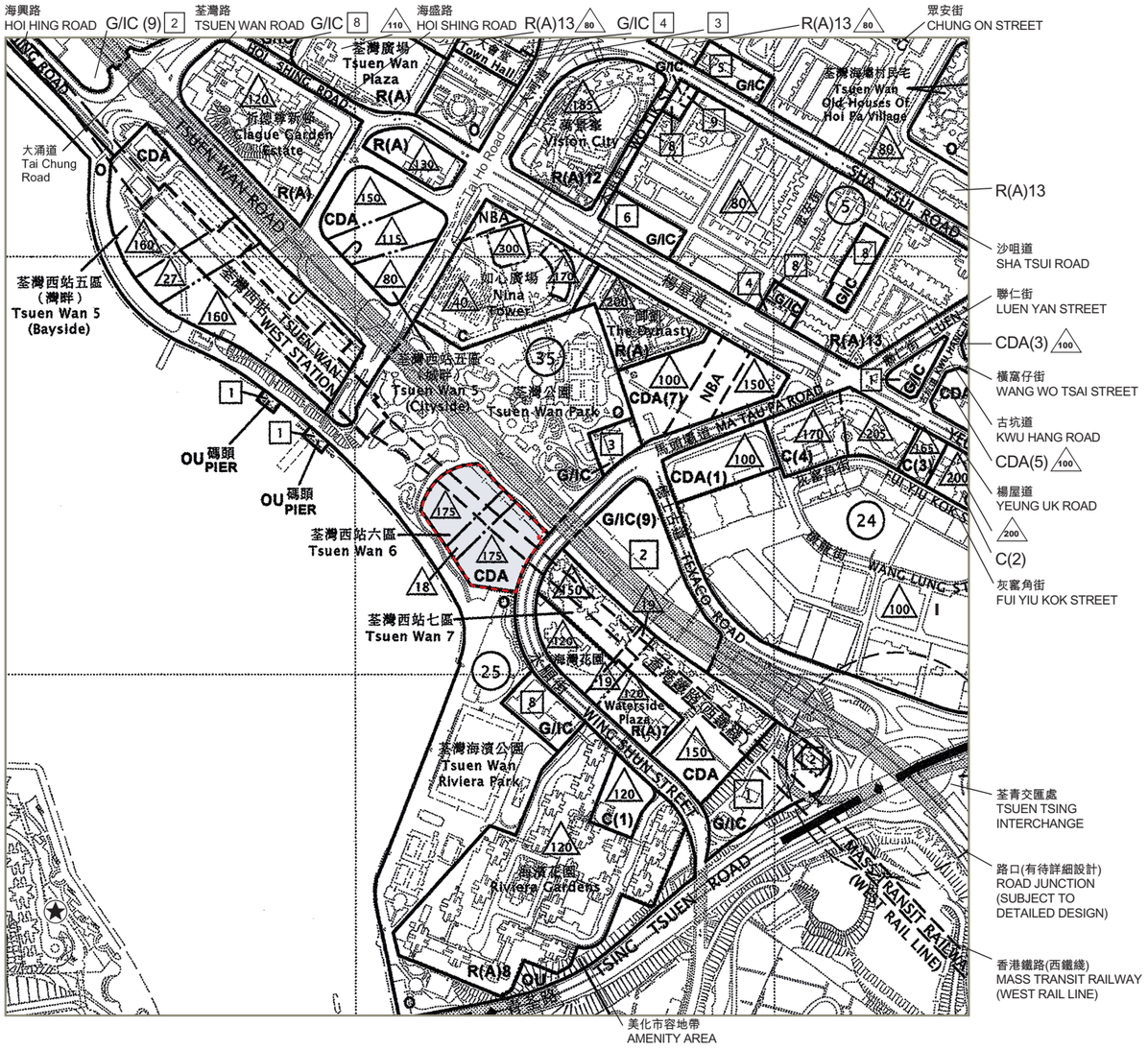
1. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
2. 因發展項目期數的不規則界線引致的技術原因，鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求。
3. 香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

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 approved Tsuen Wan Outline Zoning Plan No. S/TW/33 gazetted on 28 April 2017, with adjustment where necessary.

摘錄自2017年4月28日憲報公布之荃灣分區計劃大綱核准圖，圖則編號為S/TW/33，經修正處理。



Scale 比例 0 100 200 300 400 500 600 700 800 900 1000M(米)

N

Location of the Development

發展項目的位置

Notation 圖例

Zones 地帶

- C — Commercial 商業
- R(A) — Residential (Group A) 住宅 (甲類)
- G/IC — Government, Institution or Community 政府、機構或社區
- O — Open Space 休憩用地
- OU — Other Specified Uses 其他指定用途
- CDA — Comprehensive Development Area 綜合發展區
- I — Industrial 工業

Communications 交通

- Railway and Station (Underground) 鐵路及車站 (地下)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Maximum Building Height (in metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
- Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)
- Planning Area Number 規劃區編號
- NBA — Non-Building Area 非建築用地
- The area falls outside 500 metres from the boundary of the Development 此地帶位於發展項目界線500米範圍以外
- Building Height Control Zone Boundary 建築物高度管制區界線

Remarks :

1. The last updated version of 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 above Outline Zoning Plan, 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 the technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

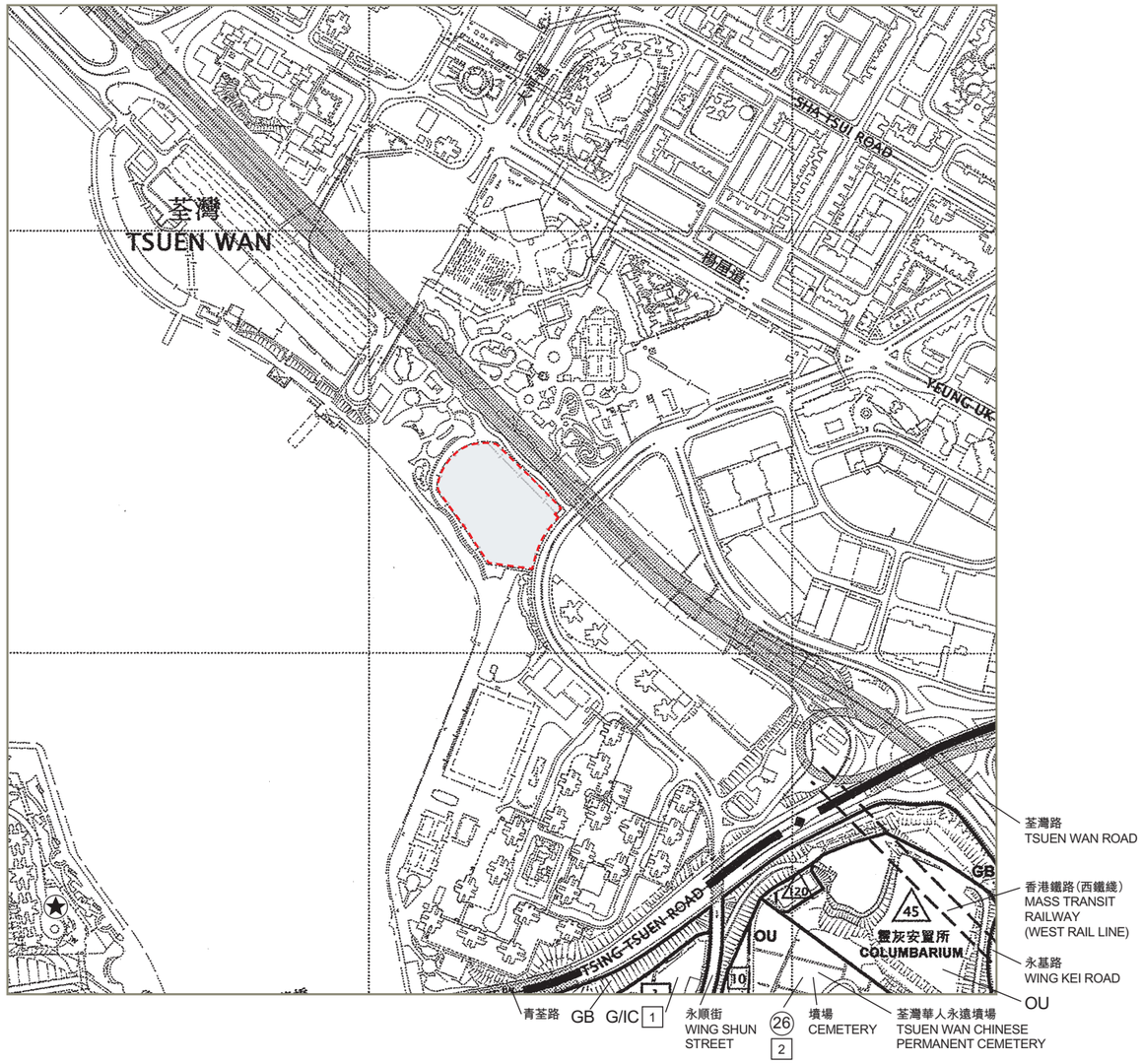
1. 在印製售樓説明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 上述分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

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 Kwai Chung Outline Zoning Plan No. S/KC/28 gazetted on 13 June 2014, with adjustment where necessary.

摘錄自2014年6月13日憲報公布之葵涌分區計劃大綱草圖，圖則編號為S/KC/28，經修正處理。



Scale 比例 0 100 200 300 400 500 600 700 800 900 1000M(米)

N

Location of the Development

發展項目的位置

Notation 圖例

Zones 地帶

- GB — Green Belt 綠化地帶
- OU — Other Specified Uses 其他指定用途
- I — Industrial 工業
- G/IC — Government, Institution or Community 政府、機構或社區

Communications 交通

- Railway and Station (Underground) 鐵路及車站 (地下)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- 120 — Maximum Building Height (in metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
- 8 — Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)
- 9 — Planning Area Number 規劃區編號
- The area falls outside 500 metres from the boundary of the Development 此地帶位於發展項目界線500米範圍以外
- Building Height Control Zone Boundary 建築物高度管制區界線

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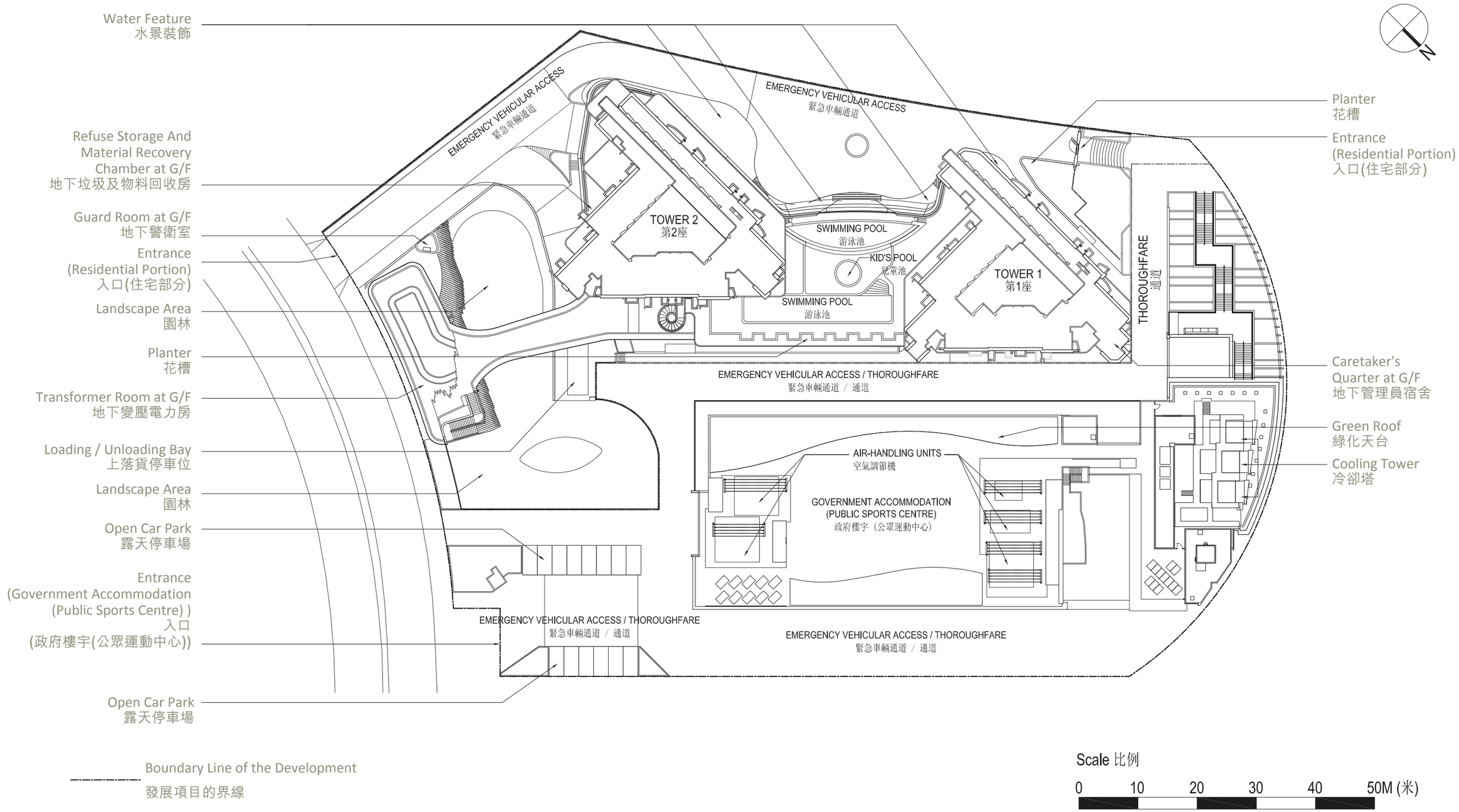
Layout plan of the development

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 Development, is 15 February 2018.
由發展項目的認可人士提供的建築物及設施的預計落成日期為2018年2月15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

T1A & T1B of Tower 1 3/F
第1座之T1A及T1B 3樓

Description 描述	Tower 座	Unit 單位			
		A	B	C	D
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)	T1A of Tower 1 第1座之T1A	3.15 3.30 3.35	3.15 3.35		
	T1B of Tower 1 第1座之T1B	3.15 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)	T1A of Tower 1 第1座之T1A	150 200	150		
	T1B of Tower 1 第1座之T1B	150 200		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。

Remarks :

1. Special Condition No.(13)(e) of the Land Grant provides that:
   (a) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(iii) of the Land Grant shall not be less than 894; and
   (b) out of the total number of residential units provided under Special Condition No.(13)(e)(i) of the Land Grant, not less than 520 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
2. Clauses 3(a) and 3(b) of the Third Schedule to the approved form of Deed of Mutual Covenant and Management Agreement for the Phase of the Development provide that:
   (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in the Deed of Mutual Covenant referred to in sub-clause (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.
3. A total number of 983 residential units are provided in the Phase of the Development.
4. (a) The number of residential units in the Phase of the Development of saleable area not exceeding 50 square metres is 569.
   (b) The number of residential units in the Phase of the Development of saleable area above 50 square metres is 414.
5. The dimensions in the floor plans are all structural dimensions in millimetre.

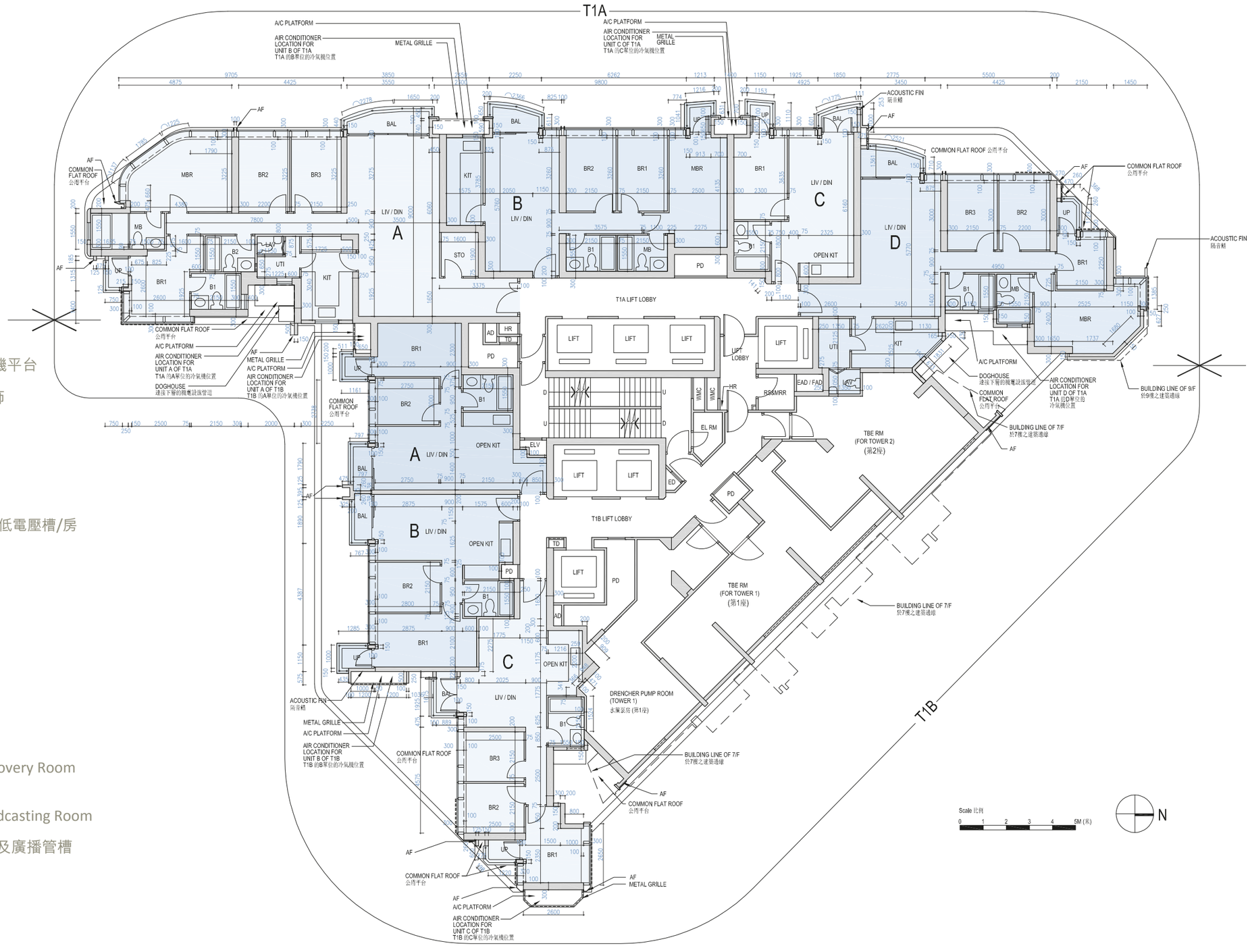
備註：

1. 批地文件特別條件第 (13)(e) 條規定：
   (a) 按批地文件特別條件第 (13)(a)(iii) 條在該地段上已建或擬建的住宅單位總數不少於894個；及
   (b) 按批地文件特別條件第 (13)(e)(i) 條提供的住宅單位總數中，有不少於520個住宅單位，每個單位的實用面積不超過50平方米。
2. 關於發展項目期數已批准格式之公契及管理合約之第三附表第3(a) 條及第3(b) 條規定：
   (a) 任何擁有人不得進行或准許或容許進行任何與住宅單位有關，包括但不限於清拆或更改任何隔牆或任何地板或屋頂板或任何隔板結構，而會導致該單位於內部連接到及可進出到任何毗鄰或毗連的住宅單位的工程，除非經地政總署署長或任何其他不時代替該署長的政府當局的預先書面同意，而該同意可由他的絕對酌情授予或拒絕授予及如果授予，該同意可能受制於在他絕對酌情施加的該等條款和條件(包括支付費用)。
   (b) 管理人須將由地政總署署長或任何其他不時代替該署長的政府當局提供有關根據公契規定以上第 (a) 分條給予同意的紀錄存放於管理處，供所有擁有人免費查閱並在自費支付合理費用後收取副本，所收到的所有費用記入特別基金。
3. 發展項目期數提供983個住宅單位。
4. (a) 發展項目期數實用面積不超於50平方米的住宅單位數目為569個。
   (b) 發展項目期數實用面積50平方米以上的住宅單位數目為414個。
5. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

T1A & T1B of Tower 1 3/F
第1座之T1A及T1B 3樓



Legend 圖例

A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台
AD	=	Air Duct 通風槽
AF	=	Architectural Feature 建築裝飾
B	=	Bathroom 浴室
BAL	=	Balcony 露台
BR	=	Bedroom 睡房
D	=	Down 下
DIN	=	Dining Room 飯廳
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U	=	Up 上
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WMC	=	Water Meter Cabinet 水錶箱
----------	=	Fixed Window 固定窗戶

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

T1A & T1B of Tower 1 5/F
第1座之T1A及T1B 5樓

Description 描述	Tower 座	Unit 單位			
		A	B	C	D
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)	T1A of Tower 1 第1座之T1A	3.15			
	T1B of Tower 1 第1座之T1B	3.15			-
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)	T1A of Tower 1 第1座之T1A	150 200	150		
	T1B of Tower 1 第1座之T1B	150 200		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。

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Floor plans of residential properties in the phase of the development

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T1A & T1B of Tower 1 5/F
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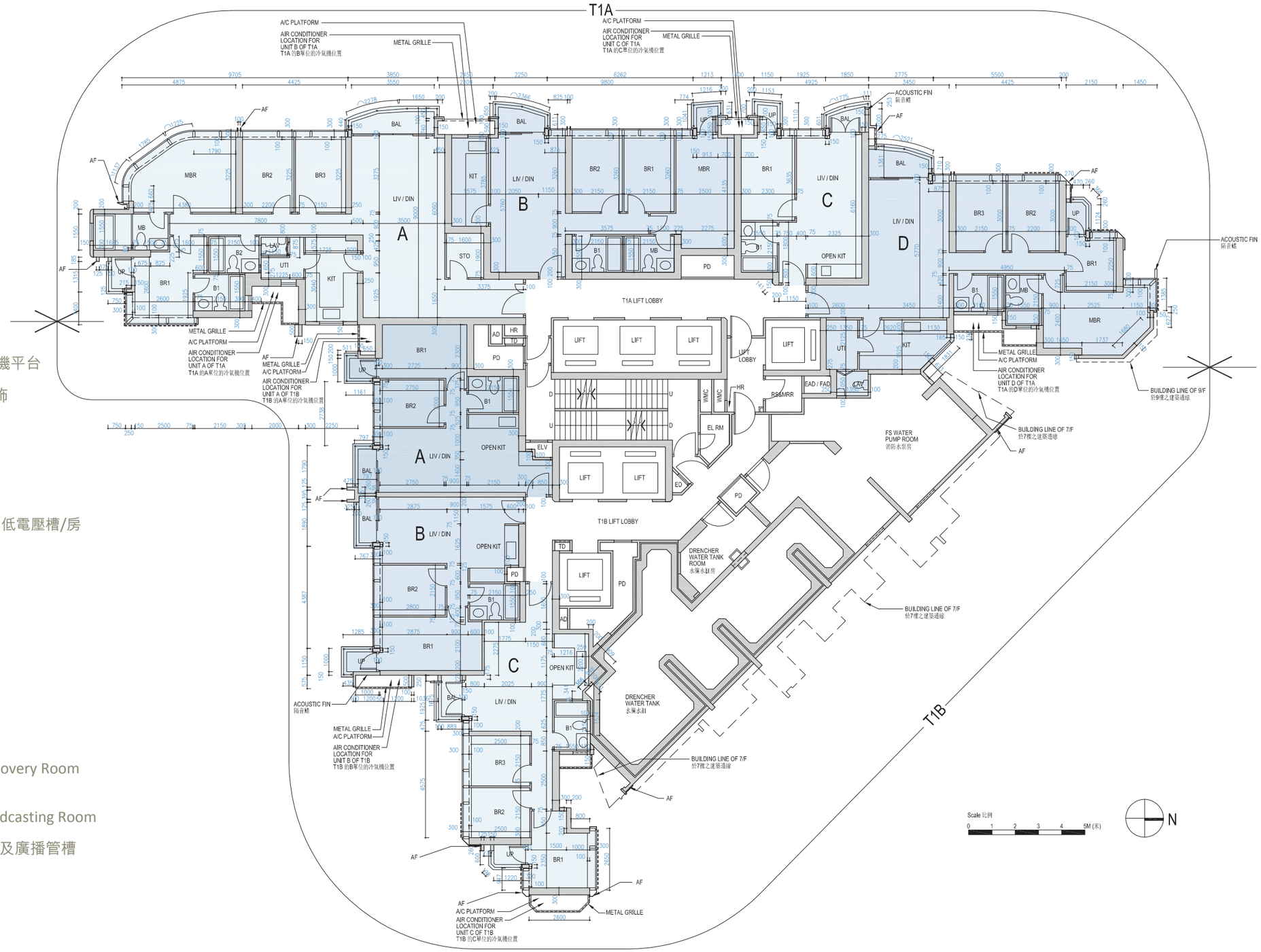

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----------	=	Fixed Window 固定窗戶

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

T1A & T1B of Tower 1 6/F
第1座之T1A及T1B 6樓

Description 描述	Tower 座	Unit 單位			
		A	B	C	D
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)	T1A of Tower 1 第1座之T1A	3.15			
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   (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in the Deed of Mutual Covenant referred to in sub-clause (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.
3. A total number of 983 residential units are provided in the Phase of the Development.
4. (a) The number of residential units in the Phase of the Development of saleable area not exceeding 50 square metres is 569.
   (b) The number of residential units in the Phase of the Development of saleable area above 50 square metres is 414.
5. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 批地文件特別條件第 (13)(e) 條規定：
   (a) 按批地文件特別條件第 (13)(a)(iii) 條在該地段上已建或擬建的住宅單位總數不少於894個；及
   (b) 按批地文件特別條件第 (13)(e)(i) 條提供的住宅單位總數中，有不少於520個住宅單位，每個單位的實用面積不超過50平方米。
2. 關於發展項目期數已批准格式之公契及管理合約之第三附表第3(a) 條及第3(b) 條規定：
   (a) 任何擁有人不得進行或准許或容許進行任何與住宅單位有關，包括但不限於清拆或更改任何隔牆或任何地板或屋頂板或任何隔板結構，而會導致該單位於內部連接到及可進出到任何毗鄰或毗連的住宅單位的工程，除非經地政總署署長或任何其他不時代替該署長的政府當局的預先書面同意，而該同意可由他的絕對酌情授予或拒絕授予及如果授予，該同意可能受制於在他絕對酌情施加的該等條款和條件(包括支付費用)。
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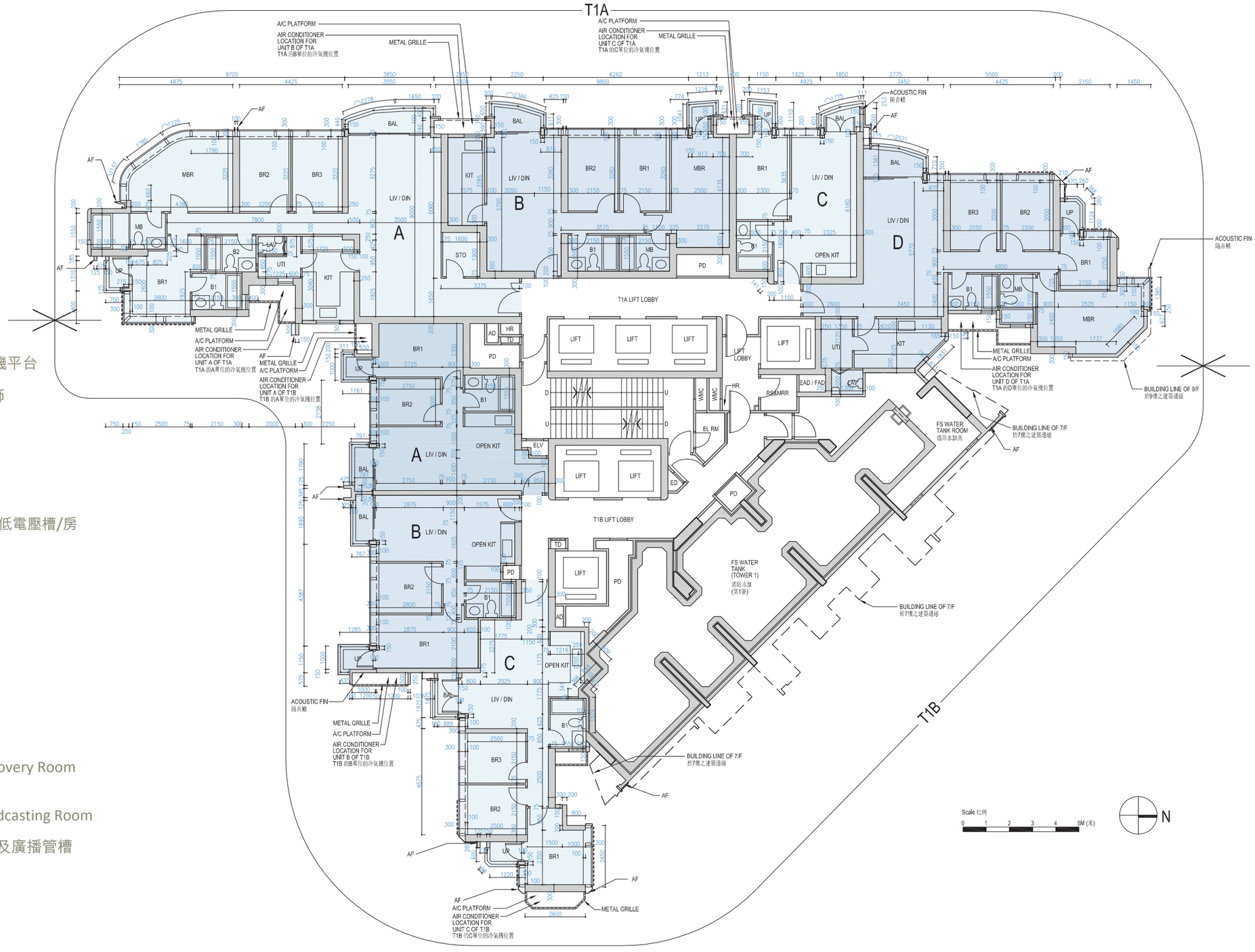
3. 發展項目期數提供983個住宅單位。
4. (a) 發展項目期數實用面積不超於50平方米的住宅單位數目為569個。
   (b) 發展項目期數實用面積50平方米以上的住宅單位數目為414個。
5. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

T1A & T1B of Tower 1 6/F
第1座之T1A及T1B 6樓



Legend 圖例

A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台
AD	=	Air Duct 通風槽
AF	=	Architectural Feature 建築裝飾
B	=	Bathroom 浴室
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HR	=	Hose Reel 消防喉轆
KIT	=	Kitchen 廚房
LAV	=	Lavatory 洗手間
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RS & MRR	=	Refuse Storage & Material Recovery Room 垃圾及物料回收室
STO	=	Store 儲物房
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TD	=	Telecommunication Duct 電訊及廣播管槽
U	=	Up 上
UP	=	Utility Platform 工作平台
UTI	=	Utility Room 工作間
WMC	=	Water Meter Cabinet 水錶箱
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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

T1A & T1B of Tower 1 7/F & 8/F
第1座之T1A及T1B 7樓及8樓

Description 描述	Tower 座	Unit 單位						
		A	B	C	D	E	F	G
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)	T1A of Tower 1 第1座之T1A	3.15				-	-	-
	T1B of Tower 1 第1座之T1B	3.15						
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)	T1A of Tower 1 第1座之T1A	150 200	150			-	-	-
	T1B of Tower 1 第1座之T1B	150 200		150	150 200	200		150 200

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。

Remarks :

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   (a) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(iii) of the Land Grant shall not be less than 894; and
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備註：

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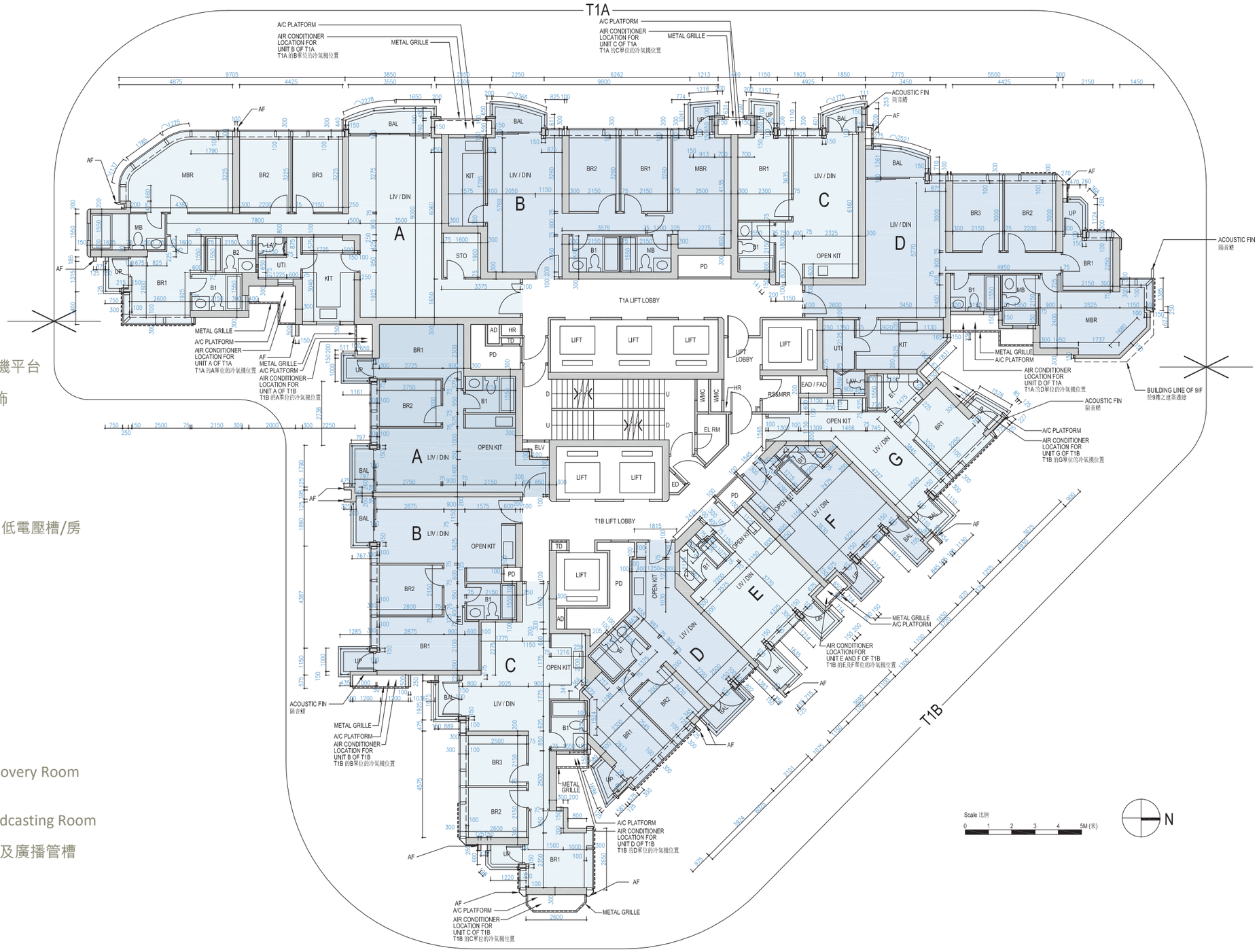
Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

T1A & T1B of Tower 1 7/F & 8/F

第1座之T1A及T1B 7樓及8樓



Legend 圖例

A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台
AD	=	Air Duct 通風槽
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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

T1A & T1B of Tower 1 9/F - 52/F (13/F, 14/F, 24/F, 34/F & 44/F are omitted)
第1座之T1A及T1B 9樓-52樓 (不設13樓、14樓、24樓、34樓及44樓)

Description 描述	Tower 座	Floor 樓層	Unit 單位						
			A	B	C	D	E	F	G
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)	T1A of Tower 1 第1座之T1A	9/F - 12/F, 15/F - 23/F & 25/F - 27/F 9樓-12樓、15樓-23樓及25樓-27樓	3.15				-	-	-
		28/F 28樓	3.15 3.50 3.55	3.15 3.50			-	-	-
		30/F - 33/F, 35/F - 43/F & 45/F - 52/F 30樓-33樓、35樓-43樓及45樓-52樓	3.15				-	-	-
	T1B of Tower 1 第1座之T1B	9/F - 12/F, 15/F - 23/F & 25/F - 27/F 9樓-12樓、15樓-23樓及25樓-27樓	3.15						
		28/F 28樓	3.15 3.50						
		30/F - 33/F, 35/F - 43/F & 45/F - 52/F 30樓-33樓、35樓-43樓及45樓-52樓	3.15						
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)	T1A of Tower 1 第1座之T1A	9/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 52/F 9樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-52樓	150 200	150			-	-	-
	T1B of Tower 1 第1座之T1B	9/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 52/F 9樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-52樓	150 200		150	150 200	200		150 200

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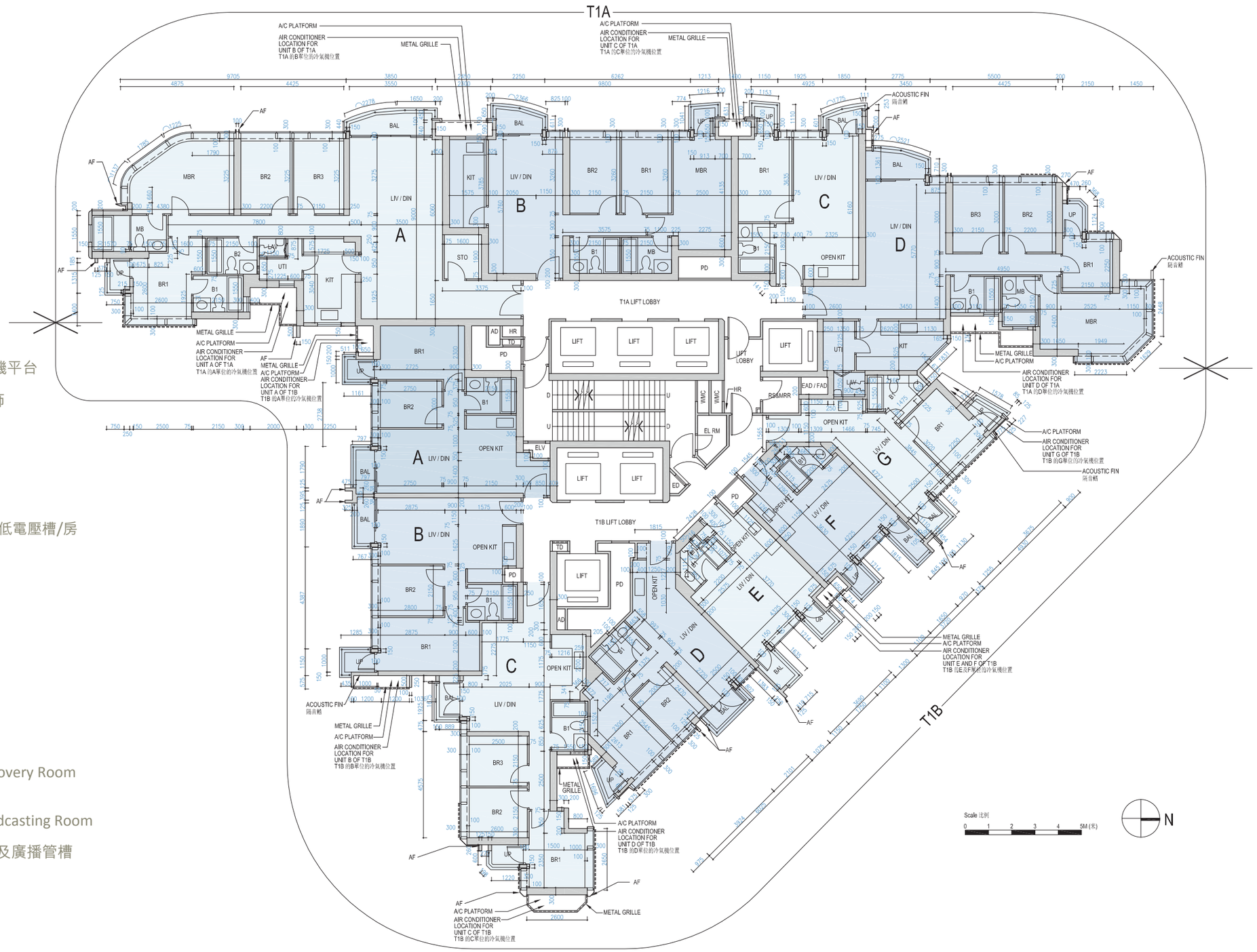
Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

T1A & T1B of Tower 1 9/F - 52/F (13/F, 14/F, 24/F, 34/F & 44/F are omitted)

第1座之T1A及T1B 9樓-52樓 (不設13樓、14樓、24樓、34樓及44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

T1A & T1B of Tower 1 53/F
第1座之T1A及T1B 53樓

Description 描述	Tower 座	Unit 單位						
		A	B	C	D	E	F	G
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)	T1A of Tower 1 第1座之T1A	3.50				-	-	-
	T1B of Tower 1 第1座之T1B	3.50			3.15 3.50 3.85	3.15 3.50 3.85 3.95		3.10 3.15 3.50 3.85
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)	T1A of Tower 1 第1座之T1A	150 200	150			-	-	-
	T1B of Tower 1 第1座之T1B	150 200		150	150 200	200		150 200

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。

Remarks :

1. Special Condition No.(13)(e) of the Land Grant provides that:
   (a) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(iii) of the Land Grant shall not be less than 894; and
   (b) out of the total number of residential units provided under Special Condition No.(13)(e)(i) of the Land Grant, not less than 520 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
2. Clauses 3(a) and 3(b) of the Third Schedule to the approved form of Deed of Mutual Covenant and Management Agreement for the Phase of the Development provide that:
   (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in the Deed of Mutual Covenant referred to in sub-clause (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.
3. A total number of 983 residential units are provided in the Phase of the Development.
4. (a) The number of residential units in the Phase of the Development of saleable area not exceeding 50 square metres is 569.
   (b) The number of residential units in the Phase of the Development of saleable area above 50 square metres is 414.
5. The dimensions in the floor plans are all structural dimensions in millimetre.

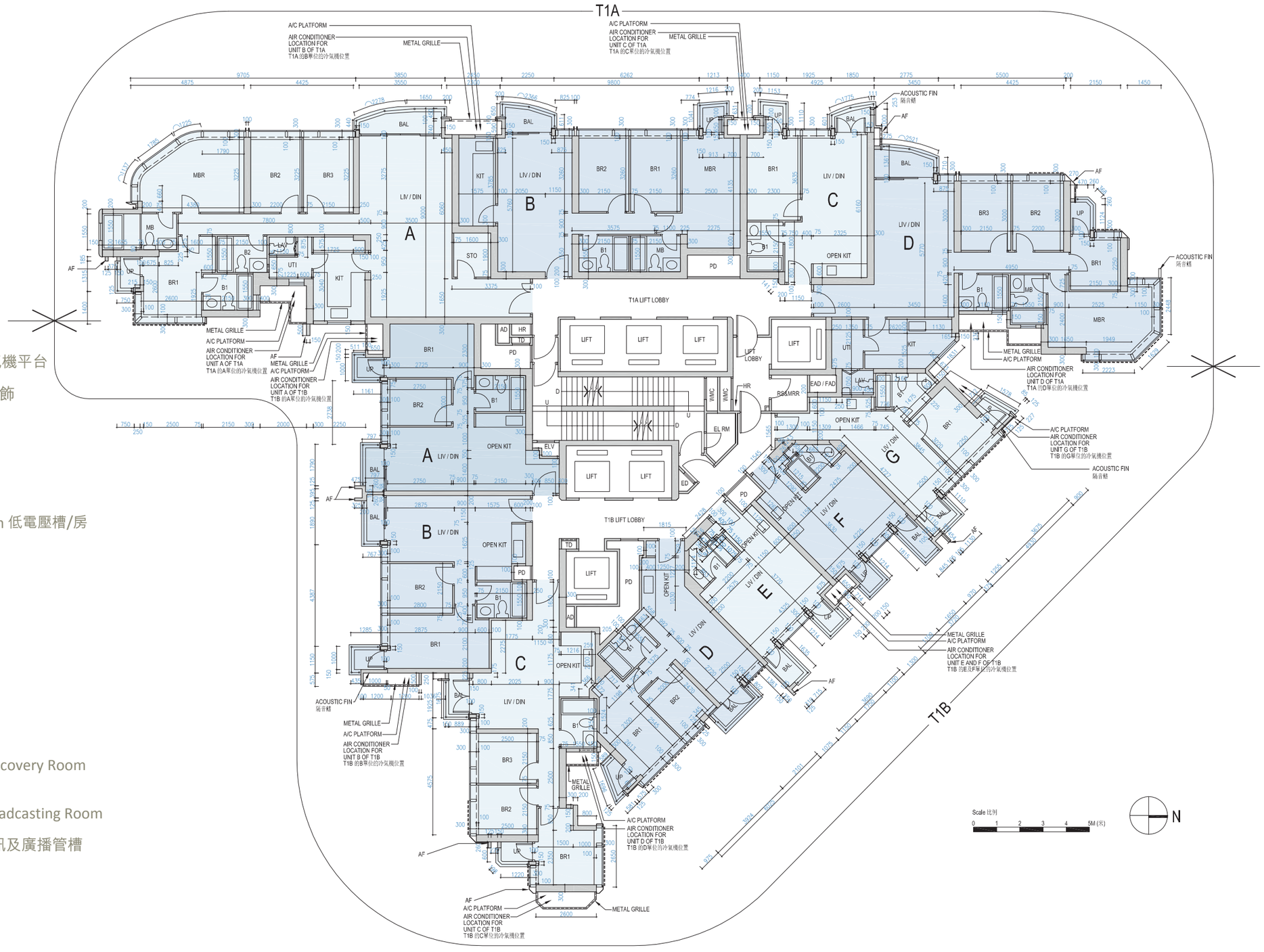
備註：

1. 批地文件特別條件第 (13)(e) 條規定：
   (a) 按批地文件特別條件第 (13)(a)(iii) 條在該地段上已建或擬建的住宅單位總數不少於894個；及
   (b) 按批地文件特別條件第 (13)(e)(i) 條提供的住宅單位總數中，有不少於520個住宅單位，每個單位的實用面積不超過50平方米。
2. 關於發展項目期數已批准格式之公契及管理合約之第三附表第3(a) 條及第3(b) 條規定：
   (a) 任何擁有人不得進行或准許或容許進行任何與住宅單位有關，包括但不限於清拆或更改任何隔牆或任何地板或屋頂板或任何隔板結構，而會導致該單位於內部連接到及可進出到任何毗鄰或毗連的住宅單位的工程，除非經地政總署署長或任何其他不時代替該署長的政府當局的預先書面同意，而該同意可由他的絕對酌情授予或拒絕授予及如果授予，該同意可能受制於在他絕對酌情施加的該等條款和條件(包括支付費用)。
   (b) 管理人須將由地政總署署長或任何其他不時代替該署長的政府當局提供有關根據公契規定以上第 (a) 分條給予同意的紀錄存放於管理處，供所有擁有人免費查閱並在自費支付合理費用後收取副本，所收到的所有費用記入特別基金。
3. 發展項目期數提供983個住宅單位。
4. (a) 發展項目期數實用面積不超於50平方米的住宅單位數目為569個。
   (b) 發展項目期數實用面積50平方米以上的住宅單位數目為414個。
5. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

T1A & T1B of Tower 1 53/F
第1座之T1A及T1B 53樓



Legend 圖例

A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台
AD	=	Air Duct 通風槽
AF	=	Architectural Feature 建築裝飾
B	=	Bathroom 浴室
BAL	=	Balcony 露台
BR	=	Bedroom 睡房
D	=	Down 下
DIN	=	Dining Room 飯廳
EAD	=	Exhaust Air Duct 排氣管槽
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HR	=	Hose Reel 消防喉轆
KIT	=	Kitchen 廚房
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LIFT LOBBY	=	升降機大堂
LIV	=	Living Room 客廳
MB	=	Master Bathroom 主人浴室
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METAL GRILLE	=	金屬格柵
OPEN KIT	=	Open Kitchen 開放式廚房
PD	=	Pipe Duct 管道槽
PD RM	=	Pipe Duct Room 管道房
RS & MRR	=	Refuse Storage & Material Recovery Room 垃圾及物料回收室
STO	=	Store 儲物房
TBE RM	=	Telecommunications and Broadcasting Room 電訊及廣播設備機房
TD	=	Telecommunication Duct 電訊及廣播管槽
U	=	Up 上
UP	=	Utility Platform 工作平台
UTI	=	Utility Room 工作間
WMC	=	Water Meter Cabinet 水錶箱
----------	=	Fixed Window 固定窗戶

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

T1A & T1B of Tower 1 55/F - 57/F
第1座之T1A及T1B 55樓-57樓

Description 描述	Tower 座	Floor 樓層	Unit 單位				
			A	B	C	D	E
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)	T1A of Tower 1 第1座之T1A	55/F - 56/F 55樓-56樓	3.50				-
		57/F 57樓	3.50 3.85 3.90	3.50 3.85			-
	T1B of Tower 1 第1座之T1B	55/F - 56/F 55樓-56樓	3.50				
		57/F 57樓	3.50 3.85				3.50 3.85 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)	T1A of Tower 1 第1座之T1A	55/F - 57/F 55樓-57樓	150 200	150			-
	T1B of Tower 1 第1座之T1B	55/F - 57/F 55樓-57樓	150 200		150	150 200	200

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.

Remarks :

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   (b) out of the total number of residential units provided under Special Condition No.(13)(e)(i) of the Land Grant, not less than 520 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
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4. (a) The number of residential units in the Phase of the Development of saleable area not exceeding 50 square metres is 569.
   (b) The number of residential units in the Phase of the Development of saleable area above 50 square metres is 414.
5. The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：

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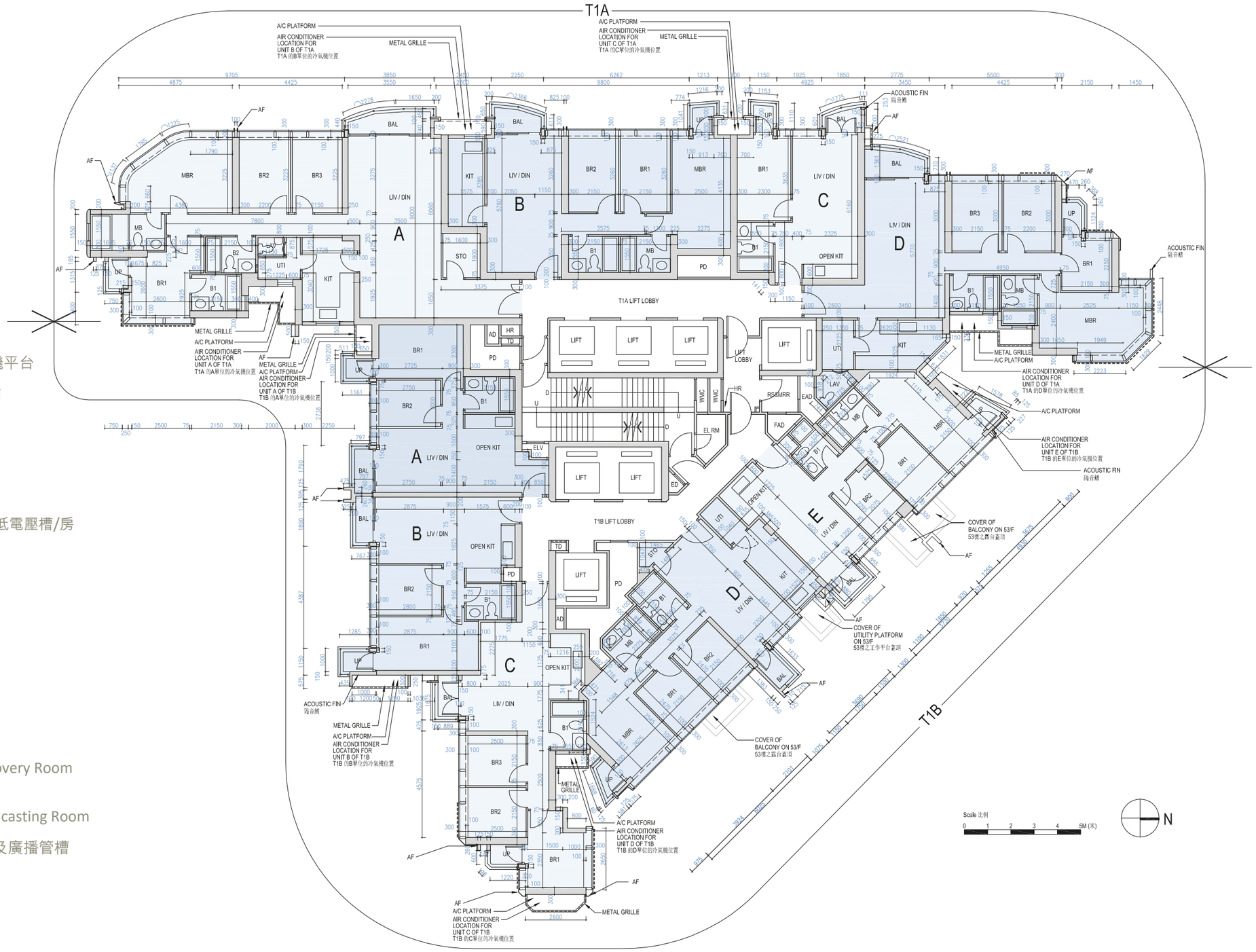
Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

T1A & T1B of Tower 1 55/F - 57/F
第1座之T1A及T1B 55樓-57樓



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A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台
AD	=	Air Duct 通風槽
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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

T2A & T2B of Tower 2 3/F
第2座之T2A及T2B 3樓

Description 描述	Tower 座	Unit 單位					
		A	B	C	D	E	F
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)	T2A of Tower 2 第2座之T2A	3.15 3.30 3.35	3.15 3.35				-
	T2B of Tower 2 第2座之T2B	3.15 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)	T2A of Tower 2 第2座之T2A	150 200	150				-
	T2B of Tower 2 第2座之T2B	150			200		150 200

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。

Remarks :

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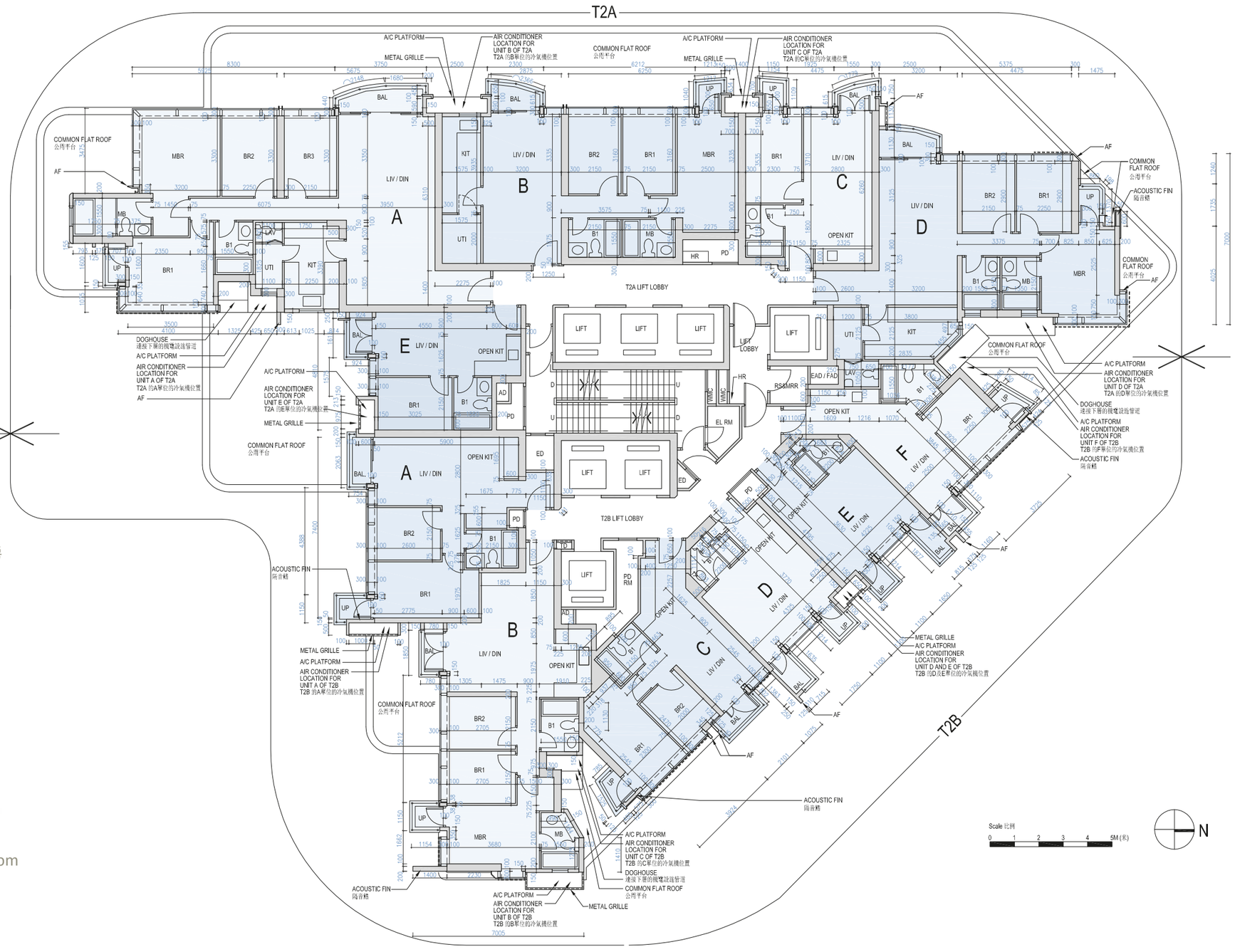
Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

T2A & T2B of Tower 2 3/F
第2座之T2A及T2B 3樓



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

T2A & T2B of Tower 2 5/F - 49/F (13/F, 14/F, 24/F, 34/F & 44/F are omitted)
第2座之T2A及T2B 5樓-49樓 (不設13樓、14樓、24樓、34樓及44樓)

Description 描述	Tower 座	Floor 樓層	Unit 單位					
			A	B	C	D	E	F
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)	T2A of Tower 2 第2座之T2A	5/F - 12/F, 15/F - 23/F & 25/F 5樓-12樓、15樓-23樓及25樓	3.15					-
		26/F 26樓	3.15 3.50 3.55	3.15 3.50				-
		28/F - 33/F, 35/F - 43/F & 45/F - 49/F 28樓-33樓、35樓-43樓及45樓-49樓	3.15					-
	T2B of Tower 2 第2座之T2B	5/F - 12/F, 15/F - 23/F & 25/F 5樓-12樓、15樓-23樓及25樓	3.15					
		26/F 26樓	3.15 3.50					
		28/F - 33/F, 35/F - 43/F & 45/F - 49/F 28樓-33樓、35樓-43樓及45樓-49樓	3.15					
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)	T2A of Tower 2 第2座之T2A	5/F - 12/F, 15/F - 23/F, 25/F, 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 49/F 5樓-12樓、15樓-23樓、25樓、26樓、28樓-33樓、35樓-43樓及45樓-49樓	150 200	150				-
	T2B of Tower 2 第2座之T2B	5/F - 12/F, 15/F - 23/F, 25/F, 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 49/F 5樓-12樓、15樓-23樓、25樓、26樓、28樓-33樓、35樓-43樓及45樓-49樓	150			200		150 200

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.

Remarks :

1. Special Condition No.(13)(e) of the Land Grant provides that:
   (a) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(iii) of the Land Grant shall not be less than 894; and
   (b) out of the total number of residential units provided under Special Condition No.(13)(e)(i) of the Land Grant, not less than 520 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
2. Clauses 3(a) and 3(b) of the Third Schedule to the approved form of Deed of Mutual Covenant and Management Agreement for the Phase of the Development provide that:
   (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in the Deed of Mutual Covenant referred to in sub-clause (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.
3. A total number of 983 residential units are provided in the Phase of the Development.
4. (a) The number of residential units in the Phase of the Development of saleable area not exceeding 50 square metres is 569.
   (b) The number of residential units in the Phase of the Development of saleable area above 50 square metres is 414.
5. The dimensions in the floor plans are all structural dimensions in millimetre.

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。

備註：

1. 批地文件特別條件第 (13)(e) 條規定：
   (a) 按批地文件特別條件第 (13)(a)(iii) 條在該地段上已建或擬建的住宅單位總數不少於894個；及
   (b) 按批地文件特別條件第 (13)(e)(i) 條提供的住宅單位總數中，有不少於520個住宅單位，每個單位的實用面積不超過50平方米。
2. 關於發展項目期數已批准格式之公契及管理合約之第三附表第3(a) 條及第3(b) 條規定：
   (a) 任何擁有人不得進行或准許或容許進行任何與住宅單位有關，包括但不限於清拆或更改任何隔牆或任何地板或屋頂板或任何隔板結構，而會導致該單位於內部連接到及可進出到任何毗鄰或毗連的住宅單位的工程，除非經地政總署署長或任何其他不時代替該署長的政府當局的預先書面同意，而該同意可由他的絕對酌情授予或拒絕授予及如果授予，該同意可能受制於在他絕對酌情施加的該等條款和條件(包括支付費用)。
   (b) 管理人須將由地政總署署長或任何其他不時代替該署長的政府當局提供有關根據公契規定以上第 (a) 分條給予同意的紀錄存放於管理處，供所有擁有人免費查閱並在自費支付合理費用後收取副本，所收到的所有費用記入特別基金。
3. 發展項目期數提供983個住宅單位。
4. (a) 發展項目期數實用面積不超於50平方米的住宅單位數目為569個。
   (b) 發展項目期數實用面積50平方米以上的住宅單位數目為414個。
5. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

T2A & T2B of Tower 2 5/F - 49/F (13/F, 14/F, 24/F, 34/F & 44/F are omitted)
第2座之T2A及T2B 5樓-49樓 (不設13樓、14樓、24樓、34樓及44樓)

Legend 圖例

A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台
AD	=	Air Duct 通風槽
AF	=	Architectural Feature 建築裝飾
B	=	Bathroom 浴室
BAL	=	Balcony 露台
BR	=	Bedroom 睡房
D	=	Down 下
DIN	=	Dining Room 飯廳
EAD	=	Exhaust Air Duct 排氣管槽
ED	=	Electrical Duct 電線槽
ELV	=	Extra Low Voltage Duct/Room 低電壓槽/房
EL RM	=	Electrical Room 電掣房
FAD	=	Fresh Air Duct 鮮風管槽
HR	=	Hose Reel 消防喉轆
KIT	=	Kitchen 廚房
LAV	=	Lavatory 洗手間
LIFT	=	升降機
LIFT LOBBY	=	升降機大堂
LIV	=	Living Room 客廳
MB	=	Master Bathroom 主人浴室
MBR	=	Master Bedroom 主人睡房
METAL GRILLE	=	金屬格柵
OPEN KIT	=	Open Kitchen 開放式廚房
PD	=	Pipe Duct 管道槽
PD RM	=	Pipe Duct Room 管道房
RS & MRR	=	Refuse Storage & Material Recovery Room 垃圾及物料回收室
STO	=	Store 儲物房
TBE RM	=	Telecommunications and Broadcasting Room 電訊及廣播設備機房
TD	=	Telecommunication Duct 電訊及廣播管槽
U	=	Up 上
UP	=	Utility Platform 工作平台
UTI	=	Utility Room 工作間
WMC	=	Water Meter Cabinet 水錶箱
----------	=	Fixed Window 固定窗戶

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

T2A & T2B of Tower 2 50/F - 53/F
第2座之T2A及T2B 50樓-53樓

Description 描述	Tower 座	Floor 樓層	Unit 單位					
			A	B	C	D	E	F
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)	T2A of Tower 2 第2座之T2A	50/F - 52/F 50樓-52樓	3.50					-
		53/F 53樓	3.50 3.85 3.90	3.50 3.85				-
	T2B of Tower 2 第2座之T2B	50/F - 52/F 50樓-52樓	3.50					
		53/F 53樓	3.50 3.85					
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)	T2A of Tower 2 第2座之T2A	50/F - 53/F 50樓-53樓	150 200	150				-
	T2B of Tower 2 第2座之T2B	50/F - 53/F 50樓-53樓	150			200		150 200

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.

Remarks :

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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。

備註：

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   (a) 按批地文件特別條件第 (13)(a)(iii) 條在該地段上已建或擬建的住宅單位總數不少於894個；及
   (b) 按批地文件特別條件第 (13)(e)(i) 條提供的住宅單位總數中，有不少於520個住宅單位，每個單位的實用面積不超過50平方米。
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   (b) 管理人須將由地政總署署長或任何其他不時代替該署長的政府當局提供有關根據公契規定以上第 (a) 分條給予同意的紀錄存放於管理處，供所有擁有人免費查閱並在自費支付合理費用後收取副本，所收到的所有費用記入特別基金。
3. 發展項目期數提供983個住宅單位。
4. (a) 發展項目期數實用面積不超於50平方米的住宅單位數目為569個。
   (b) 發展項目期數實用面積50平方米以上的住宅單位數目為414個。
5. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Floor plans of residential properties in the phase of the development

發展項目期數的住宅物業的樓面平面圖

T2A & T2B of Tower 2 50/F - 53/F
第2座之T2A及T2B 50樓-53樓

Legend 圖例

A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台
AD	=	Air Duct 通風槽
AF	=	Architectural Feature 建築裝飾
B	=	Bathroom 浴室
BAL	=	Balcony 露台
BR	=	Bedroom 睡房
D	=	Down 下
DIN	=	Dining Room 飯廳
EAD	=	Exhaust Air Duct 排氣管槽
ED	=	Electrical Duct 電線槽
ELV	=	Extra Low Voltage Duct/Room 低電壓槽/房
EL RM	=	Electrical Room 電掣房
FAD	=	Fresh Air Duct 鮮風管槽
HR	=	Hose Reel 消防喉轆
KIT	=	Kitchen 廚房
LAV	=	Lavatory 洗手間
LIFT	=	升降機
LIFT LOBBY	=	升降機大堂
LIV	=	Living Room 客廳
MB	=	Master Bathroom 主人浴室
MBR	=	Master Bedroom 主人睡房
METAL GRILLE	=	金屬格柵
OPEN KIT	=	Open Kitchen 開放式廚房
PD	=	Pipe Duct 管道槽
PD RM	=	Pipe Duct Room 管道房
RS & MRR	=	Refuse Storage & Material Recovery Room 垃圾及物料回收室
STO	=	Store 儲物房
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U	=	Up 上
UP	=	Utility Platform 工作平台
UTI	=	Utility Room 工作間
WMC	=	Water Meter Cabinet 水錶箱
----------	=	Fixed Window 固定窗戶

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

Remarks applicable to the floor plans in this section :

1. There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or air-conditioner platform and/or external wall of some residential 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 ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential properties.
4. There are exposed pipes installed in some bathrooms and lavatories.
5. Balconies and utility platforms are non-enclosed areas.
6. 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.

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、金屬格柵及/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/或冷氣機平台及/或外牆上/附近設有外露及/或外牆裝飾板（覆蓋板）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/或用以裝置冷氣裝備及/或其他機電設備的假天花/裝飾橫樑。
4. 部分浴室及洗手間內裝有外露喉管。
5. 露台及工作平台為不可封閉的地方。
6. 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。

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 冷氣機平台
AD	=	Air Duct 通風槽
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EL RM	=	Electrical Room 電掣房
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HR	=	Hose Reel 消防喉轆
KIT	=	Kitchen 廚房
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LIFT	=	升降機
LIFT LOBBY	=	升降機大堂
LIV	=	Living Room 客廳
MB	=	Master Bathroom 主人浴室
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OPEN KIT	=	Open Kitchen 開放式廚房
PD	=	Pipe Duct 管道槽
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UP	=	Utility Platform 工作平台
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WMC	=	Water Meter Cabinet 水錶箱
----------	=	Fixed Window 固定窗戶

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 Name 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
T1A of Tower 1 第1座之 T1A	3/F, 5/F & 6/F 3樓、5樓及6樓	A	126.944 (1,366) (Balcony 露台：3.869 (42)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B	76.771 (826) (Balcony 露台：2.500 (27)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C	39.127 (421) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D	95.902 (1,032) (Balcony 露台：3.326 (36)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
	7/F & 8/F 7樓及8樓	A	126.944 (1,366) (Balcony 露台：3.869 (42)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B	76.771 (826) (Balcony 露台：2.500 (27)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C	39.127 (421) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D	95.541 (1,028) (Balcony 露台：3.326 (36)) (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 area of every one of the balcony, utility platform and verandah, if any, to the extent that 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.

Remarks :

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. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F 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4樓、13樓、14樓、24樓、34樓、44樓及54樓。

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 Name 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
T1A of Tower 1 第1座之 T1A	9/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 9樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓	A	126.944 (1,366) (Balcony 露台：3.869 (42)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B	76.771 (826) (Balcony 露台：2.500 (27)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C	39.127 (421) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D	96.509 (1,039) (Balcony 露台：3.326 (36)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
	55/F - 57/F 55樓-57樓	A	126.944 (1,366) (Balcony 露台：3.869 (42)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B	76.771 (826) (Balcony 露台：2.500 (27)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C	39.127 (421) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D	96.773 (1,042) (Balcony 露台：3.326 (36)) (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 area of every one of the balcony, utility platform and verandah, if any, to the extent that 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.

Remarks :

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. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F 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4樓、13樓、14樓、24樓、34樓、44樓及54樓。

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 Name 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
T1B of Tower 1 第1座之 T1B	3/F, 5/F & 6/F 3樓、5樓及6樓	A	49.664 (535) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B	48.773 (525) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C	60.392 (650) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
	7/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 7樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓	A	49.664 (535) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B	48.773 (525) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C	59.906 (645) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D	45.379 (488) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		E	29.533 (318) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		F	28.429 (306) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		G	36.072 (388) (Balcony 露台：2.000 (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 area of every one of the balcony, utility platform and verandah, if any, to the extent that 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.

Remarks :

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. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F 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4樓、13樓、14樓、24樓、34樓、44樓及54樓。

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 Name 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
T1B of Tower 1 第1座之 T1B	55/F - 57/F 55樓-57樓	A	49.664 (535) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B	48.773 (525) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C	59.979 (646) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D	70.432 (758) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		E	60.565 (652) (Balcony 露台：2.000 (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 area of every one of the balcony, utility platform and verandah, if any, to the extent that 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.

Remarks :

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. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F 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4樓、13樓、14樓、24樓、34樓、44樓及54樓。

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 Name 座數	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
T2A of Tower 2 第2座之 T2A	3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓	A	116.269 (1,252) (Balcony 露台：3.760 (40)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B	81.276 (875) (Balcony 露台：2.500 (27)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C	39.135 (421) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D	83.939 (904) (Balcony 露台：2.916 (31)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		E	32.277 (347) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：0.000(0)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
T2B of Tower 2 第2座之 T2B	3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、 35樓-43樓及45樓-53樓	A	51.204 (551) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		B	71.080 (765) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		C	46.340 (499) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		D	29.533 (318) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		E	28.429 (306) (Balcony 露台：2.000 (22)) (Utility Platform 工作平台：1.500 (16)), (Verandah 陽台：- (-))	-	-	-	-	-	-	-	-	-	-
		F	36.412 (392) (Balcony 露台：2.000 (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 area of every one of the balcony, utility platform and verandah, if any, to the extent that 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.

Remarks :

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. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F 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4樓、13樓、14樓、24樓、34樓及44樓。

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

- Loading/Unloading Bay (Government Accommodation)
  上落貨停車位（政府樓宇）
- Visitors' Car Parking Space (Government Accommodation)
  訪客停車位（政府樓宇）
- Accessible (Disabled) Visitors' Car Parking Space (Government Accommodation)
  暢通易達（傷健人士）訪客停車位（政府樓宇）
- Refuse Collection Vehicle Parking Space (Residential Portion)
  垃圾車停車位（住宅部分）
- Loading/Unloading Bay (Residential Portion)
  上落貨停車位（住宅部分）

Boundary Line of the Development
發展項目的界線

Scale 比例
0 5 10 15 20 25M(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

Basement 1/F

地庫1樓

Car Parking Space (Residential Portion)
停車位(住宅部分)

Motor Cycle Parking Space
(Residential Portion)
電單車停車位(住宅部分)

Bicycle Parking Space
(Residential Portion)
單車停車位
(住宅部分)

Visitors' Car Parking Space
(Residential Portion)
訪客停車位
(住宅部分)

Accessible (Disabled)
Visitors' Car Parking Space
(Residential Portion)
暢通易達(傷健人士)
訪客停車位
(住宅部分)

Boundary Line of the Development
發展項目的界線

Scale 比例
0 5 10 15 20 25M(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

Basement 2/F

地庫2樓

Car Parking Space (Residential Portion)
停車位(住宅部分)

Motor Cycle Parking Space
(Residential Portion)
電單車停車位
(住宅部分)

Boundary Line of the Development
發展項目的界線

Scale 比例
0 5 10 15 20 25M(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

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

	Categories of Parking Space 停車位類別	Number 數目			Parking Space Number 停車位編號			Dimensions (Length x Width) (m) 尺寸 (長 x 闊) (米)	Area of each Parking Space (sq.m.) 每個停車位面積 (平方米)
		G/F 地下	B1/F 地庫1樓	B2/F 地庫2樓	G/F 地下	B1/F 地庫1樓	B2/F 地庫2樓		
Residential Portion 住宅部分	Car Parking Space 停車位	-	69	45	-	1-69	1-45	5 x 2.5	12.5
	Motor Cycle Parking Space 電單車停車位	-	7	5	-	M1-M7	M1-M5	2.4 x 1	2.4
	Visitors' Car Parking Space 訪客停車位	-	3	-	-	V1-V3	-	5 x 2.5	12.5
	Accessible (Disabled) Visitors' Car Parking Space 暢通易達 (傷健人士) 訪客停車位	-	2	-	-	V4-V5	-	5 x 3.5	17.5
	Bicycle Parking Space 單車停車位	-	45	-	-	B1-B45	-	1.8 x 0.6	1.08
	Loading/Unloading Bay 上落貨停車位	2	-	-	L1-L2	-	-	11 x 3.5	38.5
	Refuse Collection Vehicle Parking Space 垃圾車停車位	1	-	-	-	-	-	12 x 5.0	60.0
Government Accommodation 政府樓宇	Visitors' Car Parking Space 訪客停車位	19	-	-	1-3, 5-20	-	-	5 x 2.5	12.5
	Accessible (Disabled) Visitors' Car Parking Space 暢通易達 (傷健人士) 訪客停車位	1	-	-	4	-	-	5 x 3.5	17.5
	Loading/Unloading Bay 上落貨停車位	4	-	-	L1-L4	-	-	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. 買方在簽署臨時買賣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

A. Summary of the provisions of the draft Deed of Mutual Covenant and Management Agreement ("the DMC") that deal with the common parts of the Phase

1. **"Common Areas"** means the Estate Common Areas, the Residential Common Areas, the Car Park Common Areas, the Residential/Car Park Common Areas and those parts of the Estate as are designated as common areas in, and more particularly identified on plans to be annexed to, any Sub-Deed of Mutual Covenant or deed poll to be executed pursuant to the DMC but excluding those parts of the Residential Development or the Car Park which belong to the Owner of any particular Unit or which serve only any particular Unit.

2. **"Common Services and Facilities"** means the Estate Common Services and Facilities, the Residential Common Services and Facilities, the Car Park Common Services and Facilities, the Residential/Car Park Common Services and Facilities and those services and facilities of the Estate as are designated as common services and facilities in any Sub-Deed of Mutual Covenant or deed poll to be executed pursuant to the DMC excluding those services and facilities which belong to the Owner of any particular Unit or which serve only any particular Unit.

3. **"Car Park Common Areas"** means those parts of the Car Park intended for the common use and benefit of the Owners, occupiers and licensees of the Car Parking Spaces including, but not limited to, all accessory areas, circulation passages, staircases, landings, drop off area, ramps, driveways, fan rooms, air duct shaft, fire service water tanks, pump room, carpark lift lobbies, electricity meter rooms and electricity rooms but excluding anything contained in the Estate Common Areas, the Residential/Car Park Common Areas and the Residential Common Areas and for the purpose of identification only as shown (where possible and capable of being shown) coloured green on the plans annexed to the DMC.

4. **"Car Park Common Services and Facilities"** means those services and facilities in on or under the Car Park and which serve the Car Parking Spaces including, but not limited to, plant and machinery, electrical and mechanical ventilation installations, fittings and equipment, water supply apparatus, drains, channels, control gates, smoke vent, fire fighting installation and equipment, security systems and apparatus and the Common EV Facilities (but excluding the Estate Common Services and Facilities, the Residential/Car Park Common Services and Facilities, the Residential Common Services and Facilities and those services and facilities forming parts of other Common Services and Facilities designated or to be designated in the Sub-Deed of Mutual Covenant or deed poll to be executed pursuant to the DMC).

5. **"Common EV Facilities"** means all such facilities installed or to be installed within the Car Park Common Areas for the common use and benefit of the Owners of the EV Car Parking Spaces for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance (Chapter 374 of the Laws of Hong Kong Special Administrative Region) parking at any of the EV Car Parking Spaces; such facilities shall not serve any of the EV Car Parking Spaces exclusively or belong to any of the owner of the EV Car Parking Spaces and shall include but not limited to such wires, cables, ducts, trunking, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose.

6. **"Estate Common Areas"** means those parts of the Estate which are intended for use by Owners of the Estate as a whole and not for the sole benefit of any Owner or group of Owners including, but not limited to the Items (if any), the Slope and Retaining Structures (if any) and all other areas (if any) within the Estate not used for the sole benefit of any Owner or group of Owners (but excluding the Residential Common Areas, the Car Park Common Areas, the Residential/Car Park Common Areas and those areas forming parts of other Common Areas as designated or to be designated in the Sub-Deed of Mutual Covenant or deed poll to be executed pursuant to the DMC).

7. **"Estate Common Services and Facilities"** means those services and facilities (if any) constructed or to be constructed in on or under the Development and which serve the Estate as a whole and not for the sole benefit of any Owner or group of Owners (but excluding the Residential Common Services and Facilities, the Car Park Common Services and Facilities, the Residential/Car Park Common Services and Facilities and those services and facilities forming parts of other Common Services and Facilities designated or to be designated in the Sub-Deed of Mutual Covenant or deed poll to be executed pursuant to the DMC).

8. **"EV Facilities for Visitors' Car Parking Spaces"** means all such facilities installed or to be installed within the Residential Common Areas and the Car Park for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance (Chapter 374 of the Laws of Hong Kong Special Administrative Region) parking at the visitors' car parking spaces and such facilities shall include but not limited to such wires, cables, ducts, trunking, electric meters, base box, socket outlet, locks, covers and other security and/or protective devices, charging station, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose.

9. **"Residential Common Areas"** means those parts of the Residential Development intended for the common use and benefit of the Owners of the Residential Development and not for the sole benefit of any Owner of a Residential Unit, including but not limited to Noise Mitigation Measures (excluding those forming part or parts of a Residential Unit), the fence walls standing on the curb which separate the Residential Development and the Government Accommodation together with all finishes thereto, emergency vehicular access, areas for installation or use of aerial broadcast distribution or telecommunications network facilities, transfer plates, residential entrance lobbies, residential shuttle lift lobbies from 3rd Floor to 57th Floor of the Estate, staircases, landings, walkways, corridors and passages, refuge floors, landscaped areas provided pursuant to Special Condition No.(12) of the Government Grant, communal podium gardens and greenery areas, acoustic fins, lift shafts, plant and equipment rooms podium deck, refuse rooms, swimming pool filtration plant rooms, chiller plant rooms, roofs and flat roofs, air-conditioning platforms, architectural features of the Towers and associated supporting beams and columns, the external walls (including curtain walls) or any part thereof (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of the curtain wall, the non-openable windows therein or thereto and window frames, glass panels, cast-in anchors, gasket, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant, fixed glass barrier and such other components of such openable windows) of the Towers (but excluding the external walls of the basement levels of the Towers) , claddings, louvers, grilles, facades of the Towers, parapet walls, structural walls and columns within or appertaining to the Residential Development, exterior cladding, the loading and unloading spaces for goods vehicles, visitors' car parking spaces, Bicycle Parking Spaces, caretaker's counters, Private Recreational Areas and Facilities, fire services pump rooms, transformer rooms, switch rooms, primary air unit rooms, main telecommunication broadcast equipment rooms, telecommunication duct, emergency generator rooms, water pump rooms, fan rooms, chiller plant room, water meter cabinet room, air handling unit rooms, filtration plant rooms, pipe ducts, cable ducts, air duct shaft, mail boxes, skylight, canopy, lawns, water features, planters, footpaths, open spaces and other areas designated for the benefit of the Residential Development but excluding anything contained in the Estate Common Areas, the Car Park Common Areas and the Residential/Car Park Common Areas, and for the purpose of identification only as shown (where possible or capable of being shown) coloured pink on the plans annexed to the DMC.

10. **"Residential Common Services and Facilities"** means those services and facilities constructed or installed or to be constructed or installed in on or under the Development and which serve the Residential Development and not for the sole benefit of any Owner of a Residential Unit including but not limited to, EV Facilities for Visitors' Car Parking Spaces, aerial broadcast distribution or telecommunication network facilities, drains, channels, water tanks, ducting, pipes, cables, wiring, plant and machinery, air-conditioning and ventilation system, electrical installations, fittings, equipment and apparatus, lifts, fire fighting installations and equipment, security systems and apparatus and gondolas but excluding anything contained in the Estate Common Services and Facilities, the Residential/Car Park Common Services and Facilities and the Car Park Common Services and Facilities.

11. **"Residential/Car Park Common Areas"** means those parts of the Estate intended for the common use of the Owners of the Residential Development and the Owners of the Car Park and not for the sole benefit for Owner of a Residential Unit or a Car Parking Space, including but not limited to the external wall of the basement levels of the Tower, emergency vehicular access, security control room, owner's committee office, caretakers' quarters, refuse storage and material recovery chamber including the loading/unloading space for refuse collection vehicle, transformer room, switch room and LV switch room, main water meter room, street fire hydrant and sprinkler pump and tank room, sprinkler control valve room, Fire services and Sprinkler inlets, filtration plant room (for water feature), management office, Gen Set room, Fuel tank room, Shuttle lift and shuttle lift lobby but excluding anything contained in the Estate Common Areas, the Residential Common Areas and Car Park Common Areas, and for the purpose of identification only as shown (where possible or capable of being shown) coloured orange on the plans annexed to the DMC.

12. **"Residential/Car Park Common Services and Facilities"** means those services and facilities constructed or installed or to be constructed or installed in on or under the Development and which serve the Residential Development and the Car Park not for the sole benefit of any Owner of a Residential Unit or a Car Parking Space including but not limited to drains, manhole, channels, water mains, sewers, gutters, cables, town gas valve cabinet, pipes, wires, fire fighting or security equipment and facilities, pumps, switches, meters, lights, sanitary fittings, refuse disposal equipment and facilities, communal aerials and other apparatus equipment and facilities but excluding anything contained in the Estate Common Services and Facilities, the Residential Common Services and Facilities and the Car Park Common Services and Facilities.

13. **"Private Recreational Areas and Facilities"** means the recreational areas and recreational facilities and facilities ancillary thereto (including but not limited to the Club House) as are approved by the Director pursuant to the provisions of Special Condition No.(15)(a) of the Government Grant which now are or may at any time during the Term be provided for the common use and benefit of the residents of the Residential Development and their bona fide visitors.

14. Subject to the Building Management Ordinance and the provisions of the DMC, the Common Areas and the Common Services and Facilities shall be under the exclusive control of the Manager. The Manager shall have the powers and duties to maintain and keep in good repair and condition the Common Areas and the Common Services and Facilities in accordance with the provisions of the DMC.

15. Each Share shall during the residue of the Term and any renewal thereof and subject to the covenants and terms contained in the Government Grant and in the DMC, be held by the person or persons from time to time entitled thereto together with the benefit, insofar as applicable, of the easements, rights and privileges set out in Part I of the Second Schedule to the DMC, including but not limited to the following rights, easements and privileges:

(I) <u>Rights, Easements and Privileges applicable to all Owners of the Residential Development:</u>

(a) Full right and liberty (Subject Always to the rights of the Manager, the First Owner, the Owner of the Government Accommodation and the Owner of the Railway Portion) for the Owner of a Residential Unit of the Residential Development for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right):

(i) to go, pass and repass over and along and upon and to use the Residential Common Areas, the Residential Common Services and Facilities, the Residential/Car Park Common Areas and the Residential/Car Park Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Unit; and

(ii) to go, pass and repass over and along and upon the Car Park Common Areas for the purposes of access and egress to and from the drop off areas, the lay-bys, loading and unloading spaces, the visitors' car parking spaces.

(b) Full right and liberty for the residents for the time being, of a Unit in the Residential Development and his bona fide guests and visitors to use and enjoy, for the purpose of recreation only and subject to the rules regulations and fees prescribed for their use by the Manager, the Private Recreational Areas and Facilities intended for use by the residents of the Residential Development and his bona fide guests and visitors PROVIDED that in exercising such right no person shall damage or interfere with or permit or suffer to be damaged or interfered with, the general amenities, plant, equipment or services provided.

(II) <u>Rights, Easements and Privileges applicable to the Owner of the Government Accommodation</u>

The right for FSI, its lessees, tenants, licensees and persons authorized by it and the Owners or occupiers for the time being of the Government Accommodation or any part thereof to go pass and repass over and along and to use any common parts of the Land or any common parts of the Development in connection with the proper use and enjoyment of the Government Accommodation or any part thereof and to use and receive the benefit of any common facilities within the Land or the Development.

(III) <u>Rights, Easements and Privileges applicable to the Owner of the Railway Portion</u>

The right for the Owner for the time being of the Railway Portion with or without servants, workmen and others at all reasonable times on reasonable prior written notice (except in case of emergency) to enter into and upon the other parts of the Development (including but not limited to the Residential Common Areas but excluding the Residential Units) for the purpose of emergency services and carrying out any work necessary for the maintenance and repair of the Railway Portion, the West Rail, the West Rail Railway Tunnels or the West Rail Structures and Installations and the exercise of any right conferred under the DMC, such work not being the responsibility of the Manager, and which cannot be practically carried out without such access and to cause as little disturbance as possible and make good any damage caused thereby.

(IV) <u>Rights, Easements and Privileges applicable to the Owners of the Car Parking Spaces</u>

(a) Full right and liberty (Subject Always to the rights of the Manager, the First Owner, the Owner of the Government Accommodation and the Owner of the Railway Portion) for the Owner of a Car Parking Space for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) to go, pass and repass over and along and upon and to use the Car Park Common Areas, the Car Park Common Services and Facilities, the Residential/Car Park Common Areas and the Residential/Car Park Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Car Parking Space.

(b) Subject to the provisions of Clauses 25 and 26 of Section E of the DMC and to the management expenses for the Common EV Facilities to be borne by the Owners of EV Car Parking Spaces, the full right and liberty (Subject Always to the rights of the Manager, the First Owner, the Owner of the Government Accommodation and the Owner of the Railway Portion) for the Owner of an EV Car Parking Space for the time being at his own cost and expense to install, maintain, repair and replace an electric meter and such associated facilities within the electric meter room of the Car Park Common Areas and to lay and/or maintain, repair and replace such cables, base box, socket outlets, protective and security devices within the Car Park Common Areas at such locations and in such manner to be approved by the Manager for the purposes of or in connection with the proper use and enjoyment and operation of the Non-Common EV Facilities serving his EV Car Parking Space exclusively.

16. Each Share shall during the residue of the Term and any renewal thereof and subject to the covenants and terms contained in the Government Grant and in the DMC, be held by the person or persons from time to time entitled thereto subject to the exceptions and reservations set out in Part II of the Second Schedule to the DMC, including but not limited to the following exceptions and reservations:

(a) Rights of Manager

(i) Full right and privilege for the Manager, with or without surveyors, workmen and others, at all reasonable times on prior reasonable notice (except in case of emergency) to enter on and into each and every part of the Land and the Development including each Unit other than the Railway Portion (except with the prior consent in writing of the Owner of the Railway Portion) and the Government Accommodation (except with the prior approval (save in case of emergency) of the Owner of the Government Accommodation) for the purposes of carrying out necessary repairs to the Development including but not limited to inspecting, rebuilding, repairing, renewing, replacing, renovating, maintaining, cleaning, painting or decorating the structure of the Estate, the Items the Common Areas and the Common Services and Facilities or any part or parts thereof, or any Unit in respect of which the Owner shall be in default of its obligations to repair and maintain or for abating any hazard or nuisance which does or may affect the Common Areas, the Common Services and Facilities or other Owners or for the exercise and carrying out of any of its powers and duties under the provisions of the DMC causing as little disturbance as is reasonably practicable and making good any damage caused thereby.

(ii) In respect of any flat roof or roof (if any) forming part of a Unit:

(I) the right for the Manager, its servants, agents, contractors and persons duly authorized on prior reasonable notice (except in case of emergency) to gain access to and enter upon any such flat roof or roof and to remain there for such reasonable period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Common Services and Facilities in or upon the flat roof or roof or to which access is gained via the flat roof or roof and, on a temporary basis, to erect, place or store on any flat roof or roof any scaffolding or other plant, equipment or materials necessary for the purpose of the aforementioned works for so long as such works are being carried on Provided That the Manager, its servants, agents, contractors and duly authorized persons in exercising the aforesaid rights shall cause as little disturbance as reasonably practicable and shall make good any damage caused thereby;

(II) the right for the Manager to have access to, over and/or on the flat roof or the roof or the parapet walls of the flat roof or the roof for the purposes of cleaning gondola and/or any davit arm, other equipment or device of management (collectively referred to in the DMC as the "gondola" which expression shall include all brackets, hinges, posts or other related equipment) installed and placed within the Residential Common Areas and to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior of the Estate or any part thereof and Provided that prior reasonable notice shall be given to the relevant Owner by the Manager, its servants, agents, contractors and persons duly authorized to enter upon the flat roof or roof for the purposes of operating, installing, keeping, repairing, storing and/or parking the gondola and in this connection the Manager, its agents, contractors and duly authorized persons shall have the right to temporarily fence off the relevant part of the flat roof or roof on giving prior reasonable notice to the relevant Owner Provided That in exercising any of its aforesaid rights the Manager, its servants, agents, contractors and persons duly authorized to enter upon the flat roof or roof shall cause as little disturbance as reasonably practicable and shall make good any damage caused thereby.

(b) Rights of First Owner

For so long as the First Owner remains the beneficial owner of any Share (and in addition to any other right which it may have reserved under the Non-Railway Portion Assignment and the Assignment to the Purchaser), the First Owner shall have the exclusive and unrestricted right in its absolute discretion at any time or times and from time to time as it shall deem fit to do all or any of the following acts or deeds and/or to exercise all or any of the following rights, liberty, privileges and entitlement without the necessity of joining in or the concurrence or approval of any other Owner (unless provided otherwise in the DMC), the Manager or any other person interested in the Land and the Development:-

(i) in accordance with the terms of the Government Grant, to assign upon execution of the DMC the Common Areas and Common Services and Facilities or any part or parts thereof together with the Shares relating thereto to the Manager, without consideration, for the general benefit of the Owners Provided that upon such assignment such areas and facilities shall be held by the Manager as trustee for all the Owners and if the Manager shall resign or be wound up or are removed in accordance with the provisions of Clause 2 of Section H of the DMC and another manager appointed in its place, or if required by an Owners Corporation for the Development formed under the Building Management Ordinance then the Manager or its liquidator shall assign such Common Areas and Common Services and Facilities together with the Shares relating thereto (if any) free of costs and consideration to the new manager or Owners Corporation (as appropriate) upon the same trusts;

(ii) without prejudice to Clause 3(e) of Part II of the Second Schedule to the DMC and subject only to obtaining the prior written consent of the Director, to allocate and re-allocate Shares to any particular part of the Estate (excluding the Units which have been assigned by the First Owner) following the issue of an Occupation Permit in respect of that particular part and to each Unit and the Common Areas and Common Services and Facilities and to allocate and re-allocate Management Units to each Unit thereto necessitated by any change in gross floor area Provided that the allocation in or re-allocation of Shares shall not affect the proportion of Shares allocated to the Government Accommodation and no Management Units shall be allocated to the Government Accommodation;

(iii) to construct, maintain, lay, alter, remove, re-route and renew drains, pipes, cables, sewers and other installations, fittings, chambers and other structures within the Land and the Development (other than the services and facilities solely and exclusively serving the Railway Portion or the Government Accommodation) or partly within the Land and the Development (other than the services and facilities solely and exclusively serving the Railway Portion or the Government Accommodation) to supply utilities services and recreational facilities to the Land and the Development Provided that in exercising any of its rights under this Sub-clause by the First Owner, the First Owner shall not interfere with the Owners' rights to hold, use, occupy and enjoy their Units nor impede access to their Units and Provided further that if the said drains, pipes, cables, sewers, installations, fittings, chambers and structures form parts of the Common Areas or the Common Services and Facilities, the exercise of the aforesaid right shall be subject to the prior consent of the Owners Committee (if in existence) or the Manager (before the formation of the Owners Committee) and any consideration received (if any) shall be credited to the relevant account of the Special Fund;

(iv) subject to the approval of a meeting of the Owners of the Estate convened under the DMC, to grant any rights, rights of way or easements or quasi-easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian walkways, subways, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water and electricity storage, transformation and supply systems) over any part or parts of the Common Areas and Common Services and Facilities, or to grant any similar rights by licence for the benefit of any adjoining or neighbouring lands on such terms and conditions and to such persons as the First Owner shall deem fit Provided that exercise of the aforesaid power by the First Owner shall not contravene any conditions in the Government Grant and the proper use and enjoyment of the Government Accommodation shall not be affected and Provided Always that any money received from the grant of any such rights shall form part of the Special Fund;

17. Subject to the rights reserved to the First Owner in Clause 3 of Part II of the Second Schedule to the DMC, the rights granted to the Owner of Government Accommodation in Clause 2 of Part I of the Second Schedule to the DMC, the rights granted to and reserved by the Owner of the Railway Portion set out in Clause 3 of Part I of the Second Schedule to the DMC and the rights granted to and reserved by KCRC as Owner of the Railway Portion under the Non-Railway Portion Assignment, an Owner shall not (except in cases of (a), (e), (g) and (h) below, with the previous written consent of the Manager which may be granted, withheld or granted subject to conditions at its absolute discretion) :

(a) erect or build or permit or suffer to be erected or built on any roof, flat roof or any part thereof of any building, carport or other structure erected on or in the Estate, or the Common Areas any structure whatsoever whether of a temporary or permanent nature;

(b) damage, injure or deface or permit or suffer to be damaged, injured or defaced any part of the structure, fabric or decorative features of the Common Areas including any trees, plants or shrubs in or about the Land and the Development;

(c) damage or interfere with or permit or suffer to be damaged or interfered with the Common Services and Facilities;

(d) encumber or obstruct or permit or suffer to be encumbered or obstructed with any boxes, dustbins, packaging goods, rubbish, chattels or other obstruction of any kind or nature any of the Common Areas and the Manager shall be entitled without notice and at the Owner's expense to remove and dispose of as they see fit any such material aforesaid and the Manager shall not thereby incur any liability to the Owner or any other person whomsoever and each and every Owner by the DMC agrees to keep the Manager indemnified against all losses, claims damages or expenses of and against the Manager in respect thereof;

(e) in no event shall dogs be permitted in lifts or in any part of the Estate intended for common use unless they are (1) carried, (2) on leash and wearing mouth strap, (3) microchipped and vaccinated, (4) licensed by the Agriculture, Fisheries and Conservation Department and (5) registered with the Manager. Notwithstanding anything contained in the above, in no event shall dogs be permitted in the Common Areas (including without limitation, the Club House and lawns areas) save for those areas as may be designated by the Manager for use by dogs from time to time;

(f) make any structural alteration to or demolish any structural parts which form part of the Common Areas;

(g) affix or install onto the external walls or through the windows of any Residential Unit any air-conditioner or air-conditioning unit other than at the air-conditioning platform already provided or at such places designated for such purposes;

(h) tamper with, remove or interfere with or permit or suffer or cause to be tampered with, removed or interfered with the fire alarm system serving the Estate or any part thereof and/or the common fire alarm system installed in the Development connecting and serving the Estate; and

(i) alter, vary or tamper with the Noise Mitigation Measures or any part thereof or use or permit or suffer to be used any part of the noise barriers and other facilities under the Noise Mitigation Measures for advertising or for display of any signs, notices or posters whatsoever.

18. (a) Subject to the reserved rights of the First Owner under Clause 3 of Part II of the Second Schedule to the DMC, no Owner (including the First Owner) may convert any of the Common Areas to his own use or for his own benefit unless the approval of the Owners Committee has been obtained. Any payment received for the approval shall be credited to the relevant accounts of the Special Fund as provided in Clause 2 of Section J of the DMC.

(b) Subject to the reserved rights of the First Owner under Clause 3 of Part II of the Second Schedule to the DMC and the provisions as contained in the DMC, no Owner (including the First Owner) may convert or designate any of his own areas as Common Areas unless the approval by a resolution of Owners at a meeting of the Owners of the Estate convened under the DMC or at a meeting of the Owners of the relevant part of the Estate convened under the DMC or the relevant Sub-Deed of Mutual Covenant (as the case may be) has been obtained. No Owner (including the First Owner) or the Manager will have the right to re-convert or re-designate the Common Areas to his or its own use or benefit.

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

Tower	Floor	Unit	No. of Shares allocated to each Unit
T1A	3/F (1 storey)	A	127
		B	77
		C	40
		D	96
	5/F and 6/F (2 storeys)	A	127
		B	77
		C	40
		D	96
	7/F – 12/F, 15/F – 23/F, 25/F – 28/F, 30/F – 33/F, 35/F – 43/F and 45/F – 53/F (41 storeys)	A	127
		B	77
		C	40
	7/F – 8/F (2 storeys)	D	96
	9/F – 12/F, 15/F – 23/F, 25/F – 28/F, 30/F – 33/F, 35/F – 43/F and 45/F – 53/F (39 storeys)	D	97
	55/F – 57/F (3 storeys)	A	127
		B	77
		C	40
		D	97

Tower	Floor	Unit	No. of Shares allocated to each Unit
T1B	3/F (1 storey)	A	50
		B	49
		C	61
	5/F and 6/F (2 storeys)	A	50
		B	49
		C	61
	7/F – 12/F, 15/F – 23/F, 25/F – 28/F, 30/F – 33/F, 35/F – 43/F and 45/F – 53/F (41 storeys)	A	50
		B	49
		C	60
		D	46
		E	30
		F	29
		G	37
	55/F – 57/F (3 storeys)	A	50
		B	49
		C	60
		D	71
		E	61
T2A	3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 26/F, 28/F – 33/F, 35/F – 43/F and 45/F – 53/F (44 storeys)	A	117
		B	82
		C	40
		D	84
		E	33
T2B	3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 26/F, 28/F – 33/F, 35/F – 43/F and 45/F – 53/F (44 storeys)	A	52
		B	72
		C	47
		D	30
		E	29
		F	37

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

MTR Corporation Limited or its subsidiary shall be appointed as the manager of the Development to manage and provide services in respect of the whole of the Estate for an initial period of two (2) years commencing on the date of the DMC subject to the terms of the DMC (including the provisions for termination contained in the DMC) and Schedule 7 and Schedule 8 of the Building Management Ordinance.

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

1. Subject to sub-clauses (b)(III) of Clause 5 of Section J of the DMC, the Owners (save and except the Owner of the Government Accommodation and the Owner of Railway Portion) shall contribute towards the Management Charges in the following manner :-

   (a) all Owners of Units in the Estate shall contribute to the expenses of the Estate Management Budget in the proportion that the Management Units attributable to the Units owned by them bears to the total Management Units allocated to the Estate (save and except the Government Accommodation);

   (b) the Owners of the Residential Units shall contribute to the expenses of the Residential Development Management Budget in the proportion that the Management Units attributable to the Residential Units owned by them bears to the total Management Units allocated to the Residential Development;

   (c) the Owners of the Residential Units shall contribute to the expenses of the Residential/Car Park Management Budget in the proportion that the Management Units attributable to such Residential Units owned by them bears to the total Management Units allocated to the Residential Development and all Car Parking Spaces.

   Provided That where the Manager prepares sub-budgets or sub-sub-budgets for any part of the Estate other than the above budgets, only the expenses which are attributable to that part as a whole shall be apportioned and the expenses of any sub-budget or sub-sub-budget shall be paid by the Owners of Units covered by such a sub-budget or sub-sub-budget in the proportion that the Management Units attributable to the Units owned by them bears to the total number of Management Units allocated to the relevant part of the Estate covered by such a subbudget or sub-sub-budget.

2. Since the Car Park Common Areas and the Car Park Common Services and Facilities also serve and benefit the visitors parking spaces which are Residential Common Areas, 4.75% of the expenditure for management and maintenance of the Car Park Common Areas and the Car Park Common Services and Facilities, including the contribution to the car park account of the Special Fund, will be incurred solely for the benefits of all Owners of Residential Units. As such, the Manager will charge all Owners of Residential Units of the said 4.75% of the expenditure, so that the Owners of the Residential Units shall contribute to 4.75% of the costs and expenses of the Car Park Management Budget in the proportion that the Management Units attributable to the Residential Units owned by them bear in particular to the total Management Units attributable to all Residential Units.

3. The Owner of the Railway Portion and the Owners of the Estate (save and except the Owner of the Government Accommodation) shall contribute to the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance and management of the Items and the Slope and Retaining Structures (if any); and the Fees and Costs and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items and the Slope and Retaining Structures (if any); in the proportion that the respective gross floor area of the Railway Portion and the gross floor area of the Estate (excluding the gross floor area of the Government Accommodation) bears to the total gross floor area of the Development (excluding the gross floor area of the Government Accommodation). As such, 3.925% of such costs, expenses and expenditure of the Items and the Slope and Retaining Structures (if any), and the Fees and Costs shall therefore be borne by the Owner of the Railway Portion and the remaining 96.075% of the said costs, expenses and expenditure shall be borne by the Owners of the Estate (save and except the Owner of the Government Accommodation).

E. The basis on which the management fee deposit is fixed

The amount of management fee deposit is equivalent to three months' Management Charges.

F. Summary of the provisions of the DMC that deal with the area (if any) in the Phase retained by the owner for that owner's own use

Not Applicable.

Note :
Unless otherwise defined in this Sales Brochure, capitalized terms used in the above shall have the same meaning of such capitalized terms used in the DMC.

Summary of deed of mutual covenant

公契的摘要

A. 處理期數公用部分的公契及管理協議擬稿 (「公契」) 中的條文的摘要

1. 「**公用地方**」指屋苑公用地方、住宅公用地方、停車場公用地方、住宅/停車場公用地方和按公契訂立的任何分公契或平邊契據內指定和在其附錄的圖則內詳細識別作為公用地方的屋苑該等部分，但不包括住宅發展項目或停車場內屬於任何個別單位擁有人或僅服務任何個別單位的該等部分。

2. 「**公共服務及設施**」指屋苑公共服務及設施、住宅公共服務及設施、停車場公共服務及設施、住宅/停車場公共服務及設施和按公契訂立的任何分公契或平邊契據內指定作為公共服務及設施的屋苑該等服務及設施，但不包括屬於任何個別單位擁有人或僅服務任何個別單位的該等服務及設施。

3. 「**停車場公用地方**」指停車場內擬供停車位擁有人、佔用人及被許可人共同使用與享用的該等部分，包括但不限於一切輔助區域，迴旋通道、樓梯、梯台、上落客區、斜道、車道、電扇房、通風槽井、消防水箱、泵房、停車場升降機大堂、電錶房和電力房，但不包括屋苑公用地方、住宅/停車場公用地方和住宅公用地方內的任何東西，在公契附錄的圖則上 (如果可以顯示) 用綠色顯示，僅供識別。

4. 「**停車場公共服務及設施**」指停車場之內、之上或之下服務停車位的該等服務及設施，包括但不限於機械、機器、機電通風裝置、固定物及設備、供水裝置、排水渠、渠道、控制閘、排煙口、消防裝置及設備，保安系統及裝置和公共電動車設施 (但不包括屋苑公共服務及設施、住宅/停車場公共服務及設施、住宅公共服務及設施和按公契訂立的任何分公契或平邊契據內指定或擬定作為其他公共服務及設施之部分的該等服務及設施)。

5. 「**公共電動車設施**」指停車場公用地方內已裝或擬裝供電動車停車位的擁有人共同使用與享用所有該等設施，供任何在電動車停車位停泊按《道路交通條例》(香港特別行政區法例第374章) 領有牌照的電動車充電，上述設施並非專門服務任何電動車停車位或屬於任何電動車停車位的擁有人，並包括但不限於電線、電纜、導管、幹線、設備、裝置和作為上述用途的其他電力或其他裝置。

6. 「**屋苑公用地方**」指屋苑內擬供整個屋苑的擁有人共同使用，而並非供任何個別或組別擁有人獨家享用的該等部分，包括但不限於該等項目 (如有)、斜坡及護土構築物 (如有) 和屋苑內並非供任何個別或組別擁有人獨家享用的該等部分(如有) (但不包括住宅公用地方、停車場公用地方、住宅/停車場公用地方和按公契訂立的任何分公契或平邊契據內指定或擬定作為其他公用地方之部分的該等地方)。

7. 「**屋苑公共服務及設施**」指在發展項目之內、之上或之下已建或擬建以服務整個屋苑，而並非供任何個別或組別擁有人獨家享用的該等服務及設施 (但不包括住宅公共服務及設施、停車場公共服務及設施、住宅/停車場公共服務及設施和按公契訂立的任何分公契或平邊契據內指定或擬定作為其他公共服務及設施之部分的該等服務及設施)。

8 「**訪客停車位的電動車設施**」指在住宅公用地方和停車場安裝或擬安裝供停泊在訪客停車位按《道路交通條例》(香港特別行政區法例第374章) 領有牌照的電動車充電的所有該等設施，包括但不限於電線、電纜、導管、幹線、電錶、基箱、插座、鎖、罩和其他安全及/或防護裝置、充電站、設備、裝置和作為上述用途的其他電力或其他裝置。

9. 「**住宅公用地方**」指住宅發展項目內擬供住宅發展項目擁有人共同使用與享用，而並非供任何個別住宅單位擁有人獨家享用的該等部分，包括但不限於噪音緩解措施 (不包括構成住宅單位之部分的該等設施)、分隔住宅發展項目與政府樓宇於路邊石上面的圍牆連同其一切飾面、緊急車輛通道、安裝或使用天線廣播分導或電訊網絡設施的區域、轉換樓層、住宅入口大堂、屋苑3樓至57樓的住宅穿梭升降機大堂、樓梯、梯台、行人路、走廊及通道、庇護樓層、按政府批地文件特別條件第 (12) 條提供的園藝區、公用平台花園及綠化區、隔音鰭、升降機槽、機械及設備房、平台曬台、垃圾房、游泳池過濾機房、冷卻機機房、天台及平台、空調機平台、大廈的建築裝飾及輔助承托橫樑及支柱、大廈的外牆 (包括幕牆) 或其中任何部分 (包括窗框、玻璃板、鉸鏈、鎖、手柄、鑲入式樁、墊板、窗密封膠及幕牆的其他組件、不可開合窗戶及不可開合窗戶的窗框、玻璃板、鑲入式樁、墊板、窗密封膠及其他組件，但不包括一切於其安裝的可開合窗戶和包圍可開合窗戶玻璃板的框架、玻璃板、鉸鏈、鎖、手柄、鑲入式樁、墊板、窗密封膠、固定玻璃欄柵及可開合窗戶的其他組件)(但不包括大廈地庫層的外牆)、大廈的覆層、百葉窗、鐵柵、正面、住宅發展項目之內或附屬護牆、結構牆及支柱、外覆層、貨車上落貨車位、訪客停車位、單車停車位、管理員工作枱、私人康樂區及設施、消防泵房、變壓器房、電掣房、空櫃機房、主電訊廣播設備房、電訊槽、緊急發電機房、水泵房、電扇房、冷卻機機房、水錶櫃房、空氣處理機房、過濾機房、管槽、電纜槽、通風槽井、郵箱、天井、雨棚、草坪、水裝飾、花槽、步行徑，休憩區及指定供住宅發展項目享用的其他區域，但不包括屋苑公用地方、停車場公用地方和住宅/停車場公用地方內的任何東西，在公契附錄的圖則上 (如果可以顯示) 用粉紅色顯示，僅供識別。

10. 「**住宅公共服務及設施**」指在發展項目之內、之上或之下已建或安裝或擬建或安裝以服務住宅發展項目，而並非供任何個別住宅單位擁有人獨家享用的該等服務及設施，包括但不限於訪客停車位的電動車設施、天線廣播分導或電訊網絡設施、排水渠、渠道、水箱、槽、管道、電纜、電線、機械及機器、空調及通風系統、電力裝置、固定物、設備及裝置、升降機、消防裝置及設備、保安系統及裝置和吊船，但不包括屋苑公共服務及設施、住宅/停車場公共服務及設施和停車場公共服務及設施內的任何東西。

11. 「**住宅/停車場公用地方**」指在屋苑內擬供住宅發展項目擁有人和停車場擁有人共同使用，而並非供任何個別住宅單位或個別停車位擁有人獨家享用的該等部分，包括但不限於大廈地庫層的外牆、緊急車輛通道、保安控制室、業主委員會辦公室、管理員宿舍、垃圾存放及物料回收室 (包括垃圾收集車的裝卸處)、變壓器房、電掣房及低壓電掣房、主水錶房、街道消防栓、灑水器泵及水箱房、灑水器控制閥室、消防及灑水器進水、過濾機房 (供水裝飾用)、管理處、發電機組室、燃油油箱房、穿梭升降機及穿梭升降機大堂，但不包括屋苑公用地方、住宅公用地方和停車場公用地方內的任何東西，在公契附錄的圖則上 (如果可以顯示) 用橙色顯示，僅供識別。

12. 「**住宅/停車場公共服務及設施**」指在發展項目之內、之上或之下已建或安裝或擬建或安裝以服務住宅發展項目及停車場，而並非供任何個別住宅單位擁有人或個別停車位擁有人獨家享用的該等服務及設施，包括但不限於包括排水渠、沙井、渠道、總水喉、污水渠、明渠、電纜、煤氣公司煤氣閥櫃、管道、電線、消防或保安設備及設施、泵、電掣、儀錶、照明、衛生裝置、垃圾處理設備及設施、公共天線及其他裝置、設備及設施，但不包括屋苑公共服務及設施、住宅公共服務及設施和停車場公共服務及設施內的任何東西。

13. 「**私人康樂區及設施**」指目前或今後租期期間的任何時候按政府批地文件特別條件第 (15)(a) 條提供並經署長批准供住宅發展項目的住戶和他們的真正訪客共同使用與享用的康樂區及康樂設施及其輔助設施 (包括但不限於會所)。

14. 除建築物管理條例和公契規定外，公用地方和公共服務及設施須由管理人獨有控制。管理人有權力與責任按公契規定保養與保持公用地方和公共服務及設施處於良好狀態。

15. 在租期的餘下年期及其任何續期期間，在受制於政府批地文件和公契的契諾及條件下，每份份數連同公契第二附表第I部分列明的地役權、權利及特權，包括但不限於下列權利、地役權及特權的實益 (如適用) 須由不時有權擁有的人士持有:

(I) 適用於住宅發展項目所有擁有人的權利、地役權及特權：

(a) 住宅發展項目每個住宅單位當時的擁有人、他的傭工、代理人、被許可人、租客及合法佔用人與具有類似權利的其他人士共同具有充分權利及自由 (受制於管理人、第一擁有人、政府樓宇擁有人及鐵路部分擁有人的權利)：

(i) 為了正當使用與享用他的單位有關的一切目的，出入、經過、再經過及使用住宅公用地方、住宅公共服務及設施、住宅/停車場公用地方及住宅/停車場公共服務及設施；及

(ii) 出入、經過及再經過停車場公用地方，以便出入上落客區、避車處、上落貨車位及訪客停車位。

(b) 住宅發展項目每個單位當時的住戶和他們的真正來賓及訪客具有充分權利及自由使用與享用擬供住宅發展項目的住戶和他們的真正來賓及訪客使用的私人康樂區及設施僅作康樂用途，受制於管理人對他們使用制訂的守則及規定和繳交費用，但是在行使上述權利時任何人士不得損壞或干涉或准許或容許他人損壞或干涉提供的一般便利設施、機械、設備或服務。

(II) 適用於政府樓宇擁有人的權利、地役權及特權

財政司司長法團、他的承租人、租客、被許可人及他授權的人士和政府樓宇或其中任何部分當時的擁有人或佔用人有權為了正當使用與享用政府樓宇或其中任何部分出入、經過、再經過及使用該土地的任何公用部分或發展項目的任何公用部分和使用及接受該土地或發展項目內的任何公共設施的實益。

(III) 適用於鐵路部分擁有人的權利、地役權及特權

鐵路部分當時的擁有人有權經合理預先書面通知 (緊急情況除外) 帶同或不帶同傭工、工人及其他人士在任何合理時間內進入發展項目的其他部分 (包括但不限於住宅公用地方，但不包括住宅單位)，旨在進行緊急維修和進行保養與維修鐵路部分、西鐵線、西鐵線鐵路隧道或西鐵線建築物及裝置所必要的任何工程和行使公契賦予的任何權利，上述工程不屬於管理人的責任，而不進入就不能實際進行，及須盡量減少干擾並修復因此造成的任何損壞。

(IV) 適用於停車位擁有人的權利、地役權及特權

(a) 當時停車位的擁有人、他的傭工、代理人、被許可人、租客及合法佔用人與具有類似權利的其他人士共同具有充分權利及自由 (受制於管理人、第一擁有人、政府樓宇擁有人及鐵路部分擁有人的權利) 為了正當使用與享用他的停車位有關的一切目的，出入、經過、再經過及使用停車場公用地方、停車場公共服務及設施、住宅/停車場公用地方及住宅/停車場公共服務及設施。

(b) 除了公契E章第25及26條規定和公用電動車設施的管理開支須由電動車停車位擁有人承擔外，電動車停車位當時的擁有人具有充分權力及自由 (須受制於管理人、第一擁有人、政府樓宇擁有人及鐵路部分擁有人的權利) 自費在停車場公用地方的電錶房內安裝、保養、維修及更換電錶及其輔助設施和按管理人批准的方式在其批准停車場公用地方內的位置鋪設及/或保養、維修及更換電纜、基箱、插座、保護及安全裝置，以便正當使用、享用及操作專門服務他的電動車停車位的非公用電動車設施。

16. 在租期的餘下年期及其任何續期期間，在受制於政府批地文件和公契的契諾及條件下，每份份數須由不時有權擁有的人士持有，受制於公契第二附表第II部分列明的例外權及保留權，包括但不限於下列例外權及保留權：

(a) 管理人的權利

(i) 管理人具有充分的權利及特權經預先合理通知 (緊急情況除外) 帶同或不帶同測量師、工人及其他人在任何合理時間內進入該土地及發展項目的任何部分包括每個單位，除了鐵路部分 (除非經鐵路部分擁有人的預先書面同意) 和政府樓宇 (除非經政府樓宇擁有人的預先批准，緊急情況除外)，旨在對發展項目進行必要的維修，包括但不限於視察、重建、維修、翻新、更換、修復、保養、清潔、髹漆或裝修屋苑的結構、該等項目、公用地方及公共服務及設施或其中任何部分或沒有履行維修及保養責任的擁有人之單位或為了減少對公用地方、公共服務及設施或其他擁有人造成的任何危害或滋擾或行使他在公契的權力與職責，須盡量減少干擾並修復因此造成的任何損壞。

(ii) 對於構成單位之部分的任何平台或天台 (如有)：

(I) 管理人、他的傭工、代理人、承辦商及正式授權的人士經合理預先通知 (緊急情況除外) 有權經過和進入該平台或天台並在該處停留一段合理時間，以便視察、重建、維修、翻新、保養、清潔、髹漆或裝修在該平台或天台之內或之上的任何公用地方和公共服務及設施或取道經過平台或天台和在上述工程進行期間在任何平台或天台上臨時搭建、放置或存放上述工程所必要的棚架或其他機械、設備或材料，但是管理人、他的傭工、代理人、承辦商及正式授權的人士在行使上述權利時須盡量減少干擾並修復因此造成的任何損壞；

(II) 管理人有權進入及/或登上平台或天台或平台或天台的護牆，以便清潔在住宅公用地方內安裝與安置的吊船及/或吊船架臂、其他設備或管理裝置 (在公契中統稱「吊船」，該詞義包括一切支架、鉸鏈、柱子及其他相關設備) 和服務、清潔、維護、保養、維修、修復、裝修、改善及/或更換屋苑任何外部或其中任何部分，但是管理人、他的傭工、代理人、承辦商及正式授權的人士進入該平台或天台時須合理預先通知有關擁有人，以便操作、安裝、保持、維修、存放及/或停泊吊船。在這方面管理人、他的傭工、代理人、承辦商及正式授權的人士有權經合理預先通知有關擁有人後，臨時圍封該平台或天台的有關部分，但是管理人、他的傭工、代理人、承辦商及正式授權的人士在行使上述權利進入該平台或天台時，必須盡量減少干擾並修復因此造成的任何損壞。

(b) 第一擁有人的權利

只要第一擁有人仍然是任何份數的實益擁有人 (和在非鐵路部分轉讓契和買方轉讓契保留給他的任何其他權利智商)，第一擁有人具有專門及不受限制的權利，絕對酌情在他認為合適的任何時候或不時作出下列所有或任何行為或行動及/或行使下列一切或任何權利、自由、特權及所有權，毋須任何其他擁有人 (除非公契另有規定)、管理人或在該土地及發展項目有權益的任何其他人士的參與或一致同意或批准：

(i) 按政府批地文件的規定，在簽訂公契時免費轉讓公用地方和公共服務及設施或其中任何部分連同其不分割份數給管理人作為擁有人的基本實益，在簽訂該轉讓契時由管理人作為受託人為所有擁有人持有。如果管理人辭職或被清盤或按公契H章第2條規定被解除職務和委任其他管理人接替或如果按建築物條例成立發展項目的業主立案法團，則管理人或他的清盤人須免費轉讓該等公用地方和公共服務及設施連同其不分割份數給新管理人或業主立案法團 (如合適) 以相同信託形式持有；

(ii) 在不影響公契第二附表第II部分第3(e) 條規定和僅在取得署長的預先書面同意下，在有關部分的入伙紙發出後，分配及再分配份數給屋苑該特定部分 (不包括第一擁有人已經轉讓的單位) 和給每個單位、公用地方和公共服務及設施，並若總樓面面積有任何改變分配及再分配管理份數給每個單位，但是分配或再分配份數不能影響分配予政府樓宇的份數比例和不能分配管理份數予政府樓宇；

(iii) 在該土地及發展項目內 (除了獨家和專門服務鐵路部分或政府樓宇的服務及設施) 或部分在該土地及發展項目內 (除了獨家和專門服務鐵路部分或政府樓宇的服務及設施) 建築、保養、鋪設、更改、清拆、改道及翻新排水渠、管道、電纜、污水渠及其他裝置、固定物、小室及其他構築物，以便供應公用服務及康樂設施給該土地及發展項目，但第一擁有人在行使本分條賦予他的權利時，不能干涉擁有人持有、使用、佔用及享用他們單位的權利或阻礙出入他們的單位，及如果上述排水渠、管道、電纜、污水渠、裝置、固定物、小室及構築物屬於公用地方和公共服務及設施之部分，行使上述權利須預先取得業主委員會 (如成立) 或管理人 (在業主委員會成立之前) 的同意，而所收到的任何代價 (如有) 須記入特別基金之有關帳戶；

(iv) 經屋苑擁有人按公契召開大會批准，按第一擁有人認為合適的條款、條件及人士授予通過公用地方和公共服務及設施任何部分的任何權利、道路權、地役權或準地役權 (包括但不限於使用任何道路、通道、行人路、步行徑、行人道、隧道、明渠及暗渠、污水處理機及設施、垃圾收集及處理區及設施，排水系統及煤氣、水電儲存、轉換及供應系統的權利) 或通過許可證授予類似權利給任何毗鄰或毗連土地享用，但第一擁有人行使上述權利不能違反政府批地文件的任何條件和不能影響政府樓宇的正當使用與享用，及授予上述任何權利收到的任何款項須撥入特別基金。

17. 除了公契第二附表第II部分第3條保留給第一擁有人的權利、公契第二附表第I部分第2條賦予政府樓宇擁有人的權利、公契第二附表第I部分第3條列明鐵路部分擁有人獲授予及保留的權利及九廣鐵路公司作為鐵路部分擁有人於享有非鐵路轉讓契授予及保留的權利外，擁有人不能 (除了以下第 (a)、(e)、(g) 及(h)項經管理人的預先書面同意，管理人可絕對酌情授予、拒絕授予或有條件授予)：

(a) 在任何建築物的任何天台、平台或其中任何部分、停車場或屋苑之上或之內其他構築物或公用地方搭建或建築或准許、容許他人搭建或建築任何臨時或永久構築物；

(b) 損壞、損傷或刮花或准許或容許他人損壞、損傷或刮花公用地方的任何構築物、建築物或裝飾物，包括該土地及發展項目之內或周圍的任何樹木、植物或灌木；

(c) 損壞或干涉或准許或容許他人損壞或干涉公共服務及設施；

(d) 用任何箱盒、垃圾箱、包裝品、垃圾、雜物或任何類型的障礙物堵塞或阻塞或准許或容許他人堵塞或阻塞任何公用地方。管理人有權移走並按他們認為合適的方式處理上述任何物料，而毋須通知擁有人，費用由擁有人承擔，管理人毋須就此對任何擁有人或其他人士承擔任何責任，公契下每個擁有人同意對因此造成管理人的一切損失、索償、損害或開支彌償管理人；

(e) 在任何情況下不准將狗隻帶進升降機或屋苑內擬作公共用途的部分，除非他們 (1) 隨身攜帶；(2) 用皮帶牽住及套上口罩； (3) 植入晶片及接種疫苗； (4) 領有漁農自然護理署發出的執照；及 (5) 向管理人註冊。即使有上述規定，在任何情況下不准將狗隻帶進公用地方 (包括但不限於會所及草坪區) ，除了管理人不時指定供狗隻玩耍的該等區域；

(f) 對公用地方之部分作出結構性更改或清拆；

(g) 在任何住宅單位的外牆或穿過其窗戶固定或安裝任何空調機或空調裝置，除了安裝在已經提供的空調機平台或指定作該用途的該等地方；

(h) 改動、移走或干涉或准許或容許他人改動、移走、干涉服務屋苑或其中任何部分的火警警報系統及/或在發展項目內安裝連接及服務屋苑的公共火警警報系統；及

(i) 更改、改變或改動噪音緩解設施或其中任何部分或使用或准許或容許他人使用隔音屏障或噪音緩解設施下的其他設施作廣告用途或展示任何標示、通告或海報。

18. (a) 除了公契第二附表第II部分第3條保留給第一擁有人的權利外，任何擁有人 (包括第一擁有人) 不能轉換任何公用地方供他自己使用或享用，除非已經取得業主委員會的批准。上述批准收到的任何付款須撥入公契J章第2條規定的特別基金之有關賬戶。

(b) 除了公契第二附表第II部分第3條保留給第一擁有人的權利和公契規定外，任何擁有人 (包括第一擁有人) 不能轉換他擁有的任何地方作為公用地方，除非經擁有人在按公契召開的屋苑擁有人大會或擁有人按公契或有關分公契 (視情況而定) 召開屋苑有關部分的擁有人會議通過決議批准。任何擁有人 (包括第一擁有人) 或管理人無權再轉換或再指定公用地方供他自己使用或享用。

B. 轉讓予期數中的每個住宅物業的不分割份數數目

大廈	樓層	單位	每個單位獲分配的不分割份數數目
T1A	3樓 (1層樓)	A	127
		B	77
		C	40
		D	96
	5樓和6樓 (2層樓)	A	127
		B	77
		C	40
		D	96
	7樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓 (41層樓)	A	127
		B	77
		C	40
	7樓-8樓 (2層樓)	D	96
	9樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓 (39層樓)	D	97
	55樓-57樓 (3層樓)	A	127
		B	77
		C	40
		D	97

大廈	樓層	單位	每個單位獲分配的不分割份數數目
T1B	3樓 (1層樓)	A	50
		B	49
		C	61
	5樓和6樓 (2層樓)	A	50
		B	49
		C	61
	7樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓 (41層樓)	A	50
		B	49
		C	60
		D	46
		E	30
		F	29
		G	37
	55樓-57樓 (3層樓)	A	50
		B	49
		C	60
		D	71
		E	61
T2A	3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓 (44層樓)	A	117
		B	82
		C	40
		D	84
		E	33
T2B	3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓 (44層樓)	A	52
		B	72
		C	47
		D	30
		E	29
		F	37

C. 有關期數的管理人的委任年限

香港鐵路有限公司或其子公司被委任為發展項目的管理人，負責管理整個屋苑並提供服務，任期為公契日期起的初期2年，受制於公契(包括公契載有的終止條文) 和建築物管理條例第七和八附表的任期規定。

D. 期數中的住宅物業擁有人的擁有人之間分攤管理開支的基準

1. 除了公契J章第5條和第 (b)(III) 分條的規定外，擁有人 (政府樓宇擁有人和鐵路部分擁有人除外) 須按下列方式分擔管理費：

   (a) 屋苑內的所有單位擁有人須按他們擁有的單位獲分配的管理單位對屋苑 (政府樓宇除外) 的總管理單位之比例分擔屋苑管理預算的開支；

   (b) 住宅單位擁有人須按他們擁有的住宅單位獲分配的管理單位對住宅發展項目的總管理單位之比例分擔住宅發展項目管理預算的開支；

   (c) 住宅單位擁有人須按他們擁有的住宅單位獲分配的管理單位對住宅發展項目和所有停車位的總管理單位之比例分擔住宅/停車場管理預算的開支。

   但是如果管理人為屋苑任何部分編制分預算或分分預算 (上述預算除外)，僅屬於整個該部分的開支須進行分攤。任何分預算或分分預算的開支須由該分預算或分分預算涵蓋的單位擁有人按他們擁有的單位獲分配的管理單位對該分預算或分分預算涵蓋的屋苑有關部分的總管理單位之比例支付。

2. 既然停車場公用地方和停車場公共服務及設施還服務並有利於屬於住宅公用地方的訪客停車位，管理與保養停車場公用地方和停車場公共服務及設施的開支的4.75%，包括特別基金的停車場賬戶的分攤款項，僅供所有住宅單位擁有人受益，管理人將對所有住宅單位擁有人收取上述4.75%的開支。因此，住宅單位擁有人須按他們擁有的住宅單位獲分配的管理單位對所有住宅單位的總管理單位之比例分擔停車場管理預算的費用及開支的4.75%。

3. 鐵路部分擁有人和屋苑擁有人 (政府樓宇擁有人除外)，須按鐵路部分的總樓面面積和屋苑的總樓面面積 (不包括政府樓宇的總樓面面積) 對發展項目的總樓面面積 (不包括政府樓宇的總樓面面積) 之比例分擔屋苑管理預算中歸屬保養與管理該等項目和斜坡及護土構築物 (如有) 的費用及開支、該等費用及開支及有關該等項目和斜坡及護土構築物 (如有) 資本性質的主要工程或並非預期每年支出的一類開支。據此，該等項目和斜坡及護土構築物 (如有) 的費用、開支及支出和該等費用及開支的3.925%須由鐵路部分擁有人承擔和上述費用、開支及支出的餘下 96.075%須由屋苑擁有人承擔 (政府樓宇擁有人除外)。

E. 計算管理費按金的基準

管理費按金相等於3個月的管理費。

F. 擁有人在期數中保留作擁有人自用的範圍 (如有) 之摘要規定

不適用

註：
除非售樓説明書另設定義，以上使用的大寫詞語與在公契使用的該等大寫詞語具有相同意義。

Summary of land grant

批地文件的摘要

1. The Development is situated on Tsuen Wan Town Lot No.402 ("**the lot**").

2. The lot is held from the Government under New Grant No.21566 dated 30th April 2013 ("**the Land Grant**") for a term of 50 years from 30th April 2013 and expiring on 29th April 2063.

3. User

Special Condition No.(10)

(a) Subject to these Conditions (as defined in General Condition No.12(b) of the Land Grant) and in particular subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

(b) The West Rail Railway Tunnels (as defined in Special Condition No.(33)(a) of the Land Grant) shall not be used for any purpose other than for railway purpose and such purposes ancillary to the use, operation and management of the railway (for the avoidance of doubt excluding staff housing) and such other purposes as may be approved in writing by the Director of Lands ("**Director**") who may in giving approval impose such terms and conditions as he thinks fit including the payment of premium.

(c) Without prejudice to the generality of sub-clause (a) of this Special Condition and Special Condition No.(19) of the Land Grant, the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than for which it is designed, constructed and intended to be used in accordance with these Conditions, the Approved Building Plans, the Approved Landscape Master Plan referred to in Special Condition No.(12)(c) of the Land Grant and any master layout plan or plans approved by the Town Planning Board.

Special Condition No.(56)

No rock crushing plant shall be permitted on the lot without the prior written approval of the Director.

Special Condition No.(62)

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

Special Condition No.(63)

The Grantee (as defined in General Condition No.12(a) of the Land Grant) shall not permit or suffer any hawker to carry on business within the lot and shall remove therefrom any hawker found to be so doing. Notices to the effect that hawking is prohibited within the lot shall be displayed prominently by the Grantee near all entrances to the lot. For the purposes of these Conditions, "hawker" shall be as defined in section 2 of the Public Health and Municipal Services Ordinance, any regulations made thereunder and any amending legislation provided that for the purpose of this Special Condition the words "in any public place" shall be omitted from paragraph (a) of such definition and shall be substituted by the words "within the lot".

Special Condition No.(64)

The Grantee shall not, without the prior written consent of the Director, erect, exhibit or permit or suffer to be erected or exhibited on the lot or any part thereof or on the exterior of any building or buildings or other structure or structures erected or to be erected on the lot or any part thereof any placard, poster, sign or advertisement for outdoor advertising purposes and then even with such consent only in accordance with such terms and conditions as the Director may in his absolute discretion require or prescribe.

4. Indemnity by Grantee

General Condition No.4

The Grantee by the Land Grant indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director (whose opinion shall be final and binding upon the Grantee), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Grantee whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof.

5. Maintenance

General Condition No.6

(a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with these Conditions:

  (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto and

  (ii) maintain all buildings erected or which may after the Land Grant be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

(b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.

6. Private streets, roads and lanes

General Condition No.8

Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Grantee and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

7. Yellow Area

Special Condition No.(5)

(a) The Grantee shall at his own expense on or before the 30th day of June 2019 or such earlier date as may be required by the Director of Leisure and Cultural Services at his absolute discretion, in such manner with such materials and to such standards, levels, alignment and design as the Director of Leisure and Cultural Services shall first approve in writing form the area shown coloured yellow on PLAN I annexed to the Land Grant ("**the Yellow Area**") and thereafter at his own expense maintain the Yellow Area in all respects to the satisfaction of the Director of Leisure and Cultural Services until such time as possession of the Yellow Area has been re-delivered to the Government by the Grantee in accordance with sub-clause (d) of this Special Condition.

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

(c) The Director of Leisure and Cultural Services 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 fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim for compensation shall be made against the Government or the Director of Leisure and Cultural Services or his authorized officer by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(d) For the purpose only of carrying out the necessary works specified in sub-clause (a) of this Special Condition, the Grantee shall on the date of the Land Grant be granted possession of the Yellow Area. The Yellow 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.

(e) The Grantee shall not without the prior written consent of the Director of Leisure and Cultural Services use the Yellow Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than for the carrying out of the works specified in sub-clause (a) of this Special Condition.

(f) The Grantee shall at all reasonable times while he is in possession of the Yellow Area permit the Director of Leisure and Cultural Services, 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 Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (a) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (b) of this Special Condition and any other works which the Director of Leisure and Cultural Services may consider necessary in the Yellow Area.

(g) For the purpose of this Special Condition, the expression "Grantee" shall exclude the Grantee's assigns but shall include the assignee of the assignment made under Special Condition (41)(b) of the Land Grant.

8. Non-Building Area

Special Condition No.(6)

(a) Except for the Utilities referred to in Special Condition No.(61)(d) of the Land Grant and save with the prior written approval of the Director, no building, structure, foundation or support for any building or structure, boundary walls or fences shall be erected or constructed on, over, under, above, below or within the areas shown coloured pink hatched black cross-hatched black and pink hatched black on PLAN I annexed to the Land Grant (collectively "**the Non-building Area**").

(b) Throughout the term agreed to be granted by the Land Grant, the Director and his officers, contractors and agents, his or their workmen with or without tools, equipment, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to, from and through the lot and the Non-building Area for the purposes of inspecting, maintaining and repairing the Tsuen Wan Road adjacent thereto and its upgrading works. The Director, his officers, contractors and agents, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by the Director, his officers, contractors and agents, his or their workmen of the right of free and unrestricted ingress, egress and regress conferred under this sub-clause, and no claim shall be made against the Director and his officers, contractors and agents, his or their workmen by the Grantee in respect of any such loss, damage, nuisance or disturbance.

9. Building Covenant

Special Condition No.(9)

The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June 2019.

10. Preservation of trees

Special Condition No.(11)

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

11. Landscaping

Special Condition No.(12)

(a) The Grantee shall at his own expense submit to the Director of Planning for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause(b) of this Special Condition. No site formation works shall be commenced on the lot or any part thereof until the landscape master plan has been approved in writing by the Director of Planning and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No.(11) of the Land Grant.

(b) (ii) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.

(iii) Not less than 50% of the 20% referred to in sub-clause (b)(ii) of this Special Condition ("**the Greenery Area**") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.

(iv) The decision of the Director on which landscaping works proposed by the Grantee constitutes the said 20% referred to in sub-clause (b)(ii) of this Special Condition shall be final and binding on the Grantee.

(c) The Grantee shall at his own expense landscape the lot in accordance with the approved landscape master plan ("**the Approved Landscape Master Plan**") in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the Approved Landscape Master Plan shall be made without the prior written consent of the Director.

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

12. Development conditions

Special Condition No.(13)

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

(a) the Grantee shall only erect, construct, provide and maintain upon the lot the following accommodation and facilities:

(i) the West Rail Railway Tunnels (as defined in Special Condition No.(33)(a) of the Land Grant);

(ii) the Government Accommodation (as defined in Special Condition No.(19)(a) of the Land Grant);

(iii) accommodation and facilities for private residential purposes with a total gross floor area of not less than 37,627 square metres and not more than 62,711 square metres;

(d) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 37,627 square metres and shall not exceed 62,711 square metres;

(e) (i) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(iii) of the Land Grant shall not be less than 894; and

(ii) out of the total number of residential units provided under sub-clause (e)(i) of this Special Condition, not less than 520 residential units shall be in the size of not exceeding 50 square metres in saleable area each.

13. Recreational facilities

Special Condition No.(15)

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

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

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(43)(a)(v) of the Land Grant;

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

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

14. Government Accommodation

Special Condition No.(19)(a)

The Grantee shall at his own expense and in all respects to the satisfaction of the Director design, erect, construct and provide within the lot, in a good workmanlike manner and in accordance with these Conditions, the Technical Schedule annexed to the Land Grant and the plans approved under Special Condition No.(20)(a) of the Land Grant, the following:

(i) one public sports centre with a gross floor area of 12,000 square metres or such lesser area as may be approved by the Director;

(ii) nineteen spaces for the parking of motor vehicles each measuring 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres;

(iii) one space for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation measuring 3.9 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres;

(iv) four loading and unloading bays each measuring 3.5 metres in width and 12.0 metres in length with a minimum headroom of 4.7 metres;

(v) five lay-bys for taxis and private cars each measuring 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres; and

(vi) associated access roads for vehicular and pedestrian traffic;

to be completed and made fit for occupation and operation on or before the 30th day of June 2019 (which accommodation (including lighting fixtures, ventilation plant, extract ductworks, the associated access roads for vehicular and pedestrian traffic and floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with these Conditions, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "**the Government Accommodation**").

15. Maintenance of the Government Accommodation

Special Condition No.(28)

(a) The Grantee by the Land Grant indemnifies and shall keep indemnified the Government and The Financial Secretary Incorporated a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "**F.S.I.**" which expression shall if the context permits include its successors and assigns), against all claims, costs, demands, charges, damages, actions and proceedings of whatsoever nature arising out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Government Accommodation and in the building services installations therefor:

(i) which may exist at the date of delivery of possession by the Grantee of the Government Accommodation or any part thereof; and

(ii) which shall occur or become apparent within a period of 365 days after the date of delivery of possession by the Grantee of the Government Accommodation or any part thereof ("**Defects Liability Period**").

(b) Whenever required by the Director or F.S.I. or both, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation or any part thereof and the building services installations therefor which shall occur or become apparent within any Defects Liability Period. In addition to the foregoing, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation or any part thereof and the building services installations therefor which may exist at the date of delivery of possession thereof by the Grantee.

(c) The Director or F.S.I. or both will, shortly before the expiry of the Defects Liability Period, cause an inspection to be carried out in respect of the Government Accommodation and the building services installations therefor for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident. The Director and F.S.I. reserve the right to each of them to serve upon the Grantee within 14 days after the expiry of the Defects Liability Period a schedule or schedules of defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident in the Government Accommodation and the building services installations therefor and the Grantee shall at his own expense cause all necessary works to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both.

(f) For the purpose of this Special Condition, the expression "Grantee" shall exclude the Grantee's assigns but shall include the assignee of the assignment made under Special Condition No.(41)(b) of the Land Grant.

Special Condition No.(30)

(a) Without prejudice to the provisions of Special Condition No.(28) of the Land Grant, the Grantee shall, at all times until expiry of the Defects Liability Period, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor.

(b) For the purpose of sub-clause (a) of this Special Condition, the expression "Grantee" shall exclude the Grantee's assigns but shall include the assignee of the assignment made under Special Condition No.(41)(b) of the Land Grant.

Special Condition No.(32)

(a) The Grantee shall throughout the term agreed to be granted by the Land Grant at his own expense and in all respects to the satisfaction of the Director maintain the following items ("**the Items**") :

(i) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;

(ii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;

(iii) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot; and

(iv) all building services installations and facilities serving exclusively the remainder of the development on the lot and running upon, over or under the Government Accommodation or any part thereof.

(c) For the purpose of this Special Condition , the expression "Grantee" shall exclude F.S.I..

16. The West Rail Railway Tunnels

Special Condition No.(33)

(a) The Grantee shall at his own expense operate and maintain in all respects to the satisfaction of the Director in accordance with these Conditions and the Approved Building Plans (if appropriate) within the lot the underground railway tunnels for the West Rail together with such ancillary railway structures and facilities (which railway tunnels for the West Rail, ancillary railway structures and facilities, are hereinafter collectively referred to as "**the West Rail Railway Tunnels**") for the operation of the West Rail.

(c) For the purpose of this Special Condition, the expression "Grantee" shall exclude the Grantee's assigns.

Special Condition No.(37)

(a) Without prejudice to the Government's right stipulated in Special Condition No.(39) of the Land Grant, in the event that any person exercises any of the rights conferred upon him by these Conditions on the West Rail Railway Tunnels, the Grantee shall undertake all necessary facilitation works to facilitate or enable such person to exercise such rights and such person shall

(i) not, without the consent of the Grantee (which consent shall not be unreasonably withheld), do anything which might adversely affect the operation or safety of the West Rail and in the event of any injurious act make reasonable compensation therefor;

(ii) do as little damage as possible and make reasonable compensation for all damage done; and

(iii) reimburse the Grantee for any expenses incurred by the Grantee in undertaking works to facilitate or enable that person to exercise such rights.

(b) The Grantee shall undertake all necessary facilitation works in conjunction with the works of the person referred to in sub-clause (a) of this Special Condition and such person shall

(i) not, without the consent of the Grantee (which consent shall not be unreasonably withheld), require the Grantee to do anything which might adversely affect the operation or safety of the West Rail and in the event of any injurious act as a consequence of such person's requirement, such person shall make reasonable compensation therefor;

(ii) ensure that any facilitation works required by such person will do as little damage as possible and make reasonable compensation for all damage done; and

(iii) reimburse the Grantee for any expenses incurred by the Grantee in undertaking works to facilitate or enable such person to exercise his rights.

(c) For the purpose of this Special Condition , the expression "Grantee" shall exclude the Grantee's assigns.

Special Condition No.(38)

(a) Prior to the commencement of any works whatsoever on the lot including but not limited to site investigation works, piling or other foundation works and other civil engineering and building works, the Grantee shall consult MTR Corporation Limited ("**MTRCL**") so as to ensure that any such works do not damage, interfere with, obstruct or endanger the safety or the operation of the West Rail ("**the Railway**") and any railway works, structures, facilities or installations in relation to the West Rail (which railway works, structures, facilities and installations are hereinafter collectively referred to as "**the West Rail Structures and Installations**") in or passing through the lot or in the vicinity of the lot (as to which the decision of the Director shall be conclusive). If required by the Director the Grantee shall at his own expense take such measures and precautions as may be required by the MTRCL to ensure the safety and the operation of the Railway and the West Rail Structures and Installations.

(e) Throughout the term agreed to be granted by the Land Grant the Grantee shall comply with and observe to the satisfaction of the Director of Buildings all the requirements imposed by the Director of Buildings to protect the Railway and the West Rail Structures and Installations.

Special Condition No.(39)

(a) The Grantee shall throughout the term agreed to be granted by the Land Grant permit the Government, its officers, servants and agents and any other persons authorized by it or them the right of free and unrestricted ingress, egress and regress to, from and through the lot and any building or structure erected or to be erected thereon at all reasonable times (upon giving not less than 14 days' prior notice except in case of emergency) with or without tools, vehicles, machinery or equipment for the purposes of any survey, inspection, examination, maintenance, improvement or development in connection with the West Rail Railway Tunnels or the West Rail Structures and Installations or any part or parts thereof.

(b) Save as provided in Special Condition No.(37) of the Land Grant, the Government, its officers, servants and agents and any other persons authorized by it or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them of the rights conferred under sub-clause (a) of this Special Condition, and no claim or objection, shall be made against it or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

17. Parking, loading and reloading requirements

Special Condition No.(46)

(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees ("**the Residential Parking Spaces**") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table in this Special Condition, unless the Director consents to a rate for or to a number of Residential Parking Spaces different from those set out in the table under this Special Condition provided that if the number of spaces to be provided under this sub-clause (a)(i) is a decimal number, the same shall be rounded up to the next whole number.

Provided that a minimum of 96 Residential Parking Spaces shall be provided if the calculation at the rate referred to in the said table shall produce a fewer number of such spaces.

(iii) (I) If more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot shall be provided at a rate of 2.5 spaces for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of two spaces being provided.

(II) If 75 or less than 75 residential units are provided in any block of residential units erected or to be erected on the lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot shall be provided at a rate of one space for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of two spaces being provided.

Provided that if the number of spaces to be provided under this sub-clause (a)(iii) is a decimal number, the same shall be rounded up to the next whole number.

(iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be varied under Special Condition No.(48) of the Land Grant) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Out of the spaces provided under sub-clauses (a)(i) and (a)(iii) of-this Special Condition (as may be varied under Special Condition No.(48) of the Land Grant), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation as the Building Authority may require and approve provided that a minimum of one space shall be reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No.(48) of the Land Grant) and that the Grantee shall not designate or reserve all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No.(48) of the Land Grant) to become the spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation.

(ii) The spaces to be provided under sub-clause (b)(i) of this Special Condition shall be located at such position and level as shall be approved in writing by the Director.

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

(c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, 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 ("**the Motor Cycle Parking Spaces**") at a rate of ten percent of the total number of spaces required to be provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be varied under Special Condition No.(48) of the Land Grant) unless the Director consents to another rate provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(d) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles 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 at a rate of one space for every 15 units or part thereof for those residential units, size of each residential unit is less than 70 square metres or at such other rates as may be approved by the Director.

Special Condition No.(47)

(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units.

Special Condition No.(50)

(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:

(i) assigned except:

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

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

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

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

Special Condition No.(51)

The spaces provided within the lot in accordance with Special Condition Nos.(46)(a)(iii) (as may be varied under Special Condition No.(48) of the Land Grant), (46)(b), (46)(d) and (47) of the Land Grant shall be designated as and form part of the Common Areas.

18. Proposed signalised pedestrian crossing[1]

Special Condition No.(53)

(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide a signalised pedestrian crossing at the approximate position as shown and marked "**PROPOSED SIGNALISED CROSSING**" on PLAN I annexed to the Land Grant or at such location as may be approved by the Director ("**the Proposed Signal Crossing Works**") in accordance with the plans and drawings approved by the Director under sub-clause (c) of this Special Condition.

(b) The signal control equipment to be used for the signalized pedestrian crossing shall be of a type approved by the Transport Department and compatible with the Transport Department's Area Traffic Control System. The Proposed Signal Crossing Works including the works relating to the lease of the telecommunications cable and connection with the Transport Department's Area Traffic Control System shall be completed, commissioned and made fit for operation on or before the 31st day of December 2014.

(d) (i) Upon completion and commissioning of the Proposed Signal Crossing Works to the satisfaction of the Director, the Grantee shall hand over free of cost the completed Proposed Signal Crossing Works to the Government in good condition and free from defects of any kind. Before handing over of the completed Proposed Signal Crossing Works to the Government, the Grantee shall maintain at his own expense the completed Proposed Signal Crossing Works in good condition and in all respects to the satisfaction of the Director.

(ii) The Grantee by the Land Grant indemnifies and shall keep indemnified the Government against all claims, costs, demands, charges, damages, actions and proceedings of whatsoever nature arising out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Proposed Signal Crossing Works which shall occur or become apparent within a period of 365 days after the date of handover of the completed Proposed Signal Crossing Works or any part thereof ("**Defects Liability Period of the Signal Crossing Works**").

(iii) Whenever required by the Director, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Proposed Signal Crossing Works or any part thereof which shall occur or become apparent within any Defects Liability Period of the Signal Crossing Works.

[1] The proposed signalized pedestrian crossing has already been completed and handed over to the Government on 9 March 2015 in accordance with Special Condition No.(53)(d)(i)

19. Cutting away

Special Condition No.(54)

(a) The Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.

Special Condition No.(55)

(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 agreed to be granted by the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the 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 provided in the Land Grant for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

20. Anchor maintenance

Special Condition No.(57)

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.

21. Spoil or debris

Special Condition No.(58)(a)

In the event of earth, spoil, debris, construction waste or building materials ("**the waste**") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties ("**the Government properties**"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

22. Damage to Services

Special Condition No.(59)

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

23. Construction of drains and channels and connecting drains and sewers

Special Condition No.(60)

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

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

24. Drainage Reserve

Special Condition No.(61)

(a) (i) Except with the prior written approval of the Director, no building, structure or foundation or support for any building or structure, save for the West Rail Railway Tunnels which is existing within the lot as at the date of the Land Grant, shall be erected or constructed or placed on, over, under, above, below or within the areas of the lot shown coloured pink cross-hatched black and pink hatched black cross-hatched black on PLAN I annexed to the Land Grant (the pink cross-hatched black area and the pink hatched black cross-hatched black area are hereinafter referred to as "**the Pink Cross-Hatched Black Area**" and "**the Pink Hatched Black Cross-Hatched Black Area**" respectively).

(ii) The Pink Cross-Hatched Black Area and the Pink Hatched Black Cross-Hatched Black Area are hereinafter collectively referred to as "**the Drainage Reserve**".

(b) Notwithstanding the provisions contained in sub-clause (a) of this Special Condition, building or buildings at first floor level and above may be erected or constructed over or above the Pink Cross-Hatched Black Area provided that there is a clear space extending upwards from the ground level to a height of not less than 5.1 metres. For the purpose of this Special Condition, the decision of the Director as to what constitutes the first floor level and the ground level shall be final and binding on the Grantee.

(d) Throughout the term agreed to be granted by the Land Grant, the Director and his duly authorized officers, contractors, his or their workmen (collectively "**the Authorized Persons**") with or without tools, equipment, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to, from and through the lot for the purposes of laying, inspecting, repairing and maintaining any drains, sewers, channels, drainage facilities and all other services running across, through or under the Drainage Reserve ("**the Utilities**") which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed within the Drainage Reserve. Where in the opinion of the Director (whose opinion shall be final and binding on the Grantee), there are objects or material within the Drainage Reserve which may obstruct access or cause excessive surcharge to the Utilities, the Director shall be entitled by notice in writing to call upon the Grantee, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or material and to reinstate the Drainage Reserve. If the Grantee shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency the Director may carry out such removal, demolition and reinstatement works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

Summary of land grant

批地文件的摘要

1. 發展項目位於荃灣市地段第402號 (「該地段」)。

2. 根據於2013年4月30日發出的新批地文件第21566號 (「批地文件」) 規定，向政府租用該地段50年，從2013年4月30日起至2063年4月29日止。

3. 用途

特別條件第 (10) 條

(a) 除本文件的條件 (按批地文件一般條件第12 (b) 條界定) 和特別是本特別條件第 (b) 分條的規定外，該地段或其中任何部分或在其上已建或擬建的任何建築物或建築物之部分只能用作非工業 (不包括倉庫、酒店及加油站)的用途。

(b) 西鐵線鐵路隧道 (按批地文件特別條件第 (33)(a) 條界定)只能用作鐵路用途和使用、操作及管理鐵路的附帶用途 (為免存疑，不包括職員住房) 及地政總署署長 (「署長」) 以書面批准的其他用途，署長在作出批准時可施加他認為合適的條款及條件，包括支付地價。

(c) 在不影響本特別條件第 (a) 分條和批地文件特別條件第 (19) 條的一般適用範圍下，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建築物之部分只能按本文件的條件、經批准建築圖則，批地文件特別條件第 (12)(c) 條提及的經批准美化環境總藍圖及城市規劃委員會批准的任何總發展藍圖或圖則所設計、建築及擬定之用途。

特別條件第 (56) 條

未經署長預先書面批准，不准在該地段使用碎石機。

特別條件第 (62) 條

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

特別條件第 (63) 條

承批人(按批地條件一般條件第12 (a) 條界定)不能准許或容許任何小販在該段內擺賣並須驅逐發現擺賣的任何小販。承批人須在該地段的所有入口旁的顯眼處張貼通告告知禁止在該地段內擺賣。在本文件中，「小販」具公共衛生及市政條例第2條、其下的任何規例及任何修訂法例界定的意義，惟在本特別條件中，「在公眾地方」一詞須從該定義的 (a) 段內刪除並用「在該地段內」一詞代替。

特別條件第 (64) 條

未經署長的書面同意，承批人不能在該地段或其中任何部分或在該地段或其中任何部分上已建或擬建的任何建築物或其他構築物上搭建、展示或准許或容許他人搭建或展示任何招貼、海報、標誌或廣告作戶外廣告用途。若取得上述同意也只能按署長可絕對酌情要求或描述的條款及條件進行。

4. 承批人彌償

一般條件第4條

批地文件規定承批人須對違反本文件的條件或署長認為 (他的看法是最終的及約束承批人) 因承批人使用該地段或開發或重新開發該地段或其中任何部分或在該地段進行任何活動或在其上進行任何其他工程，不論使用、開發或重新開發及該活動或工程是否符合或違反本文件的條件所造成毗鄰或毗連土地或該地段任何損害或土壤或地下水污染導致任何訴訟、司法程序、責任、要求、費用、開支、損失 (不論是財政或其他方面) 及各種索償彌償政府及保障政府。

5. 保養

一般條件第6條

(a) 承批人應遵照本文件的條件，於整個租期內就其已建或重建 (該詞指以下第 (b) 分條預期的重新開發) 的建築物：

(i) 按經批准的設計、配置及任何經批准建築圖則保養一切建築物，不得對其作出修訂或更改；及

(ii) 按本文件的條件或今後按任何修訂合同保養已建或擬建的一切建築物處於修繕妥當及良好的保養狀態，並以該狀態於租期屆滿或提前終止時交還此等建築物。

(b) 倘若在租期的任何時候拆卸當時在該地段或其中任何部分上面的任何建築物，承批人須興建相同類型和不少於其總樓面面積的品質良好的建築物或署長批准的類型及價值的建築物作為代替。如果進行上述拆卸，承批人須在上述清拆的一個曆月內向署長申請其同意進行重新開發該地段的建築工程。當收到上述同意後承批人必須在三個曆月內開展重新開發的必要工程及在署長規定的期限內以署長滿意的方式完成。

6. 私家街道、道路及小巷

一般條件第8條

按本文件的條件要求而須構成的任何私家街道、道路及小巷須安置使署長滿意並由署長決定納入或不納入批租的土地，在任何一種情況下，須在要求時無代價地交還給政府。如果上述街道、道路及小巷交還給政府，必須由政府進行路面、路邊石、排水渠 (污水及雨水排水渠)、渠道及路燈工程，費用由承批人承擔，其後用公帑進行保養。如果上述私家街道、道路及小巷仍然是批租土地之部分，必須由承批人出資進行照明、路面、路邊石、排水、開渠及保養工程，在一切方面使署長全面滿意。署長可為了公眾利益在需要時進行或促使他人進行安裝與保養路燈。承批人須承擔安裝路燈的資本性開支並允許工人及車輛為了安裝與保養路燈自由出入批租的範圍。

7. 黃色範圍

特別條件第 (5) 條

(a) 承批人須自費在2019年6月30日或之前或按康樂及文化事務署署長可絕對酌情要求的較早日期按康樂及文化事務署署長首先書面批准的方式及材料和其要求的標準、水平、定線及設計建設批地文件附錄的圖則I上用黃色顯示的範圍 (「黃色範圍」) 和其後自費保養黃色範圍，在一切方面使康樂及文化事務署署長滿意，直至承批人按本特別條件第 (d) 分條規定將黃色範圍的管有權交還給政府。

(b) 倘若承批人未能在指定的期限內履行他在本特別條件第 (a) 分條的責任，政府可進行必要的工程，費用由承批人支付。承批人須在要求時支付相等於該費用之款項。該等款項須由康樂及文化事務署署長決定，他的決定是最終的及約束承批人。

(c) 康樂及文化事務署署長對承批人履行本特別條件第 (a) 分條或政府按本特別條件第 (b) 分條行使權利造成承批人或其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔責任。承批人不能就上述任何損失、損害、滋擾或干擾向政府或康樂及文化事務署署長或他授權的官員作出要求補償。

(d) 僅為了進行本特別條件第 (a) 分條指定的必要工程之目的，承批人於本批地文件之日獲批予黃色範圍的管有權，黃色範圍須在要求時交還給政府，在任何情況下於署長發出函件證明已履行本文件的條件使他滿意之日，即視為承批人已經交還給政府。

(e) 未經康樂及文化事務署署長的預先書面同意，承批人不能使用黃色範圍儲存貨品或搭建臨時構築物或任何其他用途，除了進行本特別條件第 (a) 分條指定的工程。

(f) 承批人須在他管有黃色範圍期間的一切合理時間內，准許康樂及文化事務署署長、他的官員、承建商及他授權的任何其他人士有權出入、再出入該地段及黃色範圍，旨在視察、檢查及監管按本特別條件第 (a) 分條進行的工程和進行、視察、檢查及監管本特別條件第 (b) 分條的工程及康樂及文化事務署署長認為必要在黃色範圍內的任何其他工程。

(g) 在本特別條件中，「承批人」一詞不包括承批人的受讓人，但包括按批地文件特別條件第 (41)(b) 條作出轉讓的承讓人。

8. 非建築區域

特別條件第 (6) 條

(a) 除批地文件特別條件第 (61)(d) 條提及的公共設施外，未經署長的預先書面批准，不能在批地文件附錄的圖則上用粉紅色加黑斜線及交叉黑斜線和粉紅色加交叉黑斜線顯示的範圍 (統稱「非建築區域」) 之上、上方、之下、上面、下面或之內搭建或建築任何建築物、構築物、地基或任何建築物或構築物的承托物、邊界牆或圍欄。

(b) 在批地文件同意批租的年期期間，署長和他的官員、承建商及代理人、他或他們的工人有權帶上或不帶工具、設備、機器或車輛在任何時間內自由及不受限制地出入、再出入該地段及非建築區域，旨在視察、保養及維修毗鄰的荃灣路及其改善工程。署長、他的官員、承建商、代理人、他的或他們的工人對署長、他的官員、承建商、代理人、他的或他們的工人行使他們按本分條自由出入、再出入的權利造成承批人蒙受的任何損失、損害、滋擾或干擾毋須承擔任何責任。承批人不能就上述任何損失、損害、滋擾或干涉向署長、他的官員、承建商、代理人、他的或他們的工人作出要求索償。

9. 建築契諾

特別條件第 (9) 條

承批人須在一切方面符合本文件的條件及目前或任何時候在香港實施有關建築、衛生及規劃的一切法例、附例及規例開發該地段，在該地段上興建建築物並於2019年6月30日或之前完工和使其適合佔用。

10. 保育樹木

特別條件第 (11) 條

未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內生長的樹木。署長在發出書面同意時，對於樹木進行移植、補償性景觀美化工程或再植，可施加他認為合適的條件。

11. 美化環境

特別條件第 (12) 條

(a) 承批人須自費提交一份按本特別條件第 (b) 分條規定在該地段內提供美化環境工程並標示其位置、配置及平面圖的美化環境總藍圖給規劃署署長審批。未取得規劃署署長對美化環境總藍圖的批准和對本文件特別條件第 (11) 條要求保育樹木的建議授予同意 (如需) 之前不得對該地段或其中任何部分展開任何平整工程。

(b) (ii) 該地段中不少於20%範圍須種植樹木、灌木或其他植物。

(iii) 本特別條件第 (b)(ii) 分條提及的20%中不少於50%範圍 (「**綠化範圍**」) 須在署長自行酌情決定的位置及水平提供，以便行人可看見或進入該地段的任何人士可見該綠化範圍。

(iv) 署長對承批人建議的美化環境工程是否屬於本特別條件第 (b)(ii) 分條提及的20%之決定是最終的及約束承批人。

(c) 承批人須按已批准的美化工程總藍圖 (「**經批准美化工程總藍圖**」) 自費美化該地段，在一切方面使署長滿意。未經署長的預先書面批准，不得對經批准美化工程總藍圖進行修改、改變、更改、修訂或代替。

(d) 承批人須在其後自費保持與保養美化工程處於安全、整潔、井然及衛生狀態，在一切方面使署長滿意。

12. 開發條件

特別條件第 (13) 條

除本文件的條件規定外，在開發或重新開發 (該詞義僅涉及批地文件的一般條件第6條預期的重新開發) 該地段或其中任何部分：

(a) 承批人僅能在該地段上搭建、建築、提供及保養下列房舍及設施；

(i) 西鐵線鐵路隧道 (按批地文件特別條件第 (33)(a) 條界定)；

(ii) 政府樓宇 (按批地文件特別條件第 (19)(a) 條界定)；

(iii) 私人住宅用途的樓宇及設施，其總樓面面積不少於37,627平方米和不多於62,711平方米；

(d) 在該地段上已建或擬建的任何建築物的總樓面面積不少於37,627平方米和不多於62,711平方米。

(e) (i) 按批地文件特別條件第 (13)(a)(iii) 條在該地段上已建或擬建的住宅單位總數不少於894個；及

(ii) 按本特別條件第 (e)(i) 分條提供的住宅單位總數中，有不少於520個住宅單位，每個單位的實用面積不超過50平方米。

13. 康樂設施

特別條件第 (15) 條

(a) 承批人可在該地段內搭建、建築及提供署長書面批准的康樂設施及其輔助設施 (「設施」)。該設施的類型、尺寸、設計、高度及佈局須經署長預先書面批准。

(c) 如果設施的任何部分獲豁免列入按本特別條件第 (b) 分條計算的總樓面面積 (「獲豁免設施」)：

(i) 獲豁免設施須指定為並構成批地文件特別條件第 (43)(a)(v) 條提及的公用地方之部分；

(ii) 承批人須自費保養獲豁免設施處於良好及充足的維修及狀況並操作獲豁免設施使署長滿意；及

(iii) 獲豁免設施只能由該地段內已建或擬建的住宅大廈的住戶和他們的真正訪客使用而非其他人士使用。

14. 政府樓宇

特別條件第 (19)(a) 條

承批人須按本文件的條件、批地文件附錄的技術明細表及按批地文件特別條件第 (20)(a) 條批准的圖則以精工細作的方式自費設計、搭建、建築及提供下列項目，在一切方面使署長滿意：

(i) 一個公共運動中心，其總樓面面積為12,000平方米或署長可批准的較小面積；

(ii) 19個車輛停車位，每個車位的面積為2.5米闊及5.0米長最低淨空高度2.4米高；

(iii) 1個按《道路交通條例》、其下的任何規例及任何修訂法例界定的殘疾人士的車輛停車位，該車位的面積為3.9米闊及5.0米長最低淨空高度2.4米高；

(iv) 4個裝卸區，每個的面積為3.5米闊及12.0米長最低淨空高度4.7米高；

(v) 5個的士及私家車避車處，每個的面積為2.5米闊及5.0米長最低淨空高度2.4米高；及

(vi) 供車輛及行人交通的相關通道；

須在2019年6月30日或之前完成，並適合佔用及操作 (該等樓宇 (該項目包括署長按本文件的條件准許的照明裝置、通風機、抽風管系統，供車輛及行人交通的相關通道及地面表面 (但不包括並非專門服務它的升降機、扶手電梯、樓梯、機械、設備及其他設施)、牆壁、支柱、橫樑、天花板、天台板、托架、樓板及任何其他的結構件) 連同署長絕對酌情決定(他的決定是最終的及約束承批人) 專門服務它的任何其他區域、設施、服務及裝置，在下文統稱為「**政府樓宇**」)。

15. 維修政府樓宇

特別條件第 (28) 條

(a) 批地文件規定承批人須對下列政府樓宇及其任何建築物維修設施的任何缺陷、失修、不完善、故障、失靈或其他未完成工程 (不論是工藝、材料、設計或其他方面) 造成或有關的一切索償、費用、要求、收費、損害、訴訟及各種司法程序彌償及保持彌償政府和按《財政司司長法團條例》、其下的任何規例及任何修訂法例單獨成立的財政司司長法團 (以下稱「**財政司司長法團**」，在上下文義允許之下，該詞意包括其繼承人及受讓人)：

(i) 在承批人交還政府樓宇或其中任何部分的管有權之日已存在的；及

(ii) 在承批人交還政府樓宇或其中任何部分的管有權之日後的365天期間 (「**保修期**」) 產生或出現的。

(b) 當署長或財政司司長法團或兩者要求時，承批人須在署長或財政司司長法團或兩者指定的時間內按其設定的標準及方式自費進行必要的保養、維修、更改、重建、糾正及任何其他工程，以便修復與糾正任何保修期產生或出現對政府樓宇或其中任何部分及其建築物維修設施的任何缺陷、失修、不完善、故障、失靈及未完成的工程。除以上所述，承批人須在署長或財政司司長法團或兩者指定的時間內按其設定的標準及方式自費彌補與修復在承批人交還其管有權之日在政府樓宇或其中任何部分及其建築物維修設施的任何缺陷、失修、不完善、故障、失靈及未完成的工程。

(c) 署長或財政司司長法團或兩者將在保修期結束之前，安排人員視察政府樓宇及其建築物維修設施，旨在指出明顯的任何缺陷、失修、不完善、故障、失靈及未完成的工程。署長和財政司司長法團各自保留權利在保修期結束後的14天內向承批人發出缺陷清單，列明政府樓宇及其建築物維修設施明顯存在的任何缺陷、失修、不完善、故障、失靈及未完成的工程。承批人須在署長或財政司司長法團或兩者指定的時間內按其設定的標準及方式自費安排對其進行一切必要的工程，以彌補與修復該等缺陷。

(f) 在本特別條件中，「承批人」一詞不包括承批人的受讓人，但包括按批地文件特別條件第 (41)(b) 條作出轉讓的承讓人。

特別條件第 (30) 條

(a) 在不影響批地文件特別條件第 (28) 條的規定下，承批人須在保修期結束前的任何時候自費保養政府樓宇及其建築物維修設施處於良好狀態，在一切方面使署長滿意。

(b) 在本特別條件第 (a) 分條中，「承批人」一詞不包括承批人的受讓人，但包括按批地文件特別條件第 (41)(b) 條作出轉讓的承讓人。

特別條件第 (32) 條

(a) 承批人須在批地文件同意批租的年期內自費保養下列項目 (「**項目**」)，在一切方面使署長滿意：

(i) 服務政府樓宇及該地段的發展項目餘下部分的一切升降機、扶手電梯及樓梯；

(ii) 服務政府樓宇及該地段的發展項目餘下部分屬於該系統之部分的一切建築物維修設施、機械及設備 (包括但不限於攜帶式及固定式消防裝置及設備)；

(iii) 服務政府樓宇及該地段的發展項目餘下部分的一切其他公用部分及設施；及

(iv) 專門該地段的服務發展項目餘下部分和通過政府樓宇或其中任何部分之上、上方或之下的一切建築物維修裝置及設施。

(c) 在本特別條件中，「承批人」一詞不包括財政司司長法團。

16. 西鐵線鐵路隧道

特別條件第 (33) 條

(a) 承批人須按本文件的條件及經批准建築圖則 (如適用) 自費操作與保養該地段內西鐵線的地下鐵路隧道連同其輔助鐵路構築物及設施 (該西鐵線的鐵路隧道、輔助鐵路構築物及設施在下文統稱為「西鐵線鐵路隧道」) 以操作西鐵線，在一切方面使署長滿意。

(c) 在本特別條件中，「承批人」一詞不包括承批人的受讓人。

特別條件第 (37) 條

(a) 在不影響批地文件特別條件第 (39) 條賦予政府的權利下，當任何人士行使本文件的條件賦予該人士對西鐵線鐵路隧道的任何權利時，承批人須進行一切必要的設施工程，以協助該人士行使上述權利，該人士須

(i) 不可，未經承批人同意 (不能不合理地拒絕發出同意)，作出任何事情，以致對西鐵線的運作或安全造成不利影響和如果有任何損害行為，須作出合理補償；

(ii) 盡量減少損壞並對一切損壞作出合理補償；及

(iii) 將承批人協助該人士行使上述權利進行的工程所支出的任何開支退還給承批人。

(b) 承批人須為本特別條件第 (a) 分條提及該人士的工程進行一切必要的設施工程，該人士須

(i) 不可，未經承批人同意 (不能不合理地拒絕發出同意)，要求承批人作出任何事情，以致對西鐵線的運作或安全造成不利影響，如果因為該人士的要求作出任何損害行為，須作出合理補償；

(ii) 確保該人士要求的任何設施工程盡量減少損壞並對一切損壞作出合理補償；及

(iii) 將承批人協助該人士行使上述權利進行的工程所支出的任何開支退還給承批人。

(c) 在本特別條件中，「承批人」一詞不包括承批人的受讓人。

特別條件第 (38) 條

(a) 承批人在該地段展開任何工程包括但不限於地盤勘測工程、打樁或其他基礎工程及其他土木工程及建築工程之前，必須諮詢香港鐵路有限公司 (「**港鐵**」)，以確使該等工程沒有損壞、干涉、阻礙或危及該地段之內或經過該地段或該地段附近的西鐵線 (「**鐵路**」) 和西鐵線有關的任何鐵路工程、構築物、設施或裝置 (署長對其作出的決定是最終的) (該等鐵路工程、構築物、設施及裝置在下文統稱為「**西鐵線構築物及裝置**」) 的安全或運作，如果署長要求，承批人須自費採取港鐵要求的措施及預防措施，確保鐵路及西鐵線構築物及裝置的安全及運作。

(e) 承批人須在批地文件同意批租的年期內，遵守與履行屋宇署署長對保護鐵路及西鐵線構築物及裝置所施加的一切要求，使屋宇署署長滿意。

特別條件第 (39) 條

(a) 承批人須在批地文件同意批租的年期內，准許政府、他的官員、傭工、代理人及他或他們授權的任何其他人士有權於任何合理時候 (經提前至少14天發出通知，緊急情況除外)，帶上或不帶工具、車輛、機器或設備自由及不受限制地出入及再出入該地段及在其上已建或擬建的任何建築物或構築物，旨在測量、視察、檢驗、保養、改善或開發西鐵線鐵路隧道或西鐵線構築物及裝置或其中任何部分。

(b) 除批地文件特別條件第 (37) 條規定外，政府、其官員、傭工、代理人和他或他們授權的任何其他人士對於他或他們行使本特別條件第 (a) 分條賦予的權利造成承批人蒙受或附帶的任何損失、損害、滋擾或干擾毋須承擔任何責任。承批人不能就上述任何損失、損害、滋擾或干擾要求索償或提出異議。

17. 泊車和裝卸要求

特別條件第 (46) 條

(a) (i) 該地段必須提供使署長滿意的停車位，用作停泊根據《道路交通條例》、其下的規例及任何修訂法例獲發牌及屬於該地段已建或擬建建築物的住宅單位住戶和他們的真正來賓、訪客或獲邀請人的車輛 (以下簡稱為「住宅車位」)。除非署長同意住宅車位數目的比率與本特別條件的表格載列的不同，應按本特別條件的表格載列該地段已建或擬建住宅單位的不同面積之比率提供住宅車位，但如果按第 (a)(i) 分條提供的車位數目是小數，應四捨五入化為整數：

但是如果按該表格之比率計算出較少住宅車位，則至少提供96個住宅車位。

(iii) (I) 如果在該地段已建或擬建的任何住宅單位大廈有超過75個住宅單位，必須提供額外車位，用作停泊根據《道路交通條例》、其下的規例及任何修訂法例獲發牌及屬於該地段已建或擬建建築物的住宅單位住戶的真正來賓、訪客或獲邀請人的車輛。該車位須按上述每座住宅單位大廈2.5個車位之比率或署長可批准的其他比率提供，惟須提供至少2個車位。

(II) 如果在該地段已建或擬建的任何住宅單位大廈有75或少於75個住宅單位，必須提供額外車位，用作停泊根據《道路交通條例》、其下的規例及任何修訂法例獲發牌及屬於該地段已建或擬建建築物的住宅單位住戶的真正來賓、訪客或獲邀請人的車輛。該車位須按上述每座住宅單位大廈1個車位之比率或署長可批准的其他比率提供，惟須提供至少2個車位。

但如果按第 (a)(iii) 分條提供的車位數目是小數，應四捨五入化為整數：

(iv) 按本特別條件第 (a)(i) 分條及第 (a)(iii) 分條 (可按批地文件特別條件第 (48) 條作出修訂) 提供的車位只能用作該等條件指定的用途，特別是該等車位不能用作儲存、展示或陳列車輛作出售或其他用途或汽車清潔及美容服務。

(b) (i) 承批人須從按本特別條件第 (a)(i) 及 (a)(iii) 分條(可按批地文件特別條件第 (48) 條作出修訂) 提供的車位中保留與指定車位，用作根據《道路交通條例》、其下的規例及任何修訂法例界定的殘疾人士停泊車輛之用途，該等車位須按建築事務監督的要求及批准的比率提供，惟須從按本特別條件第 (a)(iii) 分條 (可按批地文件特別條件第 (48) 條作出修訂) 提供的車位中保留與指定至少1個車位。承批人不能用按本特別條件第 (a)(iii) 分條 (可按批地文件特別條件第 (48) 條作出修訂) 提供的所有車位用作根據《道路交通條例》、其下的規例及任何修訂法例界定的殘疾人士停泊車輛之車位。

(ii) 按本特別條件第 (b)(i) 分條提供的車位須設置在署長書面批准的位置及樓層。

(iii) 按本特別條件第 (b)(i) 分條提供的車位只能用作根據《道路交通條例》、其下的規例及任何修訂法例界定的殘疾人士停泊及屬於該地段已建或擬建建築物的住戶和他們的真正來賓、訪客或獲邀請人的車輛，特別是該等車位不能用作儲存、展示或陳列車輛作出售或其他用途或汽車清潔及美容服務。

(c) (i) 該地段必須提供使署長滿意的車位，用作停泊根據《道路交通條例》、其下的規例及任何修訂法例獲發牌及屬於該地段已建或擬建建築物的住宅單位住戶和他們的真正來賓、訪客或獲邀請人的電單車 (以下簡稱為「電單車車位」)。除非署長同意其他比率，應按本特別條件第 (a)(i) 分條及第 (a)(iii) 分條 (可按批地文件特別條件第 (48) 條作出修訂) 規定車位總數的百分之十之比率提供車位，但如果車位數目是小數，應四捨五入化為整數。

(ii) 電單車車位只能用作本特別條件第 (c)(i) 分條指定的用途，特別是該等車位不能用作儲存、展示或陳列電單車作出售或其他用途或汽車清潔及美容服務。

(d) 該地段內必須提供使署長滿意的單車車位，該單車車位須按每15個住宅單位或其中部分 (每個住宅單位的面積少於70平方米) 之比率或署長批准的其他比率在該地段內提供，供該地段上已建或擬建的建築物的住戶和他們的真正來賓、訪客或獲邀請人停泊他們的單車。

特別條件第 (47) 條

(a) 該地段內必須提供使署長滿意的裝卸區，該裝卸區按該地段已建或擬建建築物內以每800個住宅單位或其中部分有1個裝卸區之比率或署長可批准的其他比率提供，惟在該地段已建或擬建的每座住宅單位大廈至少有一個裝卸區，該裝卸區設置在住宅單位大廈之內或旁邊。

特別條件第 (50) 條

(a) 即使已遵守與履行本文件的條件及獲署長滿意，住宅車位及電單車車位不能

(i) 轉讓，除非

(I) 連同該地段的不分割份數及賦予的專有權使用及管有一併轉讓已建或擬建的大廈住宅單位；或

(II) 給已經是該地段的不分割份數及擁有專有權使用及管有該地段已建或擬建的大廈住宅單位的業主人士；或

(ii) 分租，除非租予該地段已建或擬建的大廈住宅單位的住戶。

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

特別條件第 (51) 條

按批地文件特別條件第 (46)(a)(iii) 條(可按批地文件特別條件第 (48) 條修訂)、(46)(b)、(46)(d) 及 (47) 條在該地段內提供的車位須指定為並構成公用地方之部分。

18. 建議信號控制行人過道[1]

特別條件第 (53) 條

(a) 承批人須按署長根據本特別條件第 (c) 分條批准的圖則及草圖於批地文件附錄的圖則I上顯示並註明「**建議信號控制行人過道**」之大約位置或署長批准的該等位置自費提供一條信號控制行人過道 (「**建議信號控制過道工程**」)，在一切方面使署長滿意。

(b) 信號控制行人過道使用的信號控制設備須採用運輸署批准的類型並與運輸署的地區交通控制系統相兼容。建議信號控制過道工程包括涉及租賃通訊電纜及連接運輸署的地區交通控制系統須於2014年12月31日或之前完成、調試及投入使用。

(d) (i) 當完成並調試建議信號控制過道工程，使署長滿意後，承批人須無代價地移交於良好狀態及沒有任何缺陷已完成的建議信號控制過道工程給政府。在移交已完成的建議信號控制過道工程給政府之前，承批人須自費保養已完成的建議信號控制過道工程處於良好狀態，在一切方面使署長滿意。

(ii) 政府批地文件規定承批人須對在承批人移交給政府已完成的建議信號控制過道工程或其中任何部分之日後的365天期間 (「**信號控制過道工程保修期**」) 建議信號控制過道工程產生或出現的任何缺陷、失修、不完善、故障、失靈或其他未完成工程 (不論是工藝、材料、設計或其他方面)造成或有關的一切索償、費用、要求、收費、損害、訴訟及各種司法程序彌償政府及保障政府。

(iii) 當署長要求時，承批人須在署長指定的時間內按其設定的標準及方式自費進行必要的保養、維修、更改、重建、糾正及任何其他工程，以便修復與糾正信號控制過道工程保修期期間建議信號控制過道工程或其任何部分產生或出現的任何缺陷、失修、不完善、故障、失靈及未完成的工程。

[1]建議信號控制行人過道已經完成並在2015年3月9日按特別條件第 (53)(d)(i) 條移交給政府。

19. 削土

特別條件第 (54) 條

未經署長預先書面同意，承批人不能削去、移除或土地後移毗鄰或毗連該地段的任何政府土地或在任何政府土地上進行任何堆積或堆填或任何類型的斜坡處理工程。署長可自行酌情作出同意，並施加他認為合適的條件，包括支付他可決定的地價後授予額外的政府土地作為該地段的延伸段。

特別條件第 (55) 條

(a) 如果任何土地被削去、移除或土地後移或堆積或堆填或進行任何類型的斜坡處理工程，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，旨在塑造、平整或開發該地段或其中任何部分或承批人按本文件的條件需要進行的任何其他工程或作任何其他用途，承批人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐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。承批人須在批地文件同意批租的年期間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於妥善與充足的維修及狀況，使署長滿意。

(c) 倘若因為承批人進行任何構建、平整、開發或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，承批人須自費使署長滿意進行修復及彌補，並對上述塌方、山泥傾瀉或地陷造成政府、其代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償彌償他們。

(d) 除了批地文件規定對違反本文件的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批人進行、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。如果承批人不理會或未能在通知指定的時期內執行該通知要求，以令署長滿意，署長可立即執行與進行任何必要工程，承批人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。

20. 保養地錨

特別條件第 (57) 條

如果已安裝預應力地錨，在開發或重新開發該地段或其中任何部分時，承批人須在預應力地錨整個使用期間自費對其進行定期維修和定期檢查，使署長滿意並在署長不時自行酌情要求時向署長提交上述檢查工程的報告及資料。如果承批人不理會或未能進行要求的檢查工程，署長可立即執行與進行上述檢查工程，承批人須在收到要求通知時付還上述開支給政府。

21. 廢土方或瓦礫

特別條件第 (58)(a) 條

倘若從該地段或開發該地段所影響的其他範圍腐蝕、沖洗或棄置泥土、廢石方、瓦礫、建築廢料或建材 (「**廢料**」) 到公共行人徑、道路或路渠、海灘、海底、污水渠、雨水渠、排水渠或溝渠或其他政府物業 (「**政府物業**」)，承批人須自費清理該等廢料並修復對政府物業造成的損壞。承批人須對上述腐蝕、沖洗或棄置造成私人物業的任何損壞或滋擾及引致的一切訴訟、索償及要求賠償政府。

22. 損壞服務

特別條件第 (59) 條

承批人須在任何時候，特別是在任何建築、保養、翻新或維修工程期間 (「**工程**」)，採取或促使他人採取一切適當及足夠的照料、技巧及預防措施，避免對該地段或其中部分或黃色範圍或該地段或其中部分或黃色範圍兩者之上、上面、之下或毗鄰的任何政府或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置 (統稱「**服務**」) 造成任何損壞、干擾或阻塞。承批人在進行上述任何工程之前必須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及程度，並提交處理任何受工程影響服務一切方面的書面建議給署長，供他審批和必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。承批人須履行署長於發出批准時對服務訂明的任何要求和承擔符合該等要求支出的費用，包括所需改道、重鋪或修復的費用。承批人必須自費維修、彌補及修復上述工程對該地段或其中部分或黃色範圍或該地段或其中部分或黃色範圍兩者或任何服務造成的任何損壞、干擾或阻塞 (除非署長另作選擇，明渠、污水渠、雨水渠或總水喉由署長進行修復，承批人須在要求時向政府支付該等工程費用)，在一切方面使署長滿意。如果承批人未能對該地段或其中部分或黃色範圍或該地段或其中部分或黃色範圍兩者或任何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、彌補或修復工程，承批人須在收到要求通知時向政府支付該等工程的費用。

23. 建造排水渠及渠道及連接排水渠及污水渠

特別條件第 (60) 條

(a) 承批人須自費建造及保養該地段邊界內或署長認為必要的政府土地內的排水渠及渠道，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。承批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。

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠、排水渠及污水渠 (如已建及試用) 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批人負責，承批人須在要求時向政府支付上述連接工程的費用。另外，該等連接工程亦可由承批人自費進行，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，必須由承批人自費保養，直至要求時由承批人移交給政府，由政府出資負責往後的保養，承批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。若承批人未能保養在政府土地內修建的任何一段上述連接工程，署長可進行他認為必要的保養工程，承批人須在要求時向政府支付上述工程費用。

24. 排水保留區

特別條件第 (61) 條

(a) (i) 未經署長的預先書面批准，除了在批地文件之日已在該地段內存在的西鐵線鐵路隧道外，不能在批地文件附錄的圖則I上用粉紅色加交叉黑斜線和粉紅色加黑斜線及交叉黑斜線顯示的範圍 (粉紅色加交叉黑斜線和粉紅色加黑斜線及交叉黑斜線顯示的範圍在下文分別稱為「**粉紅色加交叉黑斜線範圍**」和「**粉紅色加黑斜線及交叉黑斜線範圍**」) 之上、上方、之下、上方、下面或之內搭建或建築或安置任何建築物、構築物、地基或任何建築物或構築物的承托物。

(ii) 粉紅色加交叉黑斜線範圍和粉紅色加黑斜線及交叉黑斜線範圍在下文統稱「**排水保留區**」。

(b) 即使本特別條件第 (a) 分條有任何規定，在粉紅色加交叉黑斜線範圍之上面或以上可以搭建或建築一層樓高或以上的建築物，惟從地面向上延伸不少於5.1米的淨空間，在本特別條件中，署長對一層樓高和地面水平的定義是最終的及約束承批人。

(d) 在批地文件同意批租的年期內，署長和他正式授權的官員、承建商、他的或他們的工人 (統稱「**認可人士**」) 有權帶上或不帶工具、設備、機器或車輛自由及不受限制地在任何時間內出入及再出入該地段，旨在鋪設、視察、維修及保養署長可要求或授權穿過排水保留區的任何排水渠、污水渠、渠道、排水渠、設施及其他一切服務 (「**公共設施**」)。不能在排水保留區內放置任何性質的物件或材料，以致可能阻塞或造成公共設施額外排水。如果署長認為 (他的看法是最終的及約束承批人) 在排水保留區內有任何物件或材料阻塞或造成公共設施額外排水，署長有權書面通知承批人，由承批人出資清拆或移走該等物件或材料，在一切方面使署長滿意。如果承批人忽略或未能在書面通知指定的時期內執行該通知，或在緊急情況下，署長可進行他認為必要的清拆、移走及修復工程，承批人須在收到要求通知時支付上述工程費用給政府。

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

1. Government Accommodation (GA)

(I) Provisions under the Land Grant

Special Condition No.(13)

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

(a) the Grantee shall only erect, construct, provide and maintain upon the lot the following accommodation and facilities:

(ii) the Government Accommodation (as defined in Special Condition No.(19)(a) of the Land Grant);

Special Condition No.(19)(a)

The Grantee shall at his own expense and in all respects to the satisfaction of the Director design, erect, construct and provide within the lot, in a good workmanlike manner and in accordance with these Conditions, the Technical Schedule annexed to the Land Grant and the plans approved under Special Condition No.(20)(a) of the Land Grant, the following:-

(i) one public sports centre with a gross floor area of 12,000 square metres or such lesser area as may be approved by the Director;

(ii) nineteen spaces for the parking of motor vehicles each measuring 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres;

(iii) one space for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation measuring 3.9 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres;

(iv) four loading and unloading bays each measuring 3.5 metres in width and 12.0 metres in length with a minimum headroom of 4.7 metres;

(v) five lay-bys for taxis and private cars each measuring 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres; and

(vi) associated access roads for vehicular and pedestrian traffic;

to be completed and made fit for occupation and operation on or before the 30th day of June 2019 (which accommodation (including lighting fixtures, ventilation plant, extract ductworks, the associated access roads for vehicular and pedestrian traffic and floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with these Conditions, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "**the Government Accommodation**").

Special Condition No.(26)

(a) Notwithstanding any provision to the contrary contained in the Land Grant, the Grantee shall when called upon so to do by the Director assign to The Financial Secretary Incorporated a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "F.S.I." which expression shall if the context permits include its successors and assigns) at the expense of the Grantee, with vacant possession, free from encumbrances the undivided shares specified in sub-clause (b) of this Special Condition together with the right to the exclusive use, occupation and enjoyment of the Government Accommodation and the Grantee shall complete the assignment of the Government Accommodation in respect of which a certificate of completion shall have been issued under Special Condition No.(25) of the Land Grant within such time as may be specified in writing by the Director.

Special Condition No.(30)

(a) Without prejudice to the provisions of Special Condition No.(28) of the Land Grant, the Grantee shall, at all times until expiry of the Defects Liability Period, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor.

Special Condition No.(32)

(a) The Grantee shall throughout the term agreed to be granted by the Land Grant at his own expense and in all respects to the satisfaction of the Director maintain the following items ("the Items"):

(i) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;

(ii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;

(iii) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot; and

(iv) all building services installations and facilities serving exclusively the remainder of the development on the lot and running upon, over or under the Government Accommodation or any part thereof.

(b) The Grantee indemnifies and shall keep indemnified the Government and F.S.I. against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Grantee to maintain the Items.

(c) For the purpose of this Special Condition, the expression "Grantee" shall exclude F.S.I.

(II) Provisions under the deed of mutual covenant :

Section B Definition :

"Government Accommodation" shall mean those parts of the Estate constructed or to be constructed pursuant to Special Condition No.(19)(a) of the Government Grant comprising one public sports centre, nineteen spaces for the parking of motor vehicles, one space for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, four loading and unloading bays, five lay-bys for taxis and private cars and associated access roads for vehicular and pedestrian traffic (including lighting fixtures, ventilation plant, extract ductworks, the associated access roads for vehicular and pedestrian traffic and floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with the conditions of the Government Grant) together with the GA Structural Elements as determined by the Director pursuant to Special Condition No.(19)(a) of the Government Grant and any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine and for identification purpose only is shown coloured violet on the plans annexed to the Deed of Mutual Covenant;

"GA Structural Elements" means the walls, columns, beams, ceilings, roof slabs, carriageway, floor slabs and any other structural elements exclusive to the Government Accommodation;

"Items" means, if any, (i) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development; (ii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development; (iii) all other common parts and facilities serving the Government Accommodation and the remainder of the Development; and (iv) all building services installations and facilities serving exclusively the remainder of the Development and running upon, over or under the Government Accommodation or any part thereof referred to in Special Condition No.(32)(a) of the Government Grant;

Section E Clause 9(a) and (c)

9. (a) The Owner of the Government Accommodation shall be responsible for the maintenance and management of all parts of the Government Accommodation (for the avoidance of doubt, excluding the Items) but not remainder of the Development nor any areas, facilities or services outside the Land.

9. (c) The Owners (save and except FSI as Owner of the Government Accommodation) shall, acting by the Manager, be responsible for maintaining, managing and repairing the Items (if any) under Special Condition No.(32)(a) of the Government Grant and shall indemnify and shall keep indemnified the Government and FSI against all actions, proceedings, liabilities, claims, costs, expenses, damages, charges and demands of whatsoever nature arising out of or as a consequence of a failure to maintain the Items (if any).

Section J Clause 5(b)(III)

(b)(III) Notwithstanding anything contained in the Deed of Mutual Covenant to the contrary, the Owner of the Railway Portion shall share, and contribute to, the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance and management of the Items and the Slope and Retaining Structures (if any), and the fees and costs incurred by the Manager pursuant to Clauses 1(n) 1(v)(ii), 1(v)(iii) and 1(y) of Section J of the Deed of Mutual Covenant relating solely to the Items but not otherwise (the "Fees and Costs") and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items and the Slope and Retaining Structures (if any), in the following manner :-

(i) the Owner of the Railway Portion and the Owners of the Estate (save and except the Owner of the Government Accommodation) shall contribute to the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance and management of the Items and the Slope and Retaining Structures (if any), and the Fees and Costs and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items and the Slope and Retaining Structures (if any), in the proportion that the respective gross floor area of the Railway Portion and the gross floor area of the Estate (excluding the gross floor area of the Government Accommodation) bears to the total gross floor area of the Development (excluding the gross floor area of the Government Accommodation). As such, 3.925% of such costs, expenses and expenditure of the Items and the Slope and Retaining Structures (if any), and the Fees and Costs shall therefore be borne by the Owner of the Railway Portion and the remaining 96.075% of the said costs, expenses and expenditure shall be borne by the Owners of the Estate (save and except the Owner of the Government Accommodation).

(ii) Subject to sub-clause (b)(III)(i) of Clause 5 of Section J of the Deed of Mutual Covenant, for the purpose of fixing the contribution by the Owner of the Railway Portion and the Owners of the Estate (save and except the Owner of the Government Accommodation) respectively towards the costs and expenses for the maintenance and management of the Items and the Slope and Retaining Structures (if any), and the Fees and Costs and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items and the Slope and Retaining Structures (if any), the Manager shall prepare a sub-budget under the Estate Management Budget showing the estimated annual costs and expenses for the management and maintenance of the Items and the Slope and Retaining Structures (if any), and the Fees and Costs and such expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items and the Slope and Retaining Structures (if any), for the ensuing year and a copy of such sub-budget shall be sent to the Owner of the Railway Portion for its information.

(iii) If any payment as provided in sub-clause (b)(III)(i) of Clause 5 of Section J of the Deed of Mutual Covenant is more than thirty days in arrears from the date of demand the Manager shall have the right without prejudice to any other right or remedy hereunder to :-

(a) charge interest calculated at the rate of 2% per annum above the prime rate from time to time of The Hongkong & Shanghai Banking Corporation Limited on the amount unpaid (such interest to be calculated from the due date and not thirty days thereafter);

(b) make a collection charge of an amount not exceeding 10% of the amount unpaid to cover the cost (other than legal costs of proceedings brought by the Manager in exercise of its power in that behalf contained in Clause 1(b)(xxxii) of Section I of the Deed of Mutual Covenant) of the extra work occasioned by the default; and

(c) demand and collect from the Owner of the Railway Portion all costs and expenses (including any legal costs on a solicitor and own client basis) which may be incurred by the Manager in recovering the sum payable by the Owner of the Railway Portion as provided in sub-clause (b)(III)(i) of Clause 5 of Section J of the Deed of Mutual Covenant together with interest and the collection charge thereon as provided in sub-clauses (b)(III)(iii)(a) and (b)(III)(iii)(b) of Clause 5 of Section J of the Deed of Mutual Covenant.

2. Yellow Area

(I) Provisions under the Land Grant:

Special Condition No.(5)(a), (d), (e), (f) and (g)

(a) The Grantee shall at his own expense on or before the 30th day of June 2019 or such earlier date as may be required by the Director of Leisure and Cultural Services at his absolute discretion, in such manner with such materials and to such standards, levels, alignment and design as the Director of Leisure and Cultural Services shall first approve in writing form the area shown coloured yellow on PLAN I annexed to the Land Grant ("**the Yellow Area**") and thereafter at his own expense maintain the Yellow Area in all respects to the satisfaction of the Director of Leisure and Cultural Services until such time as possession of the Yellow Area has been re-delivered to the Government by the Grantee in accordance with sub-clause (d) of this Special Condition

(d) For the purpose only of carrying out the necessary works specified in sub-clause (a) of this Special Condition, the Grantee shall on the date of the Land Grant be granted possession of the Yellow Area. The Yellow 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.

(e) The Grantee shall not without the prior written consent of the Director of Leisure and Cultural Services use the Yellow Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than for the carrying out of the works specified in sub-clause (a) of this Special Condition.

(f) The Grantee shall at all reasonable times while he is in possession of the Yellow Area permit the Director of Leisure and Cultural Services, 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 Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (a) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (b) of this Special Condition and any other works which the Director of Leisure and Cultural Services may consider necessary in the Yellow Area.

(g) For the purpose of this Special Condition, the expression "Grantee" shall exclude the Grantee's assigns but shall include the assignee of the assignment made under Special Condition (41)(b) of the Land Grant.

(II) Provisions under the deed of mutual covenant :

Section B Definition :

"Yellow Area" means those areas or portions of the Land referred to under Special Condition No.(5)(a) of the Government Grant and coloured yellow on the Plan I annexed hereto.

Section E Clause 17

(a) The First Owner shall at its own expense maintain the Yellow Area to the satisfaction of the Director of Leisure and Cultural Services in accordance with Special Condition No.(5)(a) of the Government Grant until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with Special Condition No.(5)(d) of the Government Grant.

(b) The Owners shall at all reasonable times while the First Owner is in possession of the Yellow Area permit the Director of Leisure and Cultural Services, his officers, contractors and any other persons authorized by him to enter the Land and the Yellow Area for inspection and carrying out works in accordance with Special Condition No.(5)(f) of the Government Grant.

Section I Clause 1(b)(xvi)

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely :

(xvi) To permit the Director, the Director of Leisure and Cultural Services, the Government and public utilities company and the officer of Water Authority and their authorized persons, officers and contractors to enter into the Land and the Yellow Area and provide access for the ingress, egress and regress to, from and through the Land and the Yellow Area as may be required for the purpose of inspecting, checking, supervising and carrying out any works in relation to the laying and maintenance of all pipes, wires, conduits, cable ducts and other conducting media and ancillary equipment or for the purpose of the operation, maintenance, repairing, replacement and alteration of any other waterworks installation within the Yellow Area.

3. Signalised Pedestrian Crossing (SPC)

(I) Provisions under the Land Grant:

Special Condition No.(53)(a), (b), (c), (d)(i) - (iii) and (i)

(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide a signalised pedestrian crossing at the approximate position as shown and marked "**PROPOSED SIGNALISED CROSSING**" on PLAN I annexed to the Land Grant or at such location as may be approved by the Director ("**the Proposed Signal Crossing Works**") in accordance with the plans and drawings approved by the Director under sub-clause (c) of this Special Condition.

(b) The signal control equipment to be used for the signalized pedestrian crossing shall be of a type approved by the Transport Department and compatible with the Transport Department's Area Traffic Control System. The Proposed Signal Crossing Works including the works relating to the lease of the telecommunications cable and connection with the Transport Department's Area Traffic Control System shall be completed, commissioned and made fit for operation on or before the 31st day of March 2015.

(c) Prior to the carrying out of the Proposed Signal Crossing Works, the Grantee shall at his own expense submit to the Director for his written approval all the necessary plans and drawings as the Director may require showing the layout, location and design for the Proposed Signal Crossing Works. No building works other than the site formation works and the Permitted Works shall be commenced on the lot unless and until all such plans and drawings have been approved by the Director.

(d) (i) Upon completion and commissioning of the Proposed Signal Crossing Works to the satisfaction of the Director, the Grantee shall hand over free of cost the completed Proposed Signal Crossing Works to the Government in good condition and free from defects of any kind. Before handing over of the completed Proposed Signal Crossing Works to the Government, the Grantee shall maintain at his own expense the completed Proposed Signal Crossing Works in good condition and in all respects to the satisfaction of the Director.

(ii) The Grantee by the Land Grant indemnifies and shall keep indemnified the Government against all claims, costs, demands, charges, damages, actions and proceedings of whatsoever nature arising out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Proposed Signal Crossing Works which shall occur or become apparent within a period of 365 days after the date of handover of the completed Proposed Signal Crossing Works or any part thereof ("**Defects Liability Period of the Signal Crossing Works**").

(iii) Whenever required by the Director, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Proposed Signal Crossing Works or any part thereof which shall occur or become apparent within any Defects Liability Period of the Signal Crossing Works.

(i) The Grantee indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liabilities and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen, contractors or any other persons authorized by him in connection with the Proposed Signal Crossing Works under Special Condition No.(53).

(II) Provisions under the deed of mutual covenant :

Nil

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

1. Government Accommodation (GA)

(I) Provisions under the Land Grant:

Special Condition No.(13)

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

(a) the Grantee shall only erect, construct, provide and maintain upon the lot the following accommodation and facilities:

(ii) the Government Accommodation (as defined in Special Condition No.(19)(a) of the Land Grant);

Special Condition No.(19)(a)

The Grantee shall at his own expense and in all respects to the satisfaction of the Director design, erect, construct and provide within the lot, in a good workmanlike manner and in accordance with these Conditions, the Technical Schedule annexed to the Land Grant and the plans approved under Special Condition No.(20)(a) of the Land Grant, the following:-

(i) one public sports centre with a gross floor area of 12,000 square metres or such lesser area as may be approved by the Director;

(ii) nineteen spaces for the parking of motor vehicles each measuring 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres;

(iii) one space for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation measuring 3.9 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres;

(iv) four loading and unloading bays each measuring 3.5 metres in width and 12.0 metres in length with a minimum headroom of 4.7 metres;

(v) five lay-bys for taxis and private cars each measuring 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres; and

(vi) associated access roads for vehicular and pedestrian traffic;

to be completed and made fit for occupation and operation on or before the 30th day of June 2019 (which accommodation (including lighting fixtures, ventilation plant, extract ductworks, the associated access roads for vehicular and pedestrian traffic and floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with these Conditions, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "**the Government Accommodation**").

Special Condition No.(26)

(a) Notwithstanding any provision to the contrary contained in the Land Grant, the Grantee shall when called upon so to do by the Director assign to The Financial Secretary Incorporated a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "F.S.I." which expression shall if the context permits include its successors and assigns) at the expense of the Grantee, with vacant possession, free from encumbrances the undivided shares specified in sub-clause (b) of this Special Condition together with the right to the exclusive use, occupation and enjoyment of the Government Accommodation and the Grantee shall complete the assignment of the Government Accommodation in respect of which a certificate of completion shall have been issued under Special Condition No.(25) of the Land Grant within such time as may be specified in writing by the Director.

Special Condition No.(30)

(a) Without prejudice to the provisions of Special Condition No.(28) of the Land Grant, the Grantee shall, at all times until expiry of the Defects Liability Period, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor.

Special Condition No.(32)

(a) The Grantee shall throughout the term agreed to be granted by the Land Grant at his own expense and in all respects to the satisfaction of the Director maintain the following items ("the Items"):

(i) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;

(ii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot ;

(iii) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot; and

(iv) all building services installations and facilities serving exclusively the remainder of the development on the lot and running upon, over or under the Government Accommodation or any part thereof.

(b) The Grantee indemnifies and shall keep indemnified the Government and F.S.I. against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Grantee to maintain the Items.

(c) For the purpose of this Special Condition, the expression "Grantee" shall exclude F.S.I.

(II) Provisions under the deed of mutual covenant :

Section B Definition :

"Government Accommodation" shall mean those parts of the Estate constructed or to be constructed pursuant to Special Condition No.(19)(a) of the Government Grant comprising one public sports centre, nineteen spaces for the parking of motor vehicles, one space for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, four loading and unloading bays, five lay-bys for taxis and private cars and associated access roads for vehicular and pedestrian traffic (including lighting fixtures, ventilation plant, extract ductworks, the associated access roads for vehicular and pedestrian traffic and floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with the conditions of the Government Grant) together with the GA Structural Elements as determined by the Director pursuant to Special Condition No.(19)(a) of the Government Grant and any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine and for identification purpose only is shown coloured violet on the plans annexed to the Deed of Mutual Covenant;

"GA Structural Elements" means the walls, columns, beams, ceilings, roof slabs, carriageway, floor slabs and any other structural elements exclusive to the Government Accommodation;

"Items" means, if any, (i) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development ; (ii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development ; (iii) all other common parts and facilities serving the Government Accommodation and the remainder of the Development ; and (iv) all building services installations and facilities serving exclusively the remainder of the Development and running upon, over or under the Government Accommodation or any part thereof referred to in Special Condition No.(32)(a) of the Government Grant;

Section E Clause 9(a) and (c)

9. (a) The Owner of the Government Accommodation shall be responsible for the maintenance and management of all parts of the Government Accommodation (for the avoidance of doubt, excluding the Items) but not remainder of the Development nor any areas, facilities or services outside the Land.

9. (c) The Owners (save and except FSI as Owner of the Government Accommodation) shall, acting by the Manager, be responsible for maintaining, managing and repairing the Items (if any) under Special Condition No.(32)(a) of the Government Grant and shall indemnify and shall keep indemnified the Government and FSI against all actions, proceedings, liabilities, claims, costs, expenses, damages, charges and demands of whatsoever nature arising out of or as a consequence of a failure to maintain the Items (if any).

Section J Clause 5(b)(III)

(b)(III) Notwithstanding anything contained in the Deed of Mutual Covenant to the contrary, the Owner of the Railway Portion shall share, and contribute to, the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance and management of the Items and the Slope and Retaining Structures (if any), and the fees and costs incurred by the Manager pursuant to Clauses 1(n) 1(v)(ii), 1(v)(iii) and 1(y) of Section J of the Deed of Mutual Covenant relating solely to the Items but not otherwise (the "Fees and Costs") and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items and the Slope and Retaining Structures (if any), in the following manner :-

(i) the Owner of the Railway Portion and the Owners of the Estate (save and except the Owner of the Government Accommodation) shall contribute to the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance and management of the Items and the Slope and Retaining Structures (if any), and the Fees and Costs and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items and the Slope and Retaining Structures (if any), in the proportion that the respective gross floor area of the Railway Portion and the gross floor area of the Estate (excluding the gross floor area of the Government Accommodation) bears to the total gross floor area of the Development (excluding the gross floor area of the Government Accommodation). As such, 3.925% of such costs, expenses and expenditure of the Items and the Slope and Retaining Structures (if any), and the Fees and Costs shall therefore be borne by the Owner of the Railway Portion and the remaining 96.075% of the said costs, expenses and expenditure shall be borne by the Owners of the Estate (save and except the Owner of the Government Accommodation).

(ii) Subject to sub-clause (b)(III)(i) of Clause 5 of Section J of the Deed of Mutual Covenant, for the purpose of fixing the contribution by the Owner of the Railway Portion and the Owners of the Estate (save and except the Owner of the Government Accommodation) respectively towards the costs and expenses for the maintenance and management of the Items and the Slope and Retaining Structures (if any), and the Fees and Costs and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items and the Slope and Retaining Structures (if any), the Manager shall prepare a sub-budget under the Estate Management Budget showing the estimated annual costs and expenses for the management and maintenance of the Items and the Slope and Retaining Structures (if any), and the Fees and Costs and such expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items and the Slope and Retaining Structures (if any), for the ensuing year and a copy of such sub-budget shall be sent to the Owner of the Railway Portion for its information.

(iii) If any payment as provided in sub-clause (b)(III)(i) of Clause 5 of Section J of the Deed of Mutual Covenant is more than thirty days in arrears from the date of demand the Manager shall have the right without prejudice to any other right or remedy hereunder to :-

(a) charge interest calculated at the rate of 2% per annum above the prime rate from time to time of The Hongkong & Shanghai Banking Corporation Limited on the amount unpaid (such interest to be calculated from the due date and not thirty days thereafter);

(b) make a collection charge of an amount not exceeding 10% of the amount unpaid to cover the cost (other than legal costs of proceedings brought by the Manager in exercise of its power in that behalf contained in Clause 1(b)(xxxii) of Section I of the Deed of Mutual Covenant) of the extra work occasioned by the default; and

(c) demand and collect from the Owner of the Railway Portion all costs and expenses (including any legal costs on a solicitor and own client basis) which may be incurred by the Manager in recovering the sum payable by the Owner of the Railway Portion as provided in sub-clause (b)(III)(i) of Clause 5 of Section J of the Deed of Mutual Covenant together with interest and the collection charge thereon as provided in sub-clauses (b)(III)(iii)(a) and (b)(III)(iii)(b) of Clause 5 of Section J of the Deed of Mutual Covenant.

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

Not Applicable

D. 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

Note :
Unless otherwise defined in this Sales Brochure, capitalized terms used in the above sections A1(I), A2(I), A3(I) and B1(I) shall have the same meaning of such capitalized terms used in the Land Grant and capitalized terms used in the above sections A1(II), A2(II), A3(II) and B1(II) shall have the same meaning of such capitalized terms used in the DMC.

A. **根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的資料**

1. 政府樓宇

(1) 批地文件的規定

特別條件第 (13) 條

除本文件規定外，在開發或重新開發 (該詞義僅指批地文件一般條件第6條預期的重新開發) 該地段或其中任何部分：

(a) 承批人僅能在該地段上搭建、建築、提供及保養下列樓宇及設施：

(ii) 政府樓宇 (按批地文件特別條件第 (19)(a) 條界定）；

特別條件第 (19)(a) 條

承批人須按本文件的條件、批地文件附錄的技術明細表及按批地文件特別條件第 (20)(a) 條批准的圖則以精工細作的方式自費設計、搭建、建築及提供下列項目，在一切方面使署長滿意：

(i) 一個公共運動中心，其總樓面面積為12,000平方米或署長可批准的較小面積；

(ii) 19個車輛停車位，每個車位的面積為2.5米闊 及 5.0米長最低淨空高度2.4米高；

(iii) 1個按《道路交通條例》、其下的任何規例及任何修訂法例界定的殘疾人士的車輛停車位，該車位的面積為3.9米闊 及 5.0米長最低淨空高度2.4米高；

(iv) 4個裝卸區，每個的面積為3.5米闊 及 12.0米長最低淨空高度4.7米高；

(v) 5個的士及私家車避車處，每個的面積為2.5米闊 及 5.0米長最低淨空高度2.4米高；及

(vi) 供車輛及行人交通的相關通道；

須在2019年6月30日或之前完成，並適合佔用及操作 (該等樓宇 (包括署長按本文件的條件准許的照明裝置、通風機、抽風管系統，供車輛及行人交通的相關通道及地面表面 (但不包括並非專門服務它的升降機、扶手電梯、樓梯、機械、設備及其他設施)、牆壁、支柱、橫樑、天花板、天台板、托架、樓板及任何其他的結構件) 連同署長絕對酌情決定 (他的決定是最終的及約束承授人) 專門服務它的任何其他區域、設施、服務及裝置，在下文統稱為「**政府樓宇**」)。

特別條件第 (26) 條

(a) 即使批地文件有任何相反的規定，當署長要求如此辦理時，承批人須自費轉讓給財政司司長法團，一個根據及憑藉《財政司司長條例》、其下的任何規例及任何修訂法例單獨成立的財政司司長法團 (以下稱「**財政司司長法團**」，在上下文義允許之下，該詞意包括其繼承人和受讓人)，本特別條件第 (b) 分條指定的不可分割份數連同有權獨家使用、佔用及享用政府樓宇的空置管有權，不帶任何產權負擔。承批人須在署長書面指定的時間內完成轉讓政府樓宇而就此須已發出一份按批地文件特別條件第 (25) 條完成之證明。

特別條件第 (30) 條

(a) 在不影響批地文件特別條件第 (28) 條規定下，承批人須在保修期結束前的任何時候自費保養政府樓宇及其建築物服務設施處於良好狀態在一切方面使署長滿意。

特別條件第 (32) 條

(a) 承批人須在批地文件同意批租的年期內自費保養下列項目 (「該項目」)，在一切方面使署長滿意：

(i) 服務政府樓宇和該地段的發展項目餘下部分的一切升降機、扶手電梯及樓梯；

(ii) 服務政府樓宇及該地段的發展項目餘下部分之系統，並屬於該系統之部分的一切建築物服務設施、機械及設備 (包括但不限於攜帶式及固定式消防裝置及設備)；

(iii) 服務政府樓宇和該地段的發展項目餘下部分的一切其他公用部分及設施；及

(iv) 專門服務該地段的發展項目餘下部分和通過政府樓宇或其中任何部分之上、上方或之下的一切建築物服務裝置及設施。

(b) 承批人須對承批人未能保養該項目產生或造成的一切責任、損害、開支、索償、費用、要求、檢控、訴訟及各種司法程序彌償和保持彌償政府和財政司司長法團。

(c) 在本特別條件中，「承批人」一詞不包括財政司司長法團。

(II) 公契的規定：

B章定義：

「政府樓宇」指根據批地文件特別條件第 (19)(a) 條而建造或將要建造之屋苑部份，包括1個公共運動中心、19個車輛停車位、1個按《道路交通條例》界定殘疾人士的車輛停車位、4個裝卸區、5個的士及私家車避車處及供車輛及行人交通的相關通道 (包括署長按批地文件的條件准許的照明裝置、通風機、抽風管系統，供車輛及行人交通的相關通道及地面表面(但不包括並非專門服務它的升降機、扶手電梯、樓梯、機械、設備及其他設施)連同署長按政府批地文件特別條件第 (19)(a) 條而決定之政府樓宇結構元素及署長絕對酌情決定專門服務它的任何其他區域、設施、服務及裝置，在公契附錄的圖則上用紫色標明，僅供識別。

「政府樓宇結構元素」指牆壁、支柱、橫樑、天花板、天台板、托架、樓板及任何其他專門服務政府樓宇之結構件。

「該項目」指 (i) 服務政府樓宇和發展項目餘下部分的一切升降機、扶手電梯及樓梯；(ii) 服務政府樓宇及發展項目餘下部分屬於該系統之部分一切建築物服務設施、機械及設備 (包括但不限於攜帶式及固定式的消防裝置及設備)；（iii）服務政府樓宇和發展項目餘下部分的一切其他公用部分及設施；及 (iv) 政府批地文件特別條件第 (32)(a) 條提述專門服務該地段的發展項目餘下部分和通過政府樓宇或其中任何部分之上、上方或之下的一切建築物服務裝置及設施， (如有)。

E章第9(a) 和 (c) 條

9. (a) 政府樓宇擁有人須負責保養與管理政府樓宇的一切部分 (為免存疑，不包括該項目)，但並非發展項目餘下部分或該土地外面的任何區域、設施或服務。

9. (c) 擁有人 (除了財政司司長法團作為政府樓宇擁有人外) 須通過管理人負責保養、管理及維修政府批地文件特別條件第(32)(a) 條提述的該項目 (如有) 並對未能保養該項目產生或造成的一切訴訟、司法程序、責任、索償、費用、開支、損害、檢控及各種要求彌償和保持彌償政府和財政司司長法團。

J章第5(b)(III) 條

(b)(III)即使公契載有任何相反的規定，鐵路部分的擁有人須按下列方式分攤及分擔屋苑管理預算中歸屬保養與管理該項目、斜坡及護土構築物 (如有)、管理人按公契J章第1(n)、1(v)(ii)、1(v)(iii) 及1(y) 條支出專門涉及該項目，而並非其他方面的費用及開支 (「該等費用及開支」) 和有關該項目和斜坡及護土構築物 (如有) 資本性質的主要工程或並非預期每年支出的一類開支的費用及開支：

(i) 鐵路部分擁有人和屋苑擁有人 (政府樓宇擁有人除外) 須按鐵路部分的總建築面積和屋苑的總建築面積 (不包括政府樓宇的總建築面積) 對發展項目的總建築面積 (不包括政府樓宇的總建築面積) 之比例分擔屋苑管理預算中歸屬保養與管理該項目和斜坡及護土構築物 (如有) 的費用及開支、該等費用及開支及有關該項目和斜坡及護土構築物 (如有) 資本性質的主要工程或並非預期每年支出的一類開支的費用及開支。據此，該項目和斜坡及護土構築物 (如有) 的費用、開支及支出和該等費用及開支的3.925%須由鐵路部分擁有人承擔，而上述費用、開支及支出剩餘的96.075%須由屋苑擁有人(政府樓宇擁有人除外) 承擔。

(ii) 除公契J章第5條第 (b)(III)(i) 分條規定外，為了釐定鐵路部分擁有人和屋苑擁有人 (政府樓宇擁有人除外) 各自分擔保養與管理該項目和斜坡及護土構築物 (如有) 的費用及開支、該等費用及開支及有關該項目和斜坡及護土構築物 (如有) 資本性質的主要工程或並非預期每年支出的一類開支之款項，管理人須按屋苑管理預算編制一份分預算，列明下一年保養與管理該項目和斜坡及護土構築物 (如有) 的費用及開支、該等費用及開支及有關該項目和斜坡及護土構築物 (如有) 資本性質的主要工程或並非預期每年支出的一類開支的預計年度費用及開支。該分預算的副本須寄給鐵路部分的擁有人參考。

(iii) 如果在要求付款日起30天後未能按公契J章第5條第 (b)(III)(i) 分條規定支付任何款項，管理人有權，在不影響公契的任何其他權利或濟助下：

(a) 按香港上海滙豐銀行有限公司不時宣佈的最優惠利率加每年2%的利率對欠繳款項計收利息 (該利息從到期付款日起，而並非其後30天計算)；

(b) 徵收一筆不超過欠繳款項10%的催繳費用，用來彌補欠繳款項產生額外工作的費用 (不包括管理人按公契I章第1(b)(xxxii)條行使他的權力所提出法律程序的法律費用)；及

(c) 向鐵路部分的擁有人要求與收取管理人在追收鐵路部分擁有人按公契J章第5條第 (b)(III)(i) 分條應付的款項所支出的一切費用及開支（包括一個律師與他的當事人的收費為基準的任何法律費用）連同公契J章第5條第 (b)(III)(iii)(a) 和 (b)(III)(iii)(b) 分條的提及的利息及催繳費用。

2. 黃色範圍

(I) 批地文件的規定

特別條件第 (5)(a)、(d)、(e)、(f) 及 (g) 條

(a) 承批人須自費在2019年6月30日或之前或按康樂及文化事務署署長可絕對酌情要求的較早日期按康樂及文化事務署署長首先書面批准的方式及材料和其要求的標準、水平、定線及設計建設批地文件附錄的圖則I上用黃色顯示的範圍 (「**黃色範圍**」) 和其後自費保養黃色範圍，在一切方面使康樂及文化事務署署長滿意，直至承批人按本特別條件第 (d) 分條規定將黃色範圍的管有權還給政府。

(d) 僅為了進行本特別條件第 (a) 分條指定的必要工程之目的，承批人在批地文件之日獲批予黃色範圍的管有權，黃色範圍須在要求時交還給政府，在任何情況下於署長發出函件證明已履行本文件的條件使他滿意之日，即視為承批人已經交還給政府。

(e) 未經康樂及文化事務署署長的預先書面同意，承批人不能使用黃色範圍作儲存貨品或搭建臨時構築物或任何其他用途，除了進行本特別條件第 (a) 分條指定的工程。

(f) 承批人須在他管有黃色範圍期間的一切合理時間內准許康樂及文化事務署署長、他的官員、承建商及他授權的任何其他人士有權出入、再出入該地段及黃色範圍，旨在視察、檢查及監管按本特別條件第 (a) 分條進行的工程和進行、視察、檢查及監管本特別條件第 (b) 分條的工程及康樂及文化事務署署長認為必要在黃色範圍內的任何其他工程。

(g) 在本特別條件中，「承批人」一詞不包括承批人的受讓人，但包括按批地文件特別條件第 (41)(b) 條作出轉讓的承讓人。

(II) 公契的規定

B章定義：

「黃色範圍」指政府批地文件特別條件第 (5)(a) 條提及在本文件附錄的圖則I上用黃色顯示該土地的該等地方或部分。

E章第17條

(a) 第一擁有人須按政府批地文件特別條件第 (5)(a) 條自費保養黃色範圍，在一切方面使署長滿意，直至按政府批地文件特別條件第 (5)(d) 條將黃色範圍的管有權交還給政府。

(b) 在第一擁有人管有黃色範圍期間，擁有人須准許康樂及文化事務署署長、他的官員、承辦商或他授權的任何其他人士在一切合理時間內進入該土地及黃色範圍，旨在按政府批地文件特別條件第 (5)(f) 條視察與進行工程。

I章第1(b)(xvi) 條

1 (b) 在任何方面不限制上述一般適用範圍下，管理人具有下列權力與職責，即：

(xvi) 准許署長、康樂及文化事務署署長、政府和公用事業公司、水務署的官員及他們授權的人士、官員及承辦商進入該土地及黃色範圍及提供通道出入經過及再經過該土地及黃色範圍，旨在視察、檢查、監管及進行有關鋪設和保養一切管道、電線、導管、電纜槽和其他傳導媒介及輔助設備的任何工程或旨在操作、保養、維修、更換及更改黃色範圍內的任何其他水務工程裝置。

3. 信號控制行人過道

(I) 批地文件的規定

特別條件第 (53)(a)、(b)、(c)、(d)(i) - (iii) 及 (i) 條

(a) 承批人須按署長根據本特別條件第 (c) 分條批准的圖則及草圖在批地文件附錄的圖則I上顯示並註明「**建議信號燈過路處信號控制行人過道**」的大約位置或署長批准的該等位置自費提供一條信號控制行人過道 (「**建議信號控制過道工程**」)，在一切方面使署長滿意。

(b) 信號控制行人過道使用的信號控制設備須採用運輸署批准的類型並與運輸署的地區交通控制系統相兼容。建議信號控制過道工程包括涉及租賃通訊電纜及連接運輸署的地區交通控制系統有關之工程，須在2015年3月31日或之前完成、調試及投入使用。

(c) 在進行建議信號控制行人過道工程之前，承批人須自費向署長提交署長要求的一切必要的圖則及草圖，顯示建議信號控制行人過道工程的佈局、位置及設計，供署長作出書面批准。除非署長已經批准上述一切圖則及草圖，否則不能展開建造工程，惟地盤塑造工程和准許的工程除外。

(d) (i) 當完成並調試建議信號控制過道工程，使署長滿意後，承批人須以無代價地移交於良好狀態及沒有任何缺陷已完成的建議信號控制過道工程給政府。在移交已完成的建議信號控制過道工程給政府之前，承批人須自費保養已完成的建議信號控制過道工程處於良好狀態，在一切方面使署長滿意。

(ii) 政府批地文件規定承批人須對在承批人移交給政府已完成的建議信號控制過道工程或其中任何部分之日後的365天期間 (「**信號控制過道工程保修期**」)，建議信號控制過道工程產生或出現的任何缺陷、失修、不完善、故障、失靈或其他未完成工程（不論是工藝、材料、設計或其他方面）造成或有關的一切索償、費用、要求、收費、損害、訴訟及各種司法程序彌償政府及保障政府。

(iii) 當署長要求時，承批人須在署長指定的時間內按其設定的標準及方式自費進行必要的保養、維修、更改、重建、糾正及任何其他工程，以便修復與糾正信號控制過道工程保修期期間建議信號控制過道工程或其任何部分產生或出現的任何缺陷、失修、不完善、故障、失靈及未完成工程。

(i) 承批人須對承批人、他的傭工、工人、承辦商或他授權的任何其他人士對特別條件第 (53) 條規定的建議信號控制過道工程所作出或忽略作出的任何事情造成或有關的一切責任和一切訴訟、司法程序、費用、索償、開支、損失、損害、檢控及各種要求彌償和保持彌償政府、他的官員、代理人、承辦商、工人或正式授權的其他人士。

(II) 公契的規定

無

B. **根據批地文件規定發展項目中的住宅物業的擁有人出資管理、營運或維持供公眾使用的任何設施的資料**

1. 政府樓宇

(1) 批地文件的規定

特別條件第 (13) 條

除本文件規定外，在開發或重新開發 (該詞義僅指批地文件一般條件第6條預期的重新開發) 該地段或其中任何部分：

(a) 承批人僅能在該地段上搭建、建築、提供及保養下列樓宇及設施：

(ii) 政府樓宇 (按批地文件特別條件第 (19)(a) 條界定)；

特別條件第 (19)(a) 條

承批人須按本文件的條件、批地文件附錄的技術明細表及按批地文件特別條件第 (20)(a) 條批准的圖則以精工細作的方式自費設計、搭建、建築及提供下列項目，在一切方面使署長滿意：

(i) 一個公共運動中心，其總樓面面積為12,000平方米或署長可批准的較小面積；

(ii) 19個車輛停車位，每個車位的面積為2.5米闊 及 5.0米長最低淨空高度2.4米高；

(iii) 1個按《道路交通條例》、其下的任何規例及任何修訂法例界定的殘疾人士的車輛停車位，該車位的面積為3.9米闊 及 5.0米長最低淨空高度2.4米高；

(iv) 4個裝卸區，每個的面積為3.5米闊 及 12.0米長最低淨空高度4.7米高；

(v) 5個的士及私家車避車處，每個的面積為2.5米闊 及 5.0米長最低淨空高度2.4米高；及

(vi) 供車輛及行人交通的相關通道；

須在2019年6月30日或之前完成，並適合佔用及操作 (該等樓宇 (包括署長按本文件的條件准許的照明裝置、通風機、抽風管系統，供車輛及行人交通的相關通道及地面表面 (但不包括並非專門服務它的升降機、扶手電梯、樓梯、機械、設備及其他設施) 、牆壁、支柱、橫樑、天花板、天台板、托架、樓板及任何其他的結構件) 連同署長絕對酌情決定 (他的決定是最終的及約束承授人) 專門服務它的任何其他區域、設施、服務及裝置，在下文統稱為「**政府樓宇**」)。

特別條件第 (26) 條

(a) 即使批地文件有任何相反的規定，當署長要求如此辦理時，承批人須自費轉讓給財政司司長法團，一個根據及憑藉《財政司司長條例》、其下的任何規例及任何修訂法例單獨成立的財政司司長法團 (以下稱「**財政司司長法團**」，在上下文義允許之下，該詞意包括其繼承人和受讓人)，本特別條件第 (b) 分條指定的不可分割份數連同有權獨家使用、佔用及享用政府樓宇的空置管有權，不帶任何產權負擔。承批人須在署長書面指定的時間內完成轉讓政府樓宇而就此須已發出一份按批地文件特別條件第 (25) 條完成之證明。

特別條件第 (30) 條

(a) 在不影響批地文件特別條件第 (28) 條規定下，承批人須在保修期結束前的任何時候自費保養政府樓宇及其建築物服務設施處於良好狀態在一切方面使署長滿意。

特別條件第 (32) 條

(a) 承批人須在批地文件同意批租的年期內自費保養下列項目 (「該項目」) ，在一切方面使署長滿意：

(i) 服務政府樓宇和該地段的發展項目餘下部分的一切升降機、扶手電梯及樓梯；

(ii) 服務政府樓宇及該地段的發展項目餘下部分之系統，並屬於該系統之部分的一切建築物服務設施、機械及設備 (包括但不限於攜帶式及固定式消防裝置及設備)；

(iii) 服務政府樓宇和該地段的發展項目餘下部分的一切其他公用部分及設施；及

(iv) 專門服務該地段的發展項目餘下部分和通過政府樓宇或其中任何部分之上、上方或之下的一切建築物服務裝置及設施。

(b) 承批人須對承批人未能保養該項目產生或造成的一切責任、損害、開支、索償、費用、要求、檢控、訴訟及各種司法程序彌償和保持彌償政府和財政司司長法團。

(c) 在本特別條件中，「承批人」一詞不包括財政司司長法團。

(II) 公契的規定：

B章定義：

「政府樓宇」指根據批地文件特別條件第 (19)(a) 條而建造或將要建造之屋苑部份，包括1個公共運動中心、19個車輛停車位、1個按《道路交通條例》界定殘疾人士的車輛停車位、4個裝卸區、5個的士及私家車避車處及供車輛及行人交通的相關通道（包括署長按批地文件的條件准許的照明裝置、通風機、抽風管系統，供車輛及行人交通的相關通道及地面表面(但不包括並非專門服務它的升降機、扶手電梯、樓梯、機械、設備及其他設施)連同署長按政府批地文件特別條件第 (19)(a) 條而決定之政府樓宇結構元素及署長絕對酌情決定專門服務它的任何其他區域、設施、服務及裝置，在公契附錄的圖則上用紫色標明，僅供識別。

「政府樓宇結構元素」指牆壁、支柱、橫樑、天花板、天台板、托架、樓板及任何其他專門服務政府樓宇之結構件。

「該項目」指 (i) 服務政府樓宇和發展項目餘下部分的一切升降機、扶手電梯及樓梯；(ii) 服務政府樓宇及發展項目餘下部分屬於該系統之部分一切建築物服務設施、機械及設備（包括但不限於攜帶式及固定式的消防裝置及設備)；(iii) 服務政府樓宇和發展項目餘下部分的一切其他公用部分及設施；及 (iv) 政府批地文件特別條件第 (32)(a) 條提述專門服務該地段的發展項目餘下部分和通過政府樓宇或其中任何部分之上、上方或之下的一切建築物服務裝置及設施，(如有)。

E章第9(a) 和 (c)條

9. (a) 政府樓宇擁有人須負責保養與管理政府樓宇的一切部分 (為免存疑，不包括該項目)，但並非發展項目餘下部分或該土地外面的任何區域、設施或服務。

9. (c) 擁有人 (除了財政司司長法團作為政府樓宇擁有人外) 須通過管理人負責保養、管理及維修政府批地文件特別條件第 (32)(a) 條提述的該項目 (如有) 並對未能保養該項目產生或造成的一切訴訟、司法程序、責任、索償、費用、開支、損害、檢控及各種要求彌償和保持彌償政府和財政司司長法團。

J章第5(b)(III) 條

(b)(III) 即使公契載有任何相反的規定，鐵路部分的擁有人須按下列方式分攤及分擔屋苑管理預算中歸屬保養與管理該項目、斜坡及護土構築物 (如有)、管理人按公契J章第1(n)、1(v)(ii)、1(v)(iii) 及1(y) 條支出專門涉及該項目，而並非其他方面的費用及開支 (「該等費用及開支」) 和有關該項目和斜坡及護土構築物 (如有) 資本性質的主要工程或並非預期每年支出的一類開支的費用及開支：

(i) 鐵路部分擁有人和屋苑擁有人 (政府樓宇擁有人除外) 須按鐵路部分的總建築面積和屋苑的總建築面積 (不包括政府樓宇的總建築面積) 對發展項目的總建築面積 (不包括政府樓宇的總建築面積) 之比例分擔屋苑管理預算中歸屬保養與管理該項目和斜坡及護土構築物 (如有) 的費用及開支、該等費用及開支及有關該項目和斜坡及護土構築物 (如有) 資本性質的主要工程或並非預期每年支出的一類開支的費用及開支。據此，該項目和斜坡及護土構築物 (如有) 的費用、開支及支出和該等費用及開支的3.925%須由鐵路部分擁有人承擔，而上述費用、開支及支出剩餘的96.075%須由屋苑擁有人 (政府樓宇擁有人除外) 承擔。

(ii) 除公契J章第5條第 (b)(III)(i) 分條規定外，為了釐定鐵路部分擁有人和屋苑擁有人 (政府樓宇擁有人除外) 各自分擔保養與管理該項目和斜坡及護土構築物 (如有) 的費用及開支、該等費用及開支及有關該項目和斜坡及護土構築物 (如有) 資本性質的主要工程或並非預期每年支出的一類開支之款項，管理人須按屋苑管理預算編制一份分預算，列明下一年保養與管理該項目和斜坡及護土構築物 (如有) 的費用及開支、該等費用及開支及有關該項目和斜坡及護土構築物 (如有) 資本性質的主要工程或並非預期每年支出的一類開支的預計年度費用及開支。該分預算的副本須寄給鐵路部分的擁有人參考。

(iii) 如果在要求付款日起30天後未能按公契J章第5條第 (b)(III)(i) 分條規定支付任何款項，管理人有權，在不影響公契的任何其他權利或濟助下：

(a) 按香港上海滙豐銀行有限公司不時宣佈的最優惠利率加每年2%的利率對欠繳款項計收利息（該利息從到期付款日起，而並非其後30天計算）；

(b) 徵收一筆不超過欠繳款項10%的催繳費用，用來彌補欠繳款項產生額外工作的費用 (不包括管理人按公契I章第1(b)(xxxii)條行使他的權力所提出法律程序的法律費用)；及

(c) 向鐵路部分的擁有人要求與收取管理人在追收鐵路部分擁有人按公契J章第5條第 (b)(III)(i) 分條應付的款項所支出的一切費用及開支（包括一個律師與他的當事人的收費為基準的任何法律費用）連同公契J章第5條第 (b)(III)(iii)(a) 和 (b)(III)(iii)(b) 分條的提及的利息及催繳費用。

C. 根據批地文件規定發展項目中的住宅物業的擁有人出資管理、營運或維持供公眾使用的任何休憩用地的大小的資料

不適用

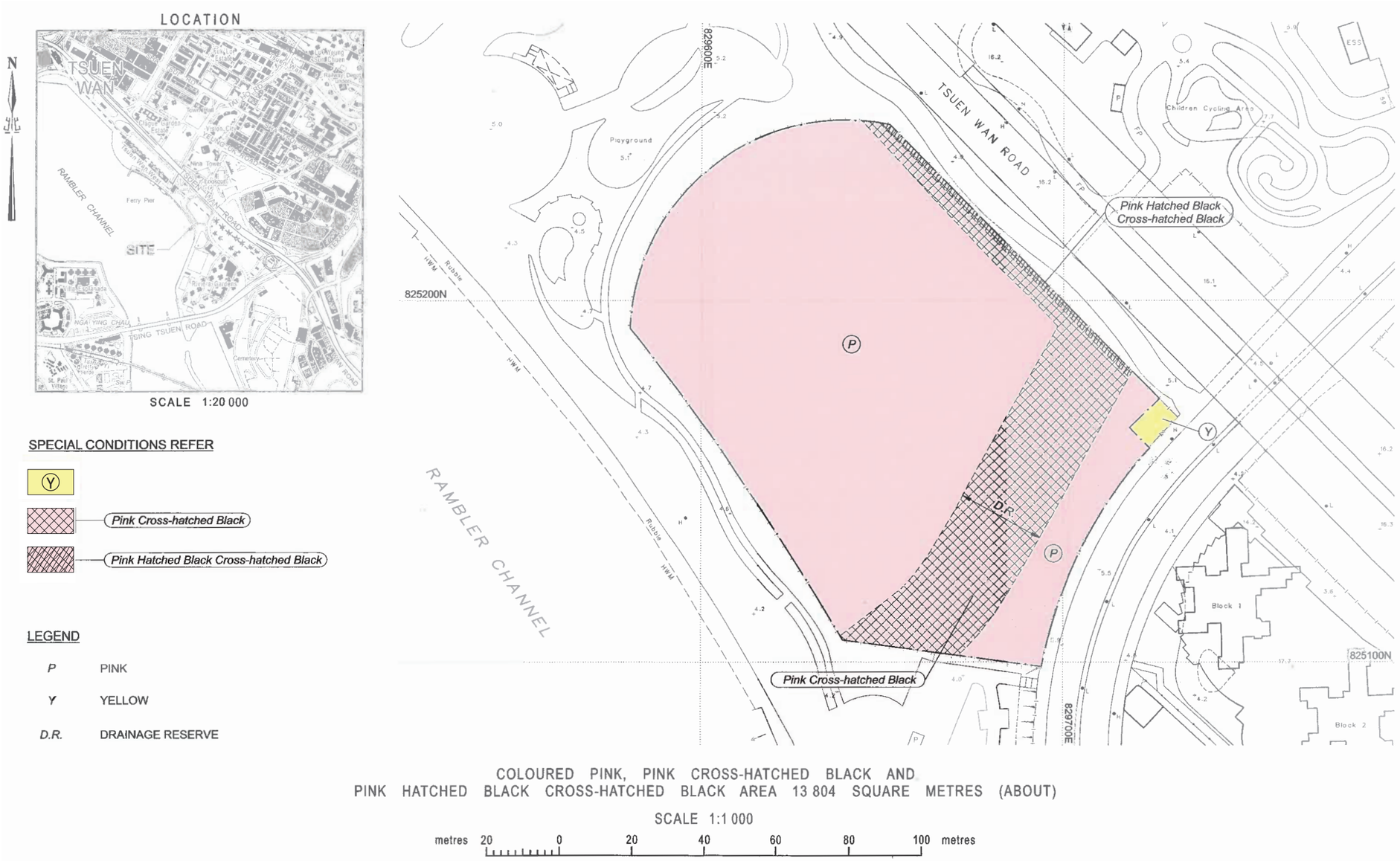
D. 發展項目所位於的土地中為施行《建築物（規劃）規例》(第123章，附屬法例F) 第22(1) 而撥供公眾用途的任何部分的資料

不適用

註：
除非售樓書另設定義，以上第A1(1)、A2(1)、A3(1) 及B1(1) 條中使用的大寫詞語與在批地文件使用的該等大寫詞語具有相同意義和以上第A1(II)、A2(I)、A3(II) 及B1(II) 條中使用的大寫詞語與在公契使用的該等大寫詞語具有相同意義。

Information on public facilities and public open spaces

公共設施及公眾休憩用地的資料



Legend 圖例

- Yellow Area 黃色地區
- Pink Cross-hatched Black 粉紅色加交叉黑斜線
- Pink hatched Black Cross-hatched Black 粉紅色加黑斜線及交叉黑斜線

Remark : This plan is a reproduction of Plan I as annexed to the Land Grant, which shows the location of the relevant public facilities.

備註：此圖複製附於批地文件的圖則I，顯示相關公共設施的位置。

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。

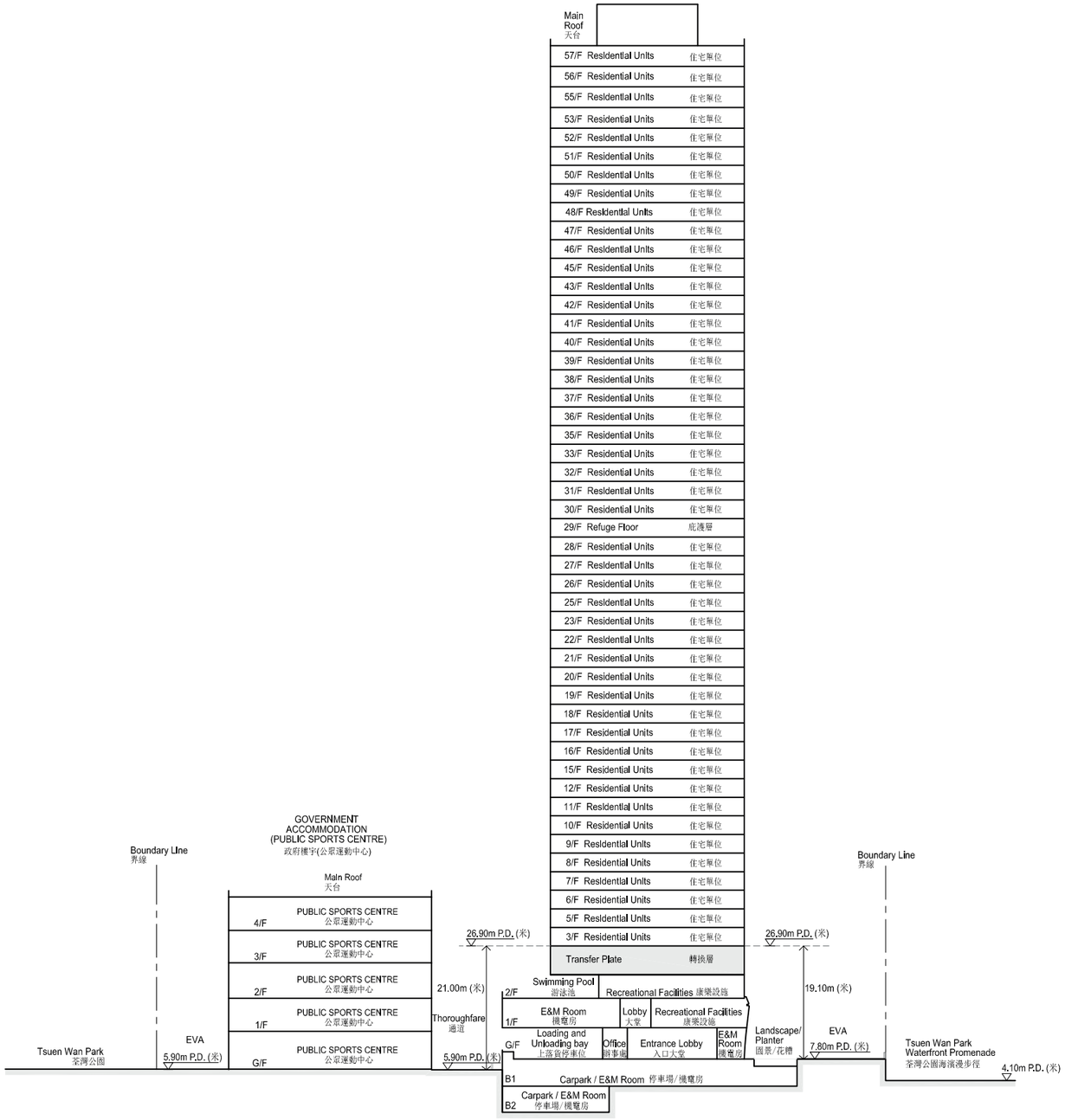
(d) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

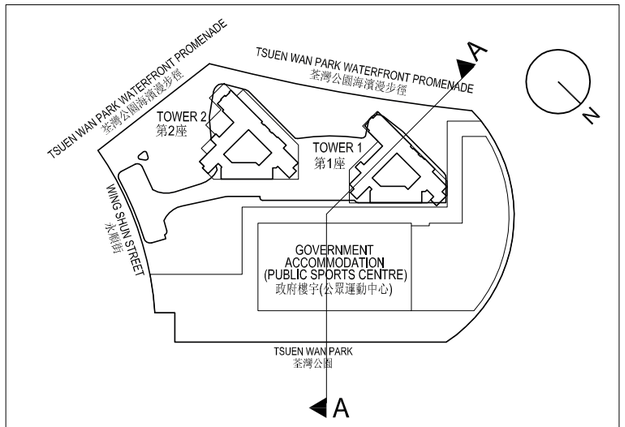
Cross-section plan of building in the phase of the development

發展項目期數中的建築物的橫截面圖

Cross-Section Plan A - A
橫截面圖 A - A

Tower 1
第1座





Key Plan 索引圖

--------	Dotted line denotes the lowest residential floor. 虛線為最低住宅樓層水平。
EVA	Emergency Vehicular Access. 緊急車輛通道。
E&M Room	Electrical and Mechanical Room. 機電房。
▽	Height in metre above the Hong Kong Principal Datum.(PD)(Metre). 香港主水平基準以上高度(米)。

Remark:
This cross-section plan is not drawn to scale.

備註：
此橫截面圖並非按照比例繪圖。

The part of thoroughfare adjacent to the building is 5.90 metres above the Hong Kong Principal Datum.
毗連建築物的一段通道為香港主水平基準以上5.90米。

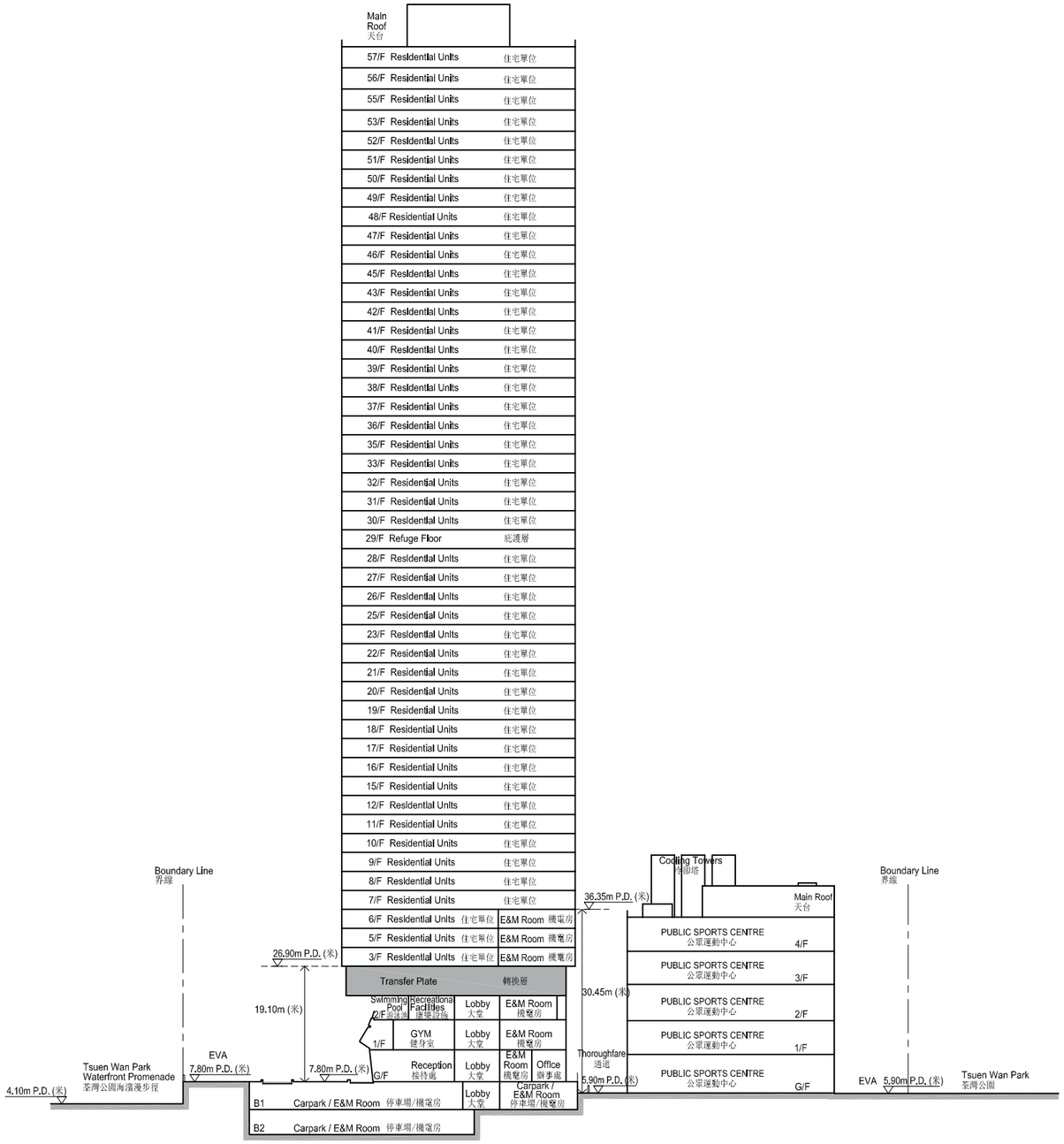
The part of Emergency Vehicular Access adjacent to the building is 7.80 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上7.80米。

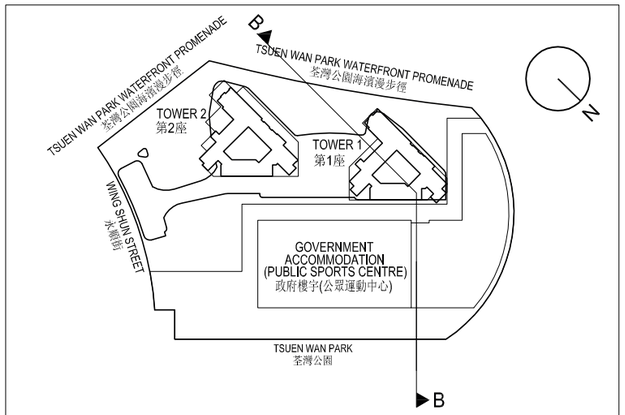
Cross-section plan of building in the phase of the development

發展項目期數中的建築物的橫截面圖

Cross-Section Plan B - B
橫截面圖 B - B

Tower 1
第1座





Key Plan 索引圖

--------	Dotted line denotes the lowest residential floor. 虛線為最低住宅樓層水平。
EVA	Emergency Vehicular Access. 緊急車輛通道。
E&M Room	Electrical and Mechanical Room. 機電房。
▽	Height in metre above the Hong Kong Principal Datum.(PD)(Metre). 香港主水平基準以上高度(米)。

Remark:
This cross-section plan is not drawn to scale.

備註：
此橫截面圖並非按照比例繪圖。

The part of Emergency Vehicular Access adjacent to the building is 7.80 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7.80米。

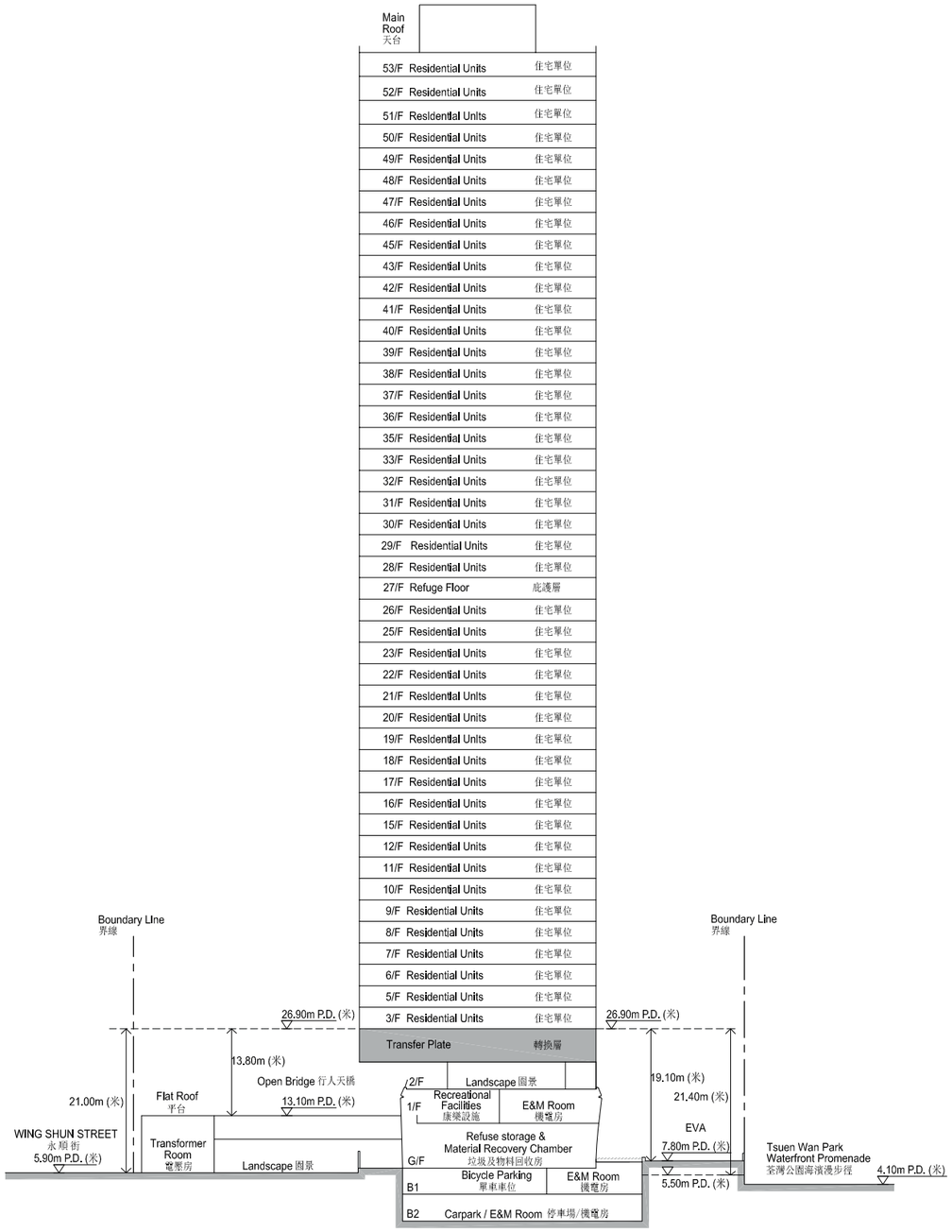
The part of thoroughfare adjacent to the building is 5.90 metres above the Hong Kong Principal Datum.
毗連建築物的一段通道為香港主水平基準以上5.90米。

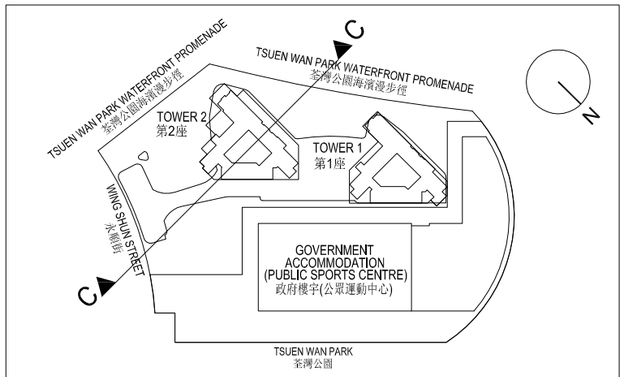
Cross-section plan of building in the phase of the development

發展項目期數中的建築物的橫截面圖

Cross-Section Plan C - C
橫截面圖 C - C

Tower 2
第2座





Key Plan 索引圖

--------	Dotted line denotes the lowest residential floor. 虛線為最低住宅樓層水平。
EVA	Emergency Vehicular Access. 緊急車輛通道。
E&M Room	Electrical and Mechanical Room. 機電房。
▽	Height in metre above the Hong Kong Principal Datum.(PD)(Metre). 香港主水平基準以上高度(米)。

Remark:
This cross-section plan is not drawn to scale.

備註：
此橫截面圖並非按照比例繪圖。

The part of Wing Shun Street adjacent to the building is 5.90 metres above the Hong Kong Principal Datum.
毗連建築物的一段永順街為香港主水平基準以上5.90米。

The part of open bridge adjacent to the building is 13.10 metres above the Hong Kong Principal Datum.
毗連建築物的一段行人天橋為香港主水平基準以上13.10米。

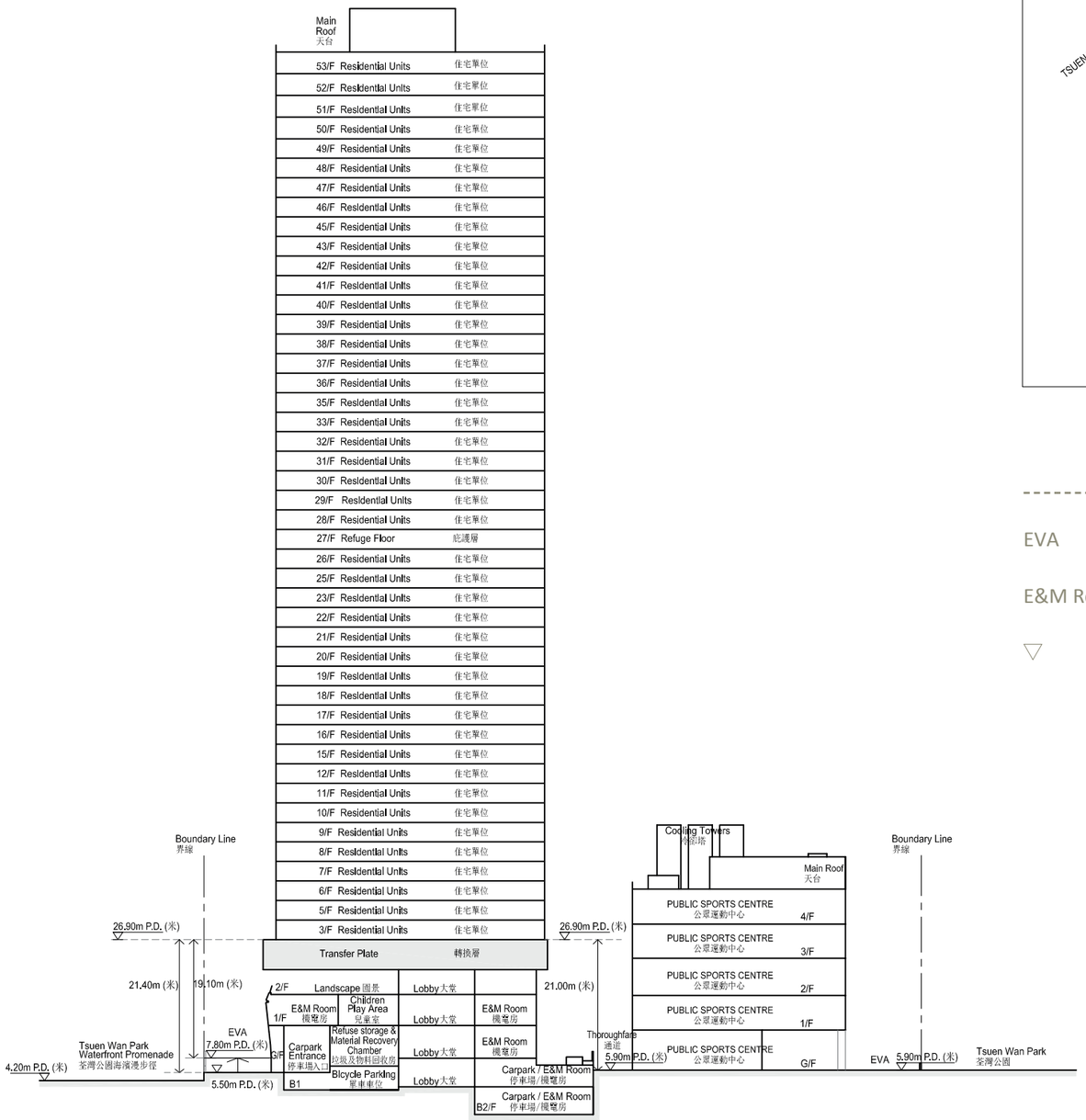
The part of Emergency Vehicular Access adjacent to the building is 5.50 to 7.80 metres above the Hong Kong Principal Datum.
毗連建築物的一段緊急車輛通道為香港主水平基準以上5.50至7.80米。

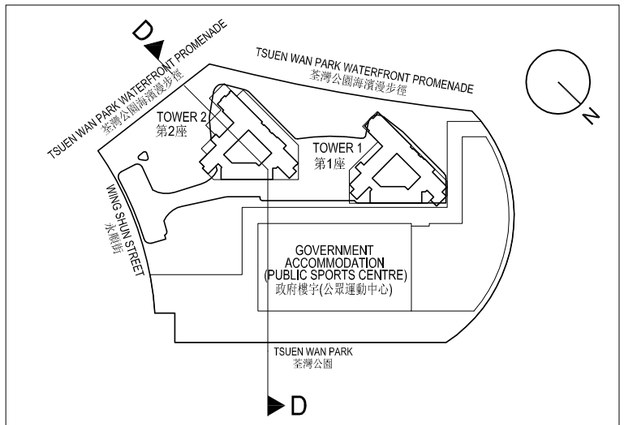
Cross-section plan of building in the phase of the development

發展項目期數中的建築物的橫截面圖

Cross-Section Plan D - D
橫截面圖 D - D

Tower 2
第2座





Key Plan 索引圖

--------	Dotted line denotes the lowest residential floor. 虛線為最低住宅樓層水平。
EVA	Emergency Vehicular Access. 緊急車輛通道。
E&M Room	Electrical and Mechanical Room. 機電房。
▽	Height in metre above the Hong Kong Principal Datum.(PD)(Metre). 香港主水平基準以上高度(米)。

Remark:
This cross-section plan is not drawn to scale.

備註：
此橫截面圖並非按照比例繪圖。

The part of Emergency Vehicular Access adjacent to the building is 5.50 to 7.80 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5.50至7.80米。

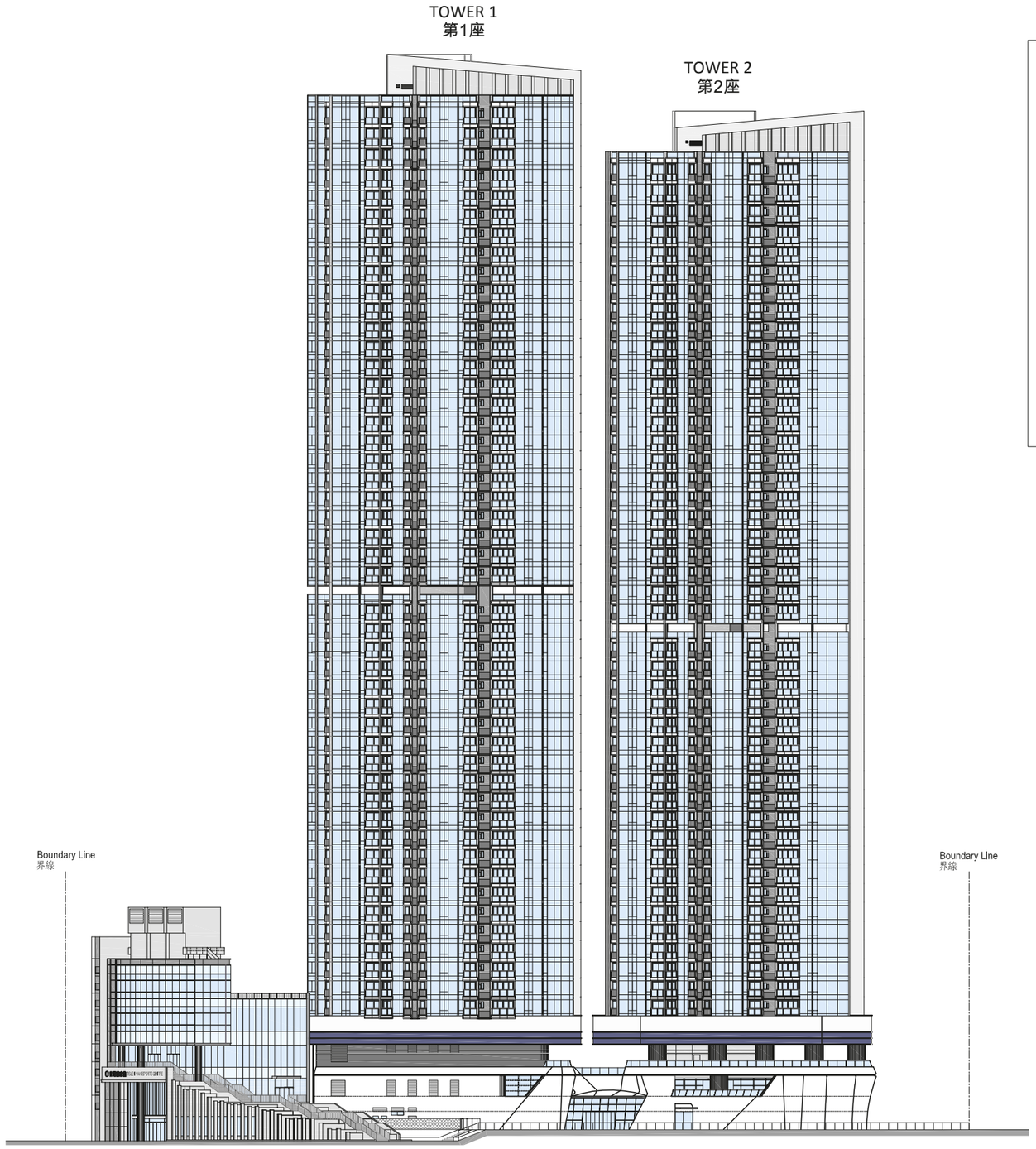
The part of thoroughfare adjacent to the building is 5.90 metres above the Hong Kong Principal Datum.
毗連建築物的一段通道為香港主水平基準以上5.90米。

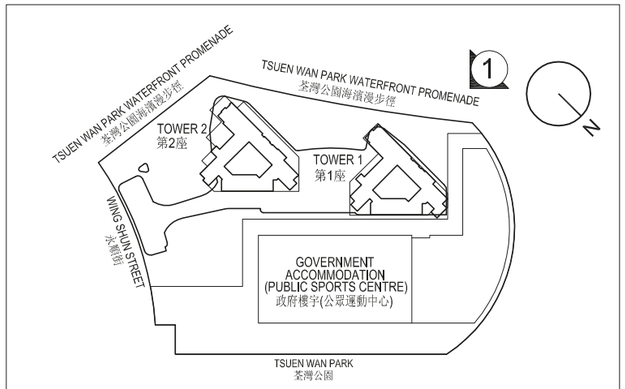
Elevation plan

立面圖

Elevation plan 1
立面圖 1

Tower 1 & Tower 2
第1座及第2座





Key Plan 索引圖

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 14 November 2017.
2. are in general accordance with the outward appearance of the Phase of the Development.

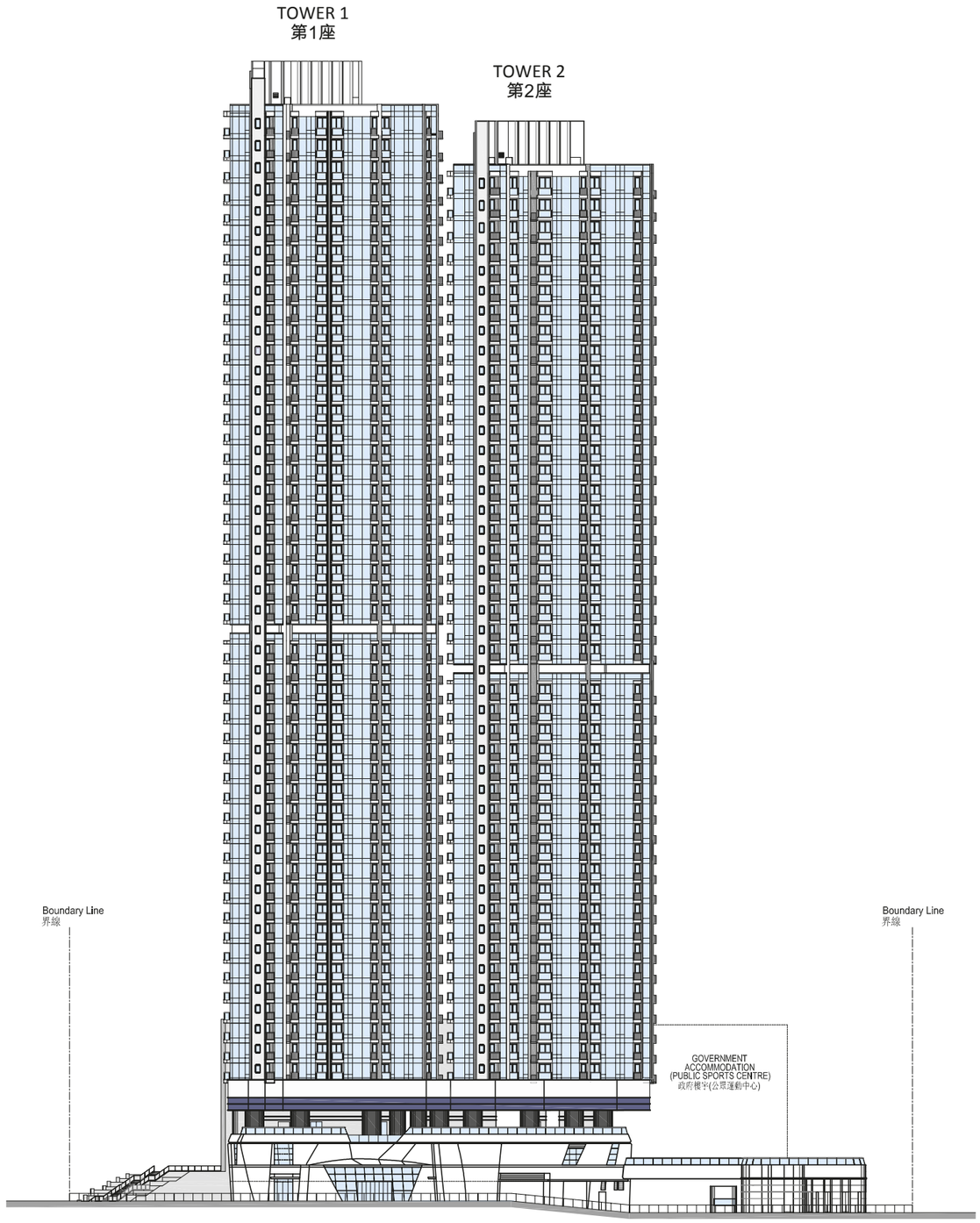
發展項目期數的認可人士已證明本圖所顯示的立面：

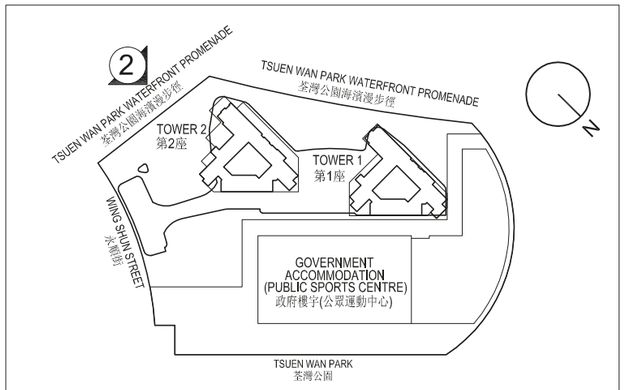
1. 以2017年11月14日的情況為準的發展項目期數經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目期數的外觀一致。

Elevation plan
立面圖

Elevation plan 2
立面圖 2

Tower 1 & Tower 2
第1座及第2座





Key Plan 索引圖

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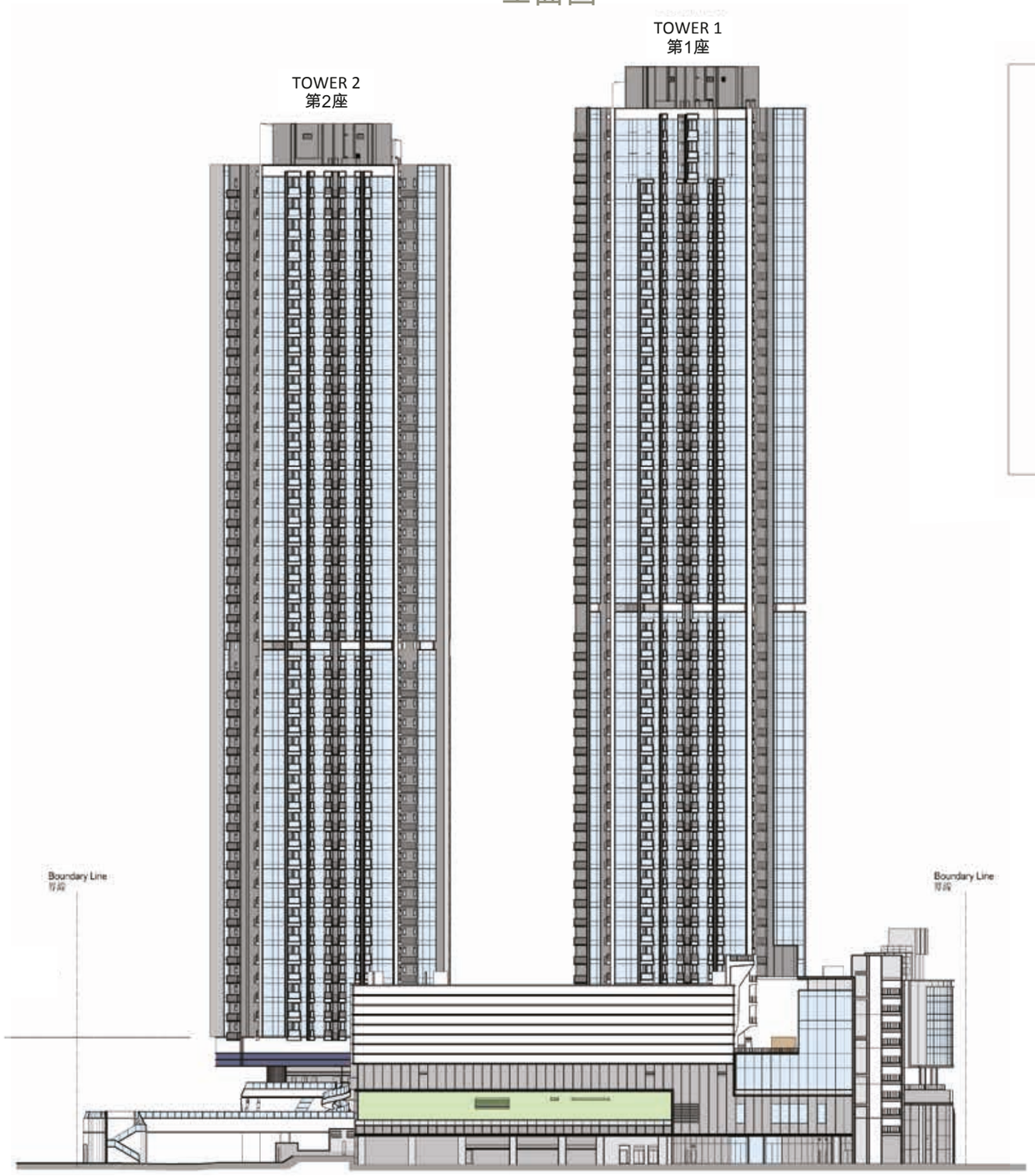
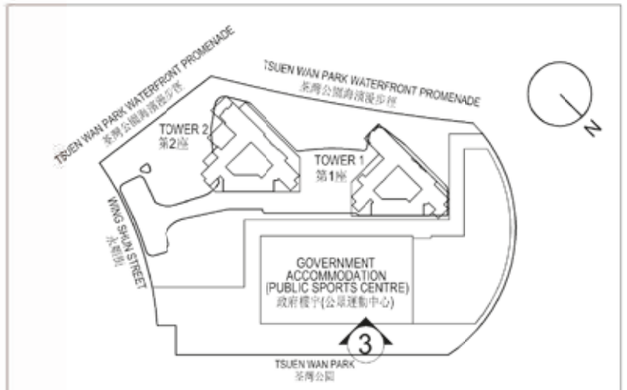
2. 大致上與該發展項目期數的外觀一致。

Elevation plan
立面圖

Elevation plan 3
立面圖 3

Tower 1 & Tower 2
第1座及第2座





Key Plan 索引圖

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 14 November 2017.
2. are in general accordance with the outward appearance of the Phase of the Development.

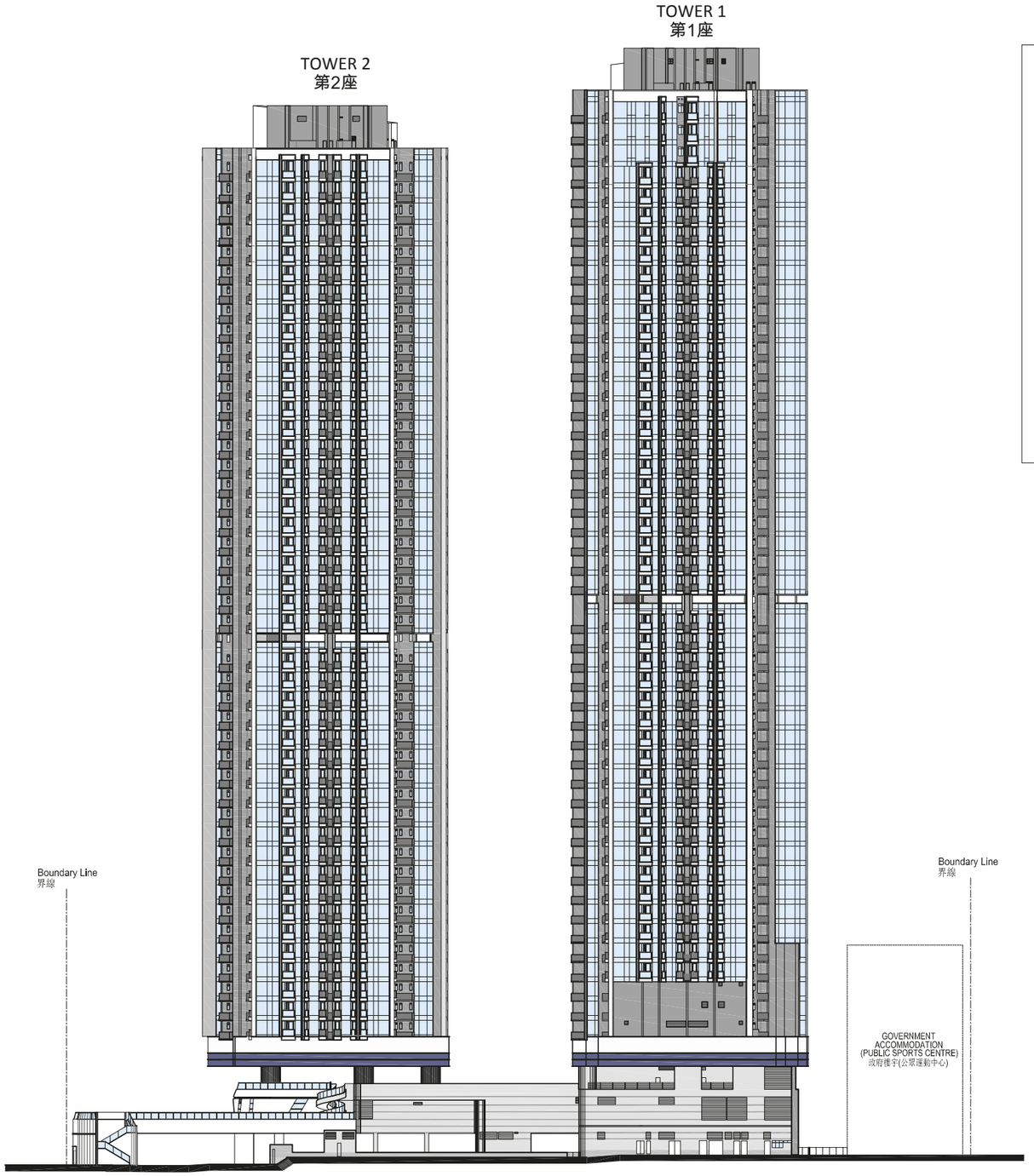
發展項目期數的認可人士已證明本圖所顯示的立面：

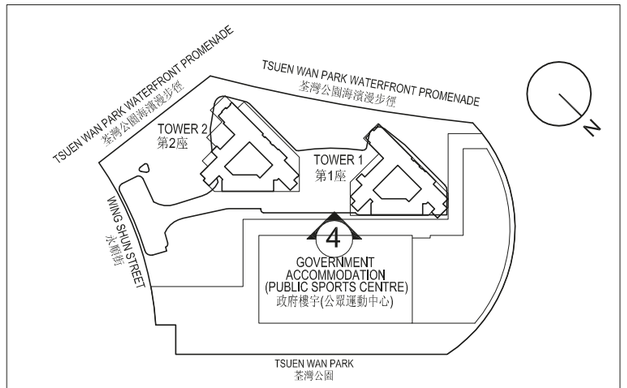
1. 以2017年11月14日的情況為準的發展項目期數經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目期數的外觀一致。

Elevation plan
立面圖

Elevation plan 4
立面圖 4

Tower 1 & Tower 2
第1座及第2座





Key Plan 索引圖

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

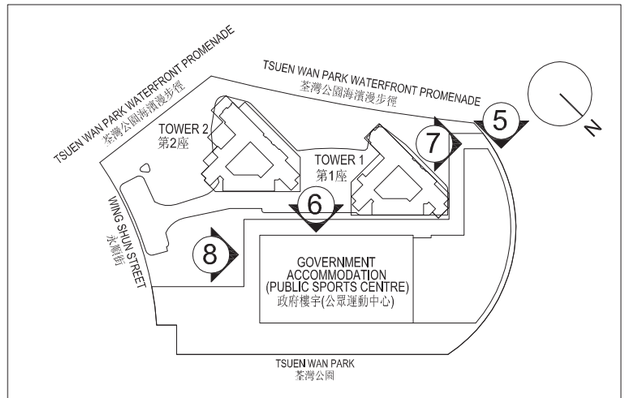
1. are prepared on the basis of the approved building plans for the Phase of the Development as of 14 November 2017.
2. are in general accordance with the outward appearance of the Phase of the Development.

發展項目期數的認可人士已證明本圖所顯示的立面：

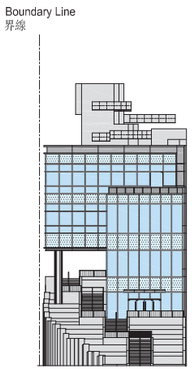
1. 以2017年11月14日的情況為準的發展項目期數經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目期數的外觀一致。

Elevation plan
立面圖

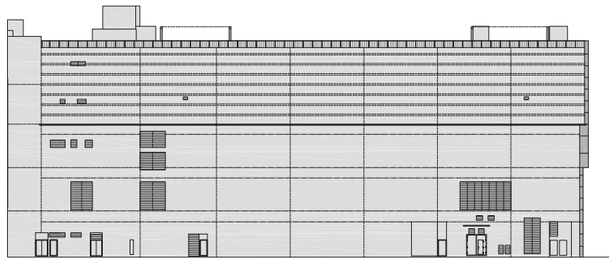
Elevations 5, 6, 7 and 8
立面圖 5、6、7及8



Key Plan 索引圖

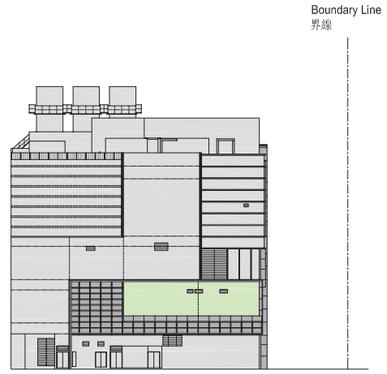


Elevation 5
立面圖 5



Elevation 6
立面圖 6

Elevation 7
立面圖 7



Elevation 8
立面圖 8

The Authorized Person for the Phase of the Development has certified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the Phase of the Development as of 14 November 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以上圖所顯示的立面：
1. 以2017年11月14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。

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	2,032.503	21,878	2,899.643	31,212
	Uncovered 沒有上蓋	867.140	9,334		
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	-	-	-	-
	Uncovered 沒有上蓋	-	-		
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	848.646	9,135	2,789.913	30,031
	Uncovered 沒有上蓋	1,941.267	20,896		

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 is : 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

1. Exterior Finishes	
Item	Description
(a) External Wall	- Finished with curtain wall, glass wall, ceramic tiles, galvanized mild steel cladding, aluminium cladding, aluminium louvre, metal grille, metal balustrade, glass balustrade and paint.
(b) Window	- Aluminium window frames fitted with tinted glass for living room/dining room, bedroom, master bedroom and kitchen of residential properties. - Aluminium window frames fitted with tinted glass for utility room at Unit A, T1A of Tower 1 and utility room at Unit A, T2A of Tower 2. - Aluminium window frames fitted with obscured glass for bathroom and master bathroom if window is provided except for master bathroom of Unit A, T1A of Tower 1 and master bathroom of Unit A, T2A of Tower 2. - Aluminium window frames fitted with tinted glass for master bathroom of Unit A, T1A of Tower 1 and master bathroom of Unit A, T2A of Tower 2.
(c) Bay Window	- Not provided.
(d) Planter	- Not provided.
(e) Verandah or Balcony	- Balcony provided with glass balustrade and natural stone top rail, wall finished with ceramic tiles and aluminium cladding, floor finished with porcelain tiles. - Ceiling finished with paint, except balcony in the following residential properties, which are finished with paint and acoustic aluminium panel: (i) Unit D, 10/F to 22/F, T1B of Tower 1 (ii) Unit G, 9/F to 19/F, T1B of Tower 1 (iii) Unit C, 3/F to 15/F, T2B of Tower 2 (iv) Unit F, 3/F to 43/F, T2B of Tower 2 (4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F of T1A & T1B of Tower 1 are omitted.) (4/F, 13/F, 14/F, 24/F, 34/F & 44/F of T2A & T2B of Tower 2 are omitted.) - Balconies are covered. - There is no verandah.
(f) Drying Facilities for Clothing	- Not provided.

2. Interior Finishes	
Item	Description
(a) Lobby	**Main entrance lobby on ground floor** - Wall finished with plaster with emulsion paint, artificial stone, stainless steel trimming and wooden veneer finish. - Floor finished with artificial stone. - Gypsum board false ceiling finished with emulsion paint. **Lift lobby on 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F, 30/F to 33/F, 35/F to 43/F, 45/F to 53/F & 55/F to 57/F, Tower 1 and** **Lift lobby on 3/F, 5/F to 12/F, 15/F to 23/F, 25/F, 26/F, 28/F to 33/F, 35/F to 43/F & 45/F to 53/F, Tower 2** - Floor finished with porcelain tiles and natural stone. - Wall finished with plastic laminate sheet, wooden panel, natural stone, leather upholstery, stainless steel trimming and colour backing feature glass. - Gypsum board false ceiling finished with emulsion paint.

1. 外部裝修物料	
細項	描述
(a) 外牆	- 鋪砌幕牆、玻璃牆、瓷磚、鍍鋅鋼面板、鋁面板、鋁百葉、金屬格柵、金屬圍欄、玻璃圍欄及油漆。
(b) 窗	- 住宅物業之客廳/飯廳、睡房、主人睡房及廚房選用鋁質窗框配有色玻璃。 - 第1座之T1A的A單位之工作間及第2座之T2A的A單位之工作間，選用鋁質窗框配有色玻璃。 - 浴室及主人浴室選用鋁質窗框配磨砂玻璃(如有窗)，第1座之T1A的A單位及第2座之T2A的A單位主人浴室除外。 - 第1座之T1A的A單位及第2座之T2A的A單位主人浴室，選用鋁質窗框配有色玻璃。
(c) 窗台	- 沒有提供。
(d) 花槽	- 沒有提供。
(e) 陽台或露台	- 露台裝設玻璃圍欄配天然石頂欄。牆身鋪砌瓷磚及鋁面板。地台鋪砌瓷磚。 - 天花髹油漆，除以下住宅物業露台天花髹油漆及配鋁隔音板： (i) 第1座之T1B，10樓至22樓D單位 (ii) 第1座之T1B，9樓至19樓G單位 (iii) 第2座之T2B，3樓至15樓C單位 (iv) 第2座之T2B，3樓至43樓F單位 (第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓) (第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓) - 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 - 牆身鋪批盪髹乳膠漆、人造石、不鏽鋼及木飾面。 - 地台鋪砌人造石。 - 石膏板假天花髹乳膠漆。 第1座之3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至57樓的升降機大堂及 第2座之3樓、5樓至12樓、15樓至23樓、25樓、26樓、28樓至33樓、35樓至43樓及45樓至53樓的升降機大堂 - 地台鋪砌瓷磚及天然石。 - 牆身鋪膠板飾面、木飾面、天然石、捫皮革襯墊、不鏽鋼飾面及背漆玻璃。 - 石膏板假天花髹乳膠漆。

2. Interior Finishes	
Item	Description
(b) Internal Wall and Ceiling	- Internal wall of living room/dining room finished with plaster with emulsion paint and plastic laminate sheet, except area above false ceiling level and area covered by bulkhead at which there are no wall finishes. - Internal wall of bedroom finished with plaster with emulsion paint, except area above false ceiling level and area covered by bulk head at which there are no wall finishes. - Ceiling of living room/dining room and bedroom finished with plaster with emulsion paint where exposed; other parts provided with gypsum board false ceiling and bulkhead, finished with emulsion paint.
(c) Internal Floor	- Internal floor of living room/dining room and bedroom finished with engineered timber floor and timber skirting.
(d) Bathroom	- Wall finished with natural stone, ceramic tiles, plastic laminate sheet, colour backing feature glass, stainless steel trimming and mirror (except areas covered by bulkhead, vanity counter and mirror cabinets at which there are no wall finishes) for the following residential properties: (i) Unit A, 3/F to 57/F, T1A of Tower 1 (at Master Bathroom) (ii) Units E & F, 7/F to 53/F, T1B of Tower 1 (at Bathroom 1) (iii) Unit E, 55/F to 57/F, T1B of Tower 1 (at Bathroom 1) (iv) Unit A, 3/F to 53/F, T2A of Tower 2 (at Master Bathroom) (v) Units D & E, 3/F to 53/F, T2B of Tower 2 (at Bathroom 1) - Wall finished with ceramic tiles, plastic laminate sheet, colour backing feature glass, stainless steel trimming and mirror , (except areas covered by bulkhead, vanity counter and mirror cabinets at which there are no wall finishes) except bathrooms in the following residential properties: (i) Unit A, 3/F to 57/F, T1A of Tower 1 (at Master Bathroom) (ii) Units E & F, 7/F to 53/F, T1B of Tower 1 (at Bathroom 1) (iii) Units E, 55/F to 57/F, T1B of Tower 1 (at Bathroom 1) (iv) Unit A, 3/F to 53/F, T2A of Tower 2 (at Master Bathroom) (v) Units D & E, 3/F to 53/F, T2B of Tower 2 (at Bathroom 1) - Floor finished with porcelain tiles and natural stone for all residential properties. - Floor of shower cubicle finished with ceramic tiles and natural stone for the following residential properties: (i) Unit A, 3/F to 57/F, T1A of Tower 1 (at Master Bathroom) (ii) Units E & F, 7/F to 53/F, T1B of Tower 1 (at Bathroom 1) (iii) Unit E, 55/F to 57/F, T1B of Tower 1 (at Bathroom 1) (iv) Unit A, 3/F to 53/F, T2A of Tower 2 (at Master Bathroom) (v) Units D & E, 3/F to 53/F, T2B of Tower 2 (at Bathroom 1) - Aluminium false ceiling provided except bathroom in the following residential properties, which are provided with aluminium false ceiling and gypsum boad false ceiling: (i) Unit A, 3/F to 57/F, T1A of Tower 1 (at Master Bathroom) (ii) Unit E& F, 7/F to 53/F, T1B of Tower 1 (at Bathroom 1) (iii) Unit E, 55/F to 57/F, T1B of Tower 1 (at Bathroom 1) (iv) Unit A, 3/F to 53/F, T2A of Tower 2 (at Master Bathroom) (v) Unit D& E, 3/F to 53/F, T2B of Tower 2 (at Bathroom1) - Wall finishes run up to the level of false ceiling for all residential properties. (4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F of T1A & T1B of Tower 1 are omitted.) (4/F, 13/F, 14/F, 24/F, 34/F & 44/F of T2A & T2B of Tower 2 are omitted.)

2. 室內裝修物料	
細項	描述
(b) 內牆及天花板	- 客廳/飯廳內牆鋪批盪髹乳膠漆及膠板，但不包括假天花以上及被裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。 - 睡房內牆鋪批盪髹乳膠漆，但不包括假天花以上及被裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。 - 客廳/飯廳及睡房外露的天花鋪批盪髹乳膠漆，其他部分設有石膏板假天花及裝飾橫樑髹乳膠漆。
(c) 內部地板	- 客廳/飯廳及睡房內部地板鋪複合木地板及木腳線。
(d) 浴室	- 以下住宅物業選用牆身鋪砌天然石、瓷磚、膠板飾面、背漆玻璃、不鏽鋼飾面及鏡(裝飾橫樑、檯面櫃及鏡櫃遮蓋之位置除外，該處之牆身不設裝修物料): (i) 第1座之T1A，3樓至57樓A單位 (位於主人浴室) (ii) 第1座之T1B，7樓至53樓E及F單位 (位於浴室1) (iii) 第1座之T1B，55樓至57樓E單位 (位於浴室1) (iv) 第2座之T2A，3樓至53樓A單位 (位於主人浴室) (v) 第2座之T2B，3樓至53樓D及E單位 (位於浴室1) - 除了以下住宅物業，所有住宅物業選用牆身鋪砌瓷磚、膠板飾面、背漆玻璃、不鏽鋼飾面(裝飾橫樑、檯面櫃及鏡櫃遮蓋之位置除外，該處之牆身不設裝修物料): (i) 第1座之T1A，3樓至57樓A單位 (位於主人浴室) (ii) 第1座之T1B，7樓至53樓E及F單位 (位於浴室1) (iii) 第1座之T1B，55樓至57樓E單位 (位於浴室1) (iv) 第2座之T2A，3樓至53樓A單位 (位於主人浴室) (v) 第2座之T2B，3樓至53樓D及E單位 (位於浴室1) - 全部住宅物業選用地台鋪砌瓷磚及天然石。 - 以下住宅物業選用淋浴間之地台鋪砌瓷磚及天然石： (i) 第1座之T1A，3樓至57樓A單位 (位於主人浴室) (ii) 第1座之T1B，7樓至53樓E及F單位 (位於浴室1) (iii) 第1座之T1B，55樓至57樓E單位 (位於浴室1) (iv) 第2座之T2A，3樓至53樓A單位 (位於主人浴室) (v) 第2座之T2B，3樓至53樓D及E單位 (位於浴室1) - 設鋁質假天花，除以下住宅物業之浴室設鋁質假天花及石膏板假天花: (i) 第1座之T1A，3樓至57樓A單位 (位於主人浴室) (ii) 第1座之T1B，7樓至53樓E及F單位 (位於浴室1) (iii) 第1座之T1B，55樓至57樓E單位 (位於浴室1) (iv) 第2座之T2A，3樓至53樓A單位 (位於主人浴室) (v) 第2座之T2B，3樓至53樓D及E單位 (位於浴室1) - 全部住宅物業選用牆身飾面鋪砌至假天花底。 (第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓) (第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓)

2. Interior Finishes	
Item	Description
(e) Kitchen	**Open kitchen** - Wall (except those areas covered by kitchen cabinet, areas above false ceiling level and areas covered by bulkhead) finished with plastic laminate sheet and colour backing feature glass. - Floor (except those areas covered by kitchen cabinet) finished with natural stone. - Gypsum board false ceiling and bulk head finished with emulsion paint. - Cooking bench top is finished with acrylic base solid surface material. - Wall finishes run up to the level of false ceiling. **Kitchen** - Wall (except those areas covered by kitchen cabinet, areas above false ceiling level and areas covered by bulkhead) finished with porcelain tiles, plastic laminate sheet and colour backing feature glass. - Floor (except those areas covered by kitchen cabinet) finished with porcelain tiles and natural stone. - Ceiling provided with aluminium false ceiling, gypsum board false ceiling and bulkhead with emulsion paint finish. - Cooking bench top finished with acrylic base solid surface material. - Wall finishes run up to the level of false ceiling.

2. 室內裝修物料	
細項	描述
(e) 廚房	開放式廚房 - 牆身鋪膠板飾面及背漆玻璃 (廚櫃背牆身、假天花以上及裝飾橫樑遮蓋的位置除外) 。 - 地台鋪砌天然石 (廚櫃遮蓋的位置除外)。 - 石膏板假天花及裝飾橫樑髹乳膠漆。 - 灶台面的裝修物料為亞加力實心枱面。 - 牆身飾面鋪砌至假天花底。 廚房 - 牆身鋪砌瓷磚、膠板飾面及背漆玻璃 (廚櫃背牆身、假天花以上及裝飾橫樑遮蓋的位置除外)。 - 地台鋪砌瓷磚及天然石 (廚櫃遮蓋的位置除外)。 - 天花設鋁質假天花，石膏板假天花及裝飾橫樑髹乳膠漆。 - 灶台面的裝修物料為亞加力實心枱面。 - 牆身飾面鋪砌至假天花底。

3. Interior Fittings	
Item	Description
(a) Doors	**Main entrance of residential property** - Solid core fire rated timber door finished with plastic laminate sheet and wooden veneer, fitted with lockset, concealed door closer, eye viewer, door guard and door stopper. **Master bedroom and bedroom** - Solid core timber door finished with wood veneer, fitted with lockset and door stopper. **Kitchen** - Solid core fire rated timber door finished with plastic laminate sheet and wooden veneer, and fire rated glass panel, fitted with concealed door closer, lever handle and door stopper. **Utility room** - Solid core timber door finished with plastic laminate sheet, fitted with lockset and door stopper. **Bathroom** - Solid core timber door finished with wood veneer, fitted with timber louvre, lockset and door stopper. **Master bathroom** - Solid core timber door finished with wood veneer, fitted with timber louvre, lockset and door stopper except master bathroom in the following residential properties, which are finished with wood veneer, fitted with lockset and door stopper: (i) Units A & D, 3/F to 57/F, T1A of Tower 1 (ii) Unit A, 3/F to 53/F, T2A of Tower 2 (iii) Unit B, 3/F to 53/F, T2B of Tower 2 (4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F of T1A & T1B of Tower 1 are omitted) (4/F, 13/F, 14/F, 24/F, 34/F & 44/F of T2A & T2B of Tower 2 are omitted) **Store** - Solid core timber door finished with wood veneer, fitted with lockset and door stopper. **Lavatory** - Aluminum framed door with aluminum louvre, fitted with lockset. **Utility Platform/Balcony** - Aluminum framed door fitted with tinted glass and lockset.

3. 室內裝置	
細項	描述
(a) 門	住宅物業大門 - 選用實心防火木門配膠板飾面及木飾面，裝設門鎖、暗氣鼓、防盜眼、防盜扣及門擋。 主人睡房及睡房 - 選用實心木門配木飾面，裝設門鎖及門擋。 廚房 - 選用實心防火木門配以膠板飾面及木飾面及防火玻璃，裝設門鎖、暗氣鼓、手柄及門擋。 工作間 - 選用實心木門配膠板飾面，裝設門鎖及門擋。 浴室 - 選用實心木門配木飾面裝設木百葉，門鎖及門擋。 主人浴室 - 選用實心木門配木飾面裝設木百葉，門鎖及門擋，除以下住宅物業之主人浴室選用實心木門配木飾面， 裝設門鎖及門擋： (i) 第1座之T1A，3樓至57樓A及D單位 (ii) 第2座之T2A，3樓至53樓A單位 (iii) 第2座之T2B，3樓至53樓B單位 (第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓) (第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓) 儲物房 - 選用實心木門配木飾面，裝設門鎖及門擋。 洗手間 - 選用鋁框門配鋁白葉，裝設門鎖。 工作平台/露台 - 選用鋁框門配有色玻璃及門鎖。

3. Interior Fittings	
Item	Description
(b) Bathroom	- Plastic laminate sheet finished timber vanity counter with natural stone countertop. - Timber mirror cabinet finished with plastic laminate sheet, wooden venear and metal trimming. - Vitreous china water closet. - Vitreous china wash basin with chrome plated wash basin mixer. - Chrome plated toilet paper holder and stainless steel hanging rail. - Tempered glass shower cubicle and chrome plated shower mixer provided for all master bathrooms and bathrooms with shower cubicle. - Enameled steel bathtub (1500mm(L) x 700mm(W) x 390mm(D)) with chrome plated cold and hot water bathtub mixer provided for all bathrooms with bathtub. - Ventilation system is provided. - Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water system.
(c) Kitchen	- Stainless steel sink with chrome plated sink mixer. - Copper pipes are used for cold and hot water supply system. - Fitted with timber kitchen cabinet finished with melamine, with plastic laminate sheet and high gloss lacquer finished door panels, acrylic base solid surface material countertop. - For appliances provision, please refer to the “Appliances Schedule”.
(d) Bedroom	- No fittings.
(e) Telephone	- Telephone connection points are provided. - For location and number of connection points, please refer to the “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 “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 “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.

3. 室內裝置	
細項	描述
(b) 浴室	- 膠板飾面木櫃檯鋪砌天然石檯面。 - 木鏡櫃配膠板飾面，木飾面及金屬包邊。 - 陶瓷坐廁。 - 陶瓷洗手盆配鍍鉻水龍頭。 - 鍍鉻廁紙架及不鏽鋼毛巾桿。 - 所有設淋浴間的主人浴室及浴室，均有強化玻璃淋浴間隔及設有鍍鉻淋浴花灑套裝。 - 所有設有瓷釉鋼製浴缸的浴室，均裝設 (1500毫米(長) x 700毫米(闊) x 390毫米(深)) 瓷釉鋼製浴缸配鍍鉻冷熱水浴缸水龍頭。 - 設有通風系統。 - 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	- 不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。 - 冷熱水供水系統採用銅喉管。 - 設有木製廚櫃組合配三聚氰胺紙飾面，膠板飾面及高光漆面門板及亞加力實心檯面。 - 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「住宅物業機電裝置數量説明表」。
(f) 天線	- 裝設有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「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*。 - 有關電插座及冷氣機接駁點的位置及數量，請參考「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。

3. Interior Fittings	
Item	Description
(h) Gas Supply	- Town gas supply pipes are connected to gas water heater and gas cooker hob for Units A, B & D, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F, 30/F to 33/F, 35/F to 43/F, 45/F to 53/F & 55/F to 57/F, T1A of Tower 1. - Town gas supply pipes are connected to gas water heater for Unit C, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F, 30/F to 33/F, 35/F to 43/F, 45/F to 53/F & 55/F to 57/F and Unit E, 55/F to 57/F, T1B of Tower 1. - Town gas supply pipes are connected to gas water heater and gas cooker hob for Unit D, 55/F to 57/F, T1B of Tower 1. - Town gas supply pipes are connected to gas water heater and gas cooker hob for Units A, B & D, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F, 26/F, 28/F to 33/F, 35/F to 43/F & 45/F to 53/F, T2A of Tower 2. - Town gas supply pipes are connected to gas water heater for Unit B, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F, 26/F, 28/F to 33/F, 35/F to 43/F & 45/F to 53/F, T2B of Tower 2. - Separate town gas meter is provided in the kitchen of Units A, B & D, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F, 30/F to 33/F, 35/F to 43/F, 45/F to 53/F & 55/F to 57/F , T1A of Tower 1 - Separate town gas meter is provided in the bathroom of Unit C, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F, 30/F to 33/F, 35/F to 43/F, 45/F to 53/F & 55/F to 57/F, T1B of Tower 1 - Separate town gas meter is provided in the kitchen of Unit D, 55/F to 57/F, T1B of Tower 1 - Separate town gas meter is provided in the air-conditioner platform of Unit E, 55/F to 57/F, T1B of Tower 1 - Separate town gas meter is provided in the kitchen of Units A, B & D, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F, 26/F, 28/F to 33/F, 35/F to 43/F & 45/F to 53/F, T2A of Tower 2. - Separate town gas meter is provided in the bathroom of Unit B, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F, 26/F, 28/F to 33/F, 35/F to 43/F & 45/F to 53/F, T2B of Tower 2. - No town gas supply is provided for the residential properties other than the above. (4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F of T1A & T1B of Tower 1 are omitted.) (4/F, 13/F, 14/F, 24/F, 34/F & 44/F of T2A & T2B of Tower 2 are omitted.)
(i) Washing Machine Connection Point	- Drain point and water point are provided for washing machine. - For location of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”.
(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
(h) 氣體供應	- 煤氣喉接駁至第1座之T1A，3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至57樓A、B及D單位之煤氣熱水爐及煤氣煮食爐。 - 煤氣喉接駁至第1座之T1B，3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至57樓C單位及55樓至57樓E單位之煤氣熱水爐。 - 煤氣喉接駁至第1座之T1B，55樓至57樓D單位之煤氣熱水爐及煤氣煮食爐。 - 煤氣喉接駁至第2座之T2A，3樓、5樓至12樓、15樓至23樓、25樓、26樓、28樓至33樓、35樓至43樓及45樓至53樓A、B及D單位之煤氣熱水爐及煤氣煮食爐。 - 煤氣喉接駁至第2座之T2B，3樓、5樓至12樓、15樓至23樓、25樓、26樓、28樓至33樓、35樓至43樓及45樓至53樓B單位之煤氣熱水爐。 - 第1座之T1A，3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至57樓的A、B 及D單位之獨立煤氣錶安裝於厨房內。 - 第1座之T1B，3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至57樓的C單位之獨立煤氣錶安裝於浴室內。 - 第1座之T1B，55樓至57樓的D單位之獨立煤氣錶安裝於厨房內。 - 第1座之T1B，55樓至57樓的E單位之獨立煤氣錶安裝於冷氣機平台。 - 第2座之T2A，3樓、5樓至12樓、15樓至23樓、25樓、26樓、28樓至33樓、35樓至43樓及45樓至53樓的A、B 及D單位之獨立煤氣錶安裝於厨房內。 - 第2座之T2B，3樓、5樓至12樓、15樓至23樓、25樓、26樓、28樓至33樓、35樓至43樓及45樓至53樓的B單位之獨立煤氣錶安裝於浴室內。 - 除上述外其他住宅物業不提供氣體供應。 (第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓) (第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓、及44樓)
(i) 洗衣機接駁點	- 洗衣機設有來水及去水接駁點。 - 有關接駁點的位置，請參考「住宅物業機電裝置數量説明表」。
(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。

4. Miscellaneous	
Item	Description
(a) Lifts	**Residential tower** **Tower 1** - 6 nos. of "Schindler" (model no.: Schindler 7050) passenger lifts serve G/F, 3/F to 28/F & 30/F to 57/F - 1 no. of "Schindler" (model no.: Schindler 7050) service lift serves G/F, 3/F to 28/F & 30/F to 57/F **Tower 2** - 6 nos. of "Schindler" (model no.: Schindler 7050) passenger lifts serve G/F, 3/F to 26/F & 28/F to 53/F - 1 no. of "Schindler" (model no.: Schindler 7050) service lift serves G/F, 3/F to 26/F & 28/F to 53/F. **Shuttle lift for podium** - 1 no. of "Schindler" (model no.: Schindler 5500MRL) shuttle lift serves B2/F to 2/F. (4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F of T1A and T1B of Tower 1 are omitted.) (4/F, 13/F, 14/F, 24/F, 34/F & 44/F of T2A and T2B of Tower 2 are omitted.)
(b) Letter Box	- Metal letter box is provided.
(c) Refuse Collection	- Refuse storage and material recovery room is provided for storage of refuse at the common area of each residential floor. The refuse is collected and transported by cleaners to the central refuse storage and material recovery chamber provided on G/F for removal.
(d) Water Meter, Electricity Meter and Gas Meter	**Water meter** - Separate water meter for individual residential property is provided in the water meter cabinet on each residential floor. **Electricity meter** - Separate electricity meter for individual residential property is provided in the electricity meter room on each residential floor. **Town gas meter** - Separate town gas meter is provided in the kitchen of Units A, B & D, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F, 30/F to 33/F, 35/F to 43/F, 45/F to 53/F & 55/F to 57/F , T1A of Tower 1 - Separate town gas meter is provided in the bathroom of Unit C, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F, 30/F to 33/F, 35/F to 43/F, 45/F to 53/F & 55/F to 57/F, T1B of Tower 1 - Separate town gas meter is provided in the kitchen of Unit D, 55/F to 57/F, T1B of Tower 1 - Separate town gas meter is provided in the air-conditioner platform of Unit E, 55/F to 57/F, T1B of Tower 1 - Separate town gas meter is provided in the kitchen of Units A, B & D, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F, 26/F, 28/F to 33/F, 35/F to 43/F & 45/F to 53/F, T2A of Tower 2. - Separate town gas meter is provided in the bathroom of Unit B, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F, 26/F, 28/F to 33/F, 35/F to 43/F & 45/F to 53/F, T2B of Tower 2. - No town gas supply is provided for other residential properties. (4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F of T1A & T1B of Tower 1 are omitted.) (4/F, 13/F, 14/F, 24/F, 34/F & 44/F of T2A & T2B of Tower 2 are omitted.)

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	住宅大廈 第1座 - 設有6部「迅達」客用升降機 (產品型號：迅達7050) 直達地下、3樓至28樓及30樓至57樓 - 設有1部「迅達」服務升降機 (產品型號：迅達7050) 直達地下、3樓至28樓及30樓至57樓 第2座 - 設有6部「迅達」客用升降機 (產品型號：迅達7050) 直達地下、3樓至26樓及28樓至53樓 - 設有1部「迅達」服務升降機 (產品型號：迅達7050) 直達地下、3樓至26樓及28樓至53樓 平台穿梭升降機 - 設有1部「迅達」穿梭升降機 (產品型號：迅達5500MRL) 直達地庫2樓至2樓。 (第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓) (第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓)
(b) 信箱	- 設置金屬信箱。
(c) 垃圾收集	- 每層住宅樓層的公用地方設有垃圾及物料回收室，貯存垃圾，並由清潔工人收集及運送到地下之垃圾及物料回收房，處理及運走。
(d) 水錶，電錶及氣體錶	水錶 - 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箱內。 電錶 - 每戶住宅物業之獨立電錶安裝於大廈每層住宅樓層之電錶房內。 氣體錶 - 第1座之T1A，3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至57樓的A、B 及D單位之獨立煤氣錶安裝於廚房內。 - 第1座之T1B，3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至57樓的C單位之獨立煤氣錶安裝於浴室內。 - 第1座之T1B，55樓至57樓的D單位之獨立煤氣錶安裝於廚房內。 - 第1座之T1B，55樓至57樓的E單位之獨立煤氣錶安裝於冷氣機平台。 - 第2座之T2A，3樓、5樓至12樓、15樓至23樓、25樓、26樓、28樓至33樓、35樓至43樓及45樓至53樓的A、B及D單位之獨立煤氣錶安裝於廚房內。 - 第2座之T2B，3樓、5樓至12樓、15樓至23樓、25樓、26樓、28樓至33樓、35樓至43樓及45樓至53樓的B單位之獨立煤氣錶安裝於浴室內。 - 其他住宅物業不提供氣體供應。 (第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓) (第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓、及44樓)

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。

5. Security Facilities
Description
- CCTV cameras are provided at main entrance lobby, lift cars, refuge floor and roof. Visitor intercom panel and smart card reader are provided at entrance to main entrance lobby on G/F, with intercom connected to caretaker's counter at main entrance lobby. - Each residential property is equipped with a handset type door phone with panic alarm push button, connected to caretaker's counter at main entrance lobby. - Panic alarm push button is equipped at service lift lobby of each residential floor, connected to caretaker's counter at main entrance lobby.

6. Appliances
Description
- As set out in the “Appliances Schedule”.

5. 保安設施
描述
- 入口大堂、大廈升降機、庇護層及天台均裝設有閉路電視，地下大堂入口設有對講機及智能讀卡器。對講機接駁至地下入口大堂接待處。 - 每個住宅物業均裝設有手提式對講機及警鐘按鈕，接駁至地下入口大堂接待處。 - 每層住宅樓層服務升降機大堂均裝設有警鐘按鈕，接駁至地下入口大堂接待處。

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。

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

Location 位置	Description 描述	Tower 1 第1座																		
		T1A				T1B														
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F & 55/F - 57/F 3樓、5樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓、45樓-53樓及55樓-57樓				3/F, 5/F - 6/F 3樓、5樓-6樓			7/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 7樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓							55/F - 57/F 55樓-57樓				
		A	B	C	D	A	B	C	A	B	C	D	E	F	G	A	B	C	D	E
Unit Entrance 單位入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room/Dining Room/Corridor 客廳/飯廳/走廊	Master Lighting Switch 燈掣總開關	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	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	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
	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
	Switch for Electric Water Heater 電熱水爐開關	-	-	1	-	1	1	-	1	1	-	1	1	1	1	1	1	-	-	-
	Switch for Exhaust Fan 抽氣扇開關	2	2	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1
	Lighting Switch 燈掣	13	12	10	13	11	11	13	11	11	13	12	11	11	11	11	11	13	12	11
	Lighting Point 燈位	6	4	4	5	4	4	7	4	4	7	5	3	3	5	4	4	7	4	5
	Door Phone 對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell 門鈴	-	-	-	-	1	-	-	1	-	-	1	1	1	-	1	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	-	1	-	-	1	-	-	1	1	1	-	1	-	-	-	-
	Connection Point for Indoor Air-conditioning Unit 室內冷氣機接線位	2	1	1	2	1	1	2	1	1	2	1	1	1	1	1	1	2	1	2

Remarks :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。

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

Location 位置	Description 描述	Tower 1 第1座																		
		T1A				T1B														
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F & 55/F - 57/F 3樓、5樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓、45樓-53樓及55樓-57樓				3/F, 5/F - 6/F 3樓、5樓-6樓			7/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 7樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓							55/F - 57/F 55樓-57樓				
		A	B	C	D	A	B	C	A	B	C	D	E	F	G	A	B	C	D	E
Master Bedroom 主人睡房	Connection Point for Indoor Air-conditioning Unit 室內冷氣機接線位	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2
	TV/FM Outlet 電視及電台接收插座	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	Telephone Outlet 電話插座	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	Switch for Exhaust Fan 抽氣扇開關	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	Lighting Switch 燈掣	4	5	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-	5	6
	Lighting Point 燈位	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2
Bedroom 1 睡房1	Connection Point for Indoor Air-conditioning Unit 室內冷氣機接線位	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
	13A Twin Socket Outlet 13A雙位電插座	-	-	2	-	2	2	2	2	2	2	2	-	-	2	2	2	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
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	-	-	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	5	1	2	2	2	2	2	2	2	2	2	-	-	2	2	2	2	1	1
	Lighting Point 燈位	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. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。

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

Location 位置	Description 描述	Tower 1 第1座																		
		T1A				T1B														
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F & 55/F - 57/F 3樓、5樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓、45樓-53樓及55樓-57樓				3/F, 5/F - 6/F 3樓、5樓-6樓			7/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 7樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓							55/F - 57/F 55樓-57樓				
		A	B	C	D	A	B	C	A	B	C	D	E	F	G	A	B	C	D	E
Bedroom 2 睡房2	Connection Point for Indoor Air-conditioning Unit 室內冷氣機接線位	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
	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
	Telephone Outlet 電話插座	1	1	-	1	1	1	1	1	1	1	1	-	-	-	1	1	1	1	1
	Lighting Switch 燈掣	1	1	-	1	1	1	1	1	1	1	1	-	-	-	1	1	1	1	1
	Lighting Point 燈位	1	1	-	1	1	1	1	1	1	1	1	-	-	-	1	1	1	1	1
Bedroom 3 睡房3	Connection Point for Indoor Air-conditioning Unit 室內冷氣機接線位	1	-	-	1	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-
	13A Single Socket Outlet 13A單位電插座	2	-	-	2	-	-	2	-	-	2	-	-	-	-	-	-	2	-	-
	TV/FM Outlet 電視及電台接收插座	1	-	-	1	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-
	Telephone Outlet 電話插座	1	-	-	1	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-
	Lighting Switch 燈掣	1	-	-	1	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-
	Lighting Point 燈位	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. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。

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

Location 位置	Description 描述	Tower 1 第1座																		
		T1A				T1B														
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F & 55/F - 57/F 3樓、5樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓、45樓-53樓及55樓-57樓				3/F, 5/F - 6/F 3樓、5樓-6樓			7/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 7樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓							55/F - 57/F 55樓-57樓				
		A	B	C	D	A	B	C	A	B	C	D	E	F	G	A	B	C	D	E
Master Bathroom 主人浴室	Power Bar 多功能插蘇板	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	Town Gas Water Heater Remote Control 煤氣熱水爐温度控掣	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	Connection Point for Exhaust Fan 抽氣扇接線位	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	Lighting Point 燈位	5	3	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3
	Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Bathroom 1 浴室1	Power Bar 多功能插蘇板	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
	Town Gas Water Heater Remote Control 煤氣熱水爐温度控掣	1	1	-	1	-	-	1	-	-	1	-	-	-	-	-	-	1	1	1
	Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Exhaust Fan 抽氣扇接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	4	4	3	3	3	3	3	3
	Connection Point for Electric Water Heater電熱水爐接線位	-	-	1	-	1	1	-	1	1	-	1	1	1	1	1	1	-	-	-
	Connection Point for Gas Water Heater 煤氣熱水爐接線位	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-

Remarks :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。

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

Location 位置	Description 描述	Tower 1 第1座																		
		T1A				T1B														
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F & 55/F - 57/F 3樓、5樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓、45樓-53樓及55樓-57樓				3/F, 5/F - 6/F 3樓、5樓-6樓			7/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 7樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓							55/F - 57/F 55樓-57樓				
		A	B	C	D	A	B	C	A	B	C	D	E	F	G	A	B	C	D	E
Bathroom 2 浴室2	Power Bar 多功能插蘇板	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Town Gas Water Heater Remote Control 煤氣熱水爐温度控掣	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Connection Point for Exhaust Fan 抽氣扇接線位	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Remarks :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。

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

Location 位置	Description 描述	Tower 1 第1座																		
		T1A				T1B														
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F & 55/F - 57/F 3樓、5樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓、45樓-53樓及55樓-57樓				3/F, 5/F - 6/F 3樓、5樓-6樓			7/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 7樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓							55/F - 57/F 55樓-57樓				
		A	B	C	D	A	B	C	A	B	C	D	E	F	G	A	B	C	D	E
Kitchen 廚房	Lighting Point 燈位	4	3	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-
	13A Twin Socket Outlet 13A雙位電插座	3	2	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-
	Connection Point for Exhaust Fan 抽氣扇接線位	1	1	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-
	Connection Point for Kitchen Cabinet Lighting 廚房櫃燈接線位	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Connection Point for Cooker Hood 抽油煙機接線位	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Connection Point for Washer-Dryer 洗衣及乾衣機接線位	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Connection Point for Built-in Refrigerator 嵌入式雪櫃接線位	2	1	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Connection Point for Gas Hob 煤氣煮食爐接線位	2	2	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-
	Connection Point for Built-in Steam Oven 嵌入式蒸氣焗爐接線位	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Connection Point for Built-in Oven with Microwave 嵌入式微波焗爐接線位	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Connection Point for Gas Water Heater 煤氣熱水爐接線位	2	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Washing Machine Connection Point (water Inlet) 洗衣機接駁點（來水位）	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Washing Machine Connection Point (water Outlet) 洗衣機接駁點（去水位）	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Door Bell 門鈴	1	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Miniature Circuit Breakers Board 總電掣箱	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Remarks :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。

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

Location 位置	Description 描述	Tower 1 第1座																		
		T1A				T1B														
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F & 55/F - 57/F 3樓、5樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓、45樓-53樓及55樓-57樓				3/F, 5/F - 6/F 3樓、5樓-6樓			7/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 7樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓							55/F - 57/F 55樓-57樓				
		A	B	C	D	A	B	C	A	B	C	D	E	F	G	A	B	C	D	E
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13A雙位電插座	-	-	1	-	1	1	2	1	1	2	1	1	1	1	1	1	2	-	2
	Connection Point for Kitchen Cabinet Lighting 廚房櫃燈接線位	-	-	1	-	2	1	1	2	1	1	2	2	2	1	2	1	1	-	1
	Connection Point for Induction Hob 電磁爐接線位	-	-	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1
	Connection Point for Cooker Hood 抽油煙機接線位	-	-	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1
	Connection Point for Washer-Dryer 洗衣及乾衣機接線位	-	-	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1
	Connection Point for Built-in Refrigerator 嵌入式雪櫃接線位	-	-	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1
	Connection Point for Built-in Steam Oven 嵌入式蒸氣焗爐接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	Connection Point for Built-in Oven with Microwave 嵌入式微波焗爐接線位	-	-	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1
	Washing Machine Connection Point (water Inlet) 洗衣機接駁點（來水位）	-	-	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1
	Washing Machine Connection Point (water Outlet) 洗衣機接駁點（去水位）	-	-	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1
	Door Bell 門鈴	-	-	1	-	-	1	1	-	1	1	-	-	-	1	-	1	1	-	1
	Miniature Circuit Breakers Board 總電掣箱	-	-	1	-	-	1	1	-	1	1	-	-	-	1	-	1	1	-	1
Lavatory 洗手間	Lighting Point 燈位	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Connection Point for Exhaust Fan 抽氣扇接線位	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Remarks :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。

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

Location 位置	Description 描述	Tower 1 第1座																		
		T1A				T1B														
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F & 55/F - 57/F 3樓、5樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓、45樓-53樓及55樓-57樓				3/F, 5/F - 6/F 3樓、5樓-6樓			7/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 7樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓							55/F - 57/F 55樓-57樓				
		A	B	C	D	A	B	C	A	B	C	D	E	F	G	A	B	C	D	E
Utility Room 工作間	Lighting Point 燈位	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	13A Single Socket Outlet 13A單位電插座	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Lighting Switch 燈掣	2	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Switch for Exhaust Fan 抽氣扇開關	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Miniature Circuit Breakers Board 總電掣箱	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
Store 儲物房	Connection Point for Indoor Air-conditioning Unit 室內冷氣機接線位	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	Telephone Outlet 電話插座	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility Platform 工作平台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Air-conditioner Platform 冷氣機平台	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	5	3	2	3	2	2	2	2	2	2	2	1	1	2	2	2	2	3	2
	Connection Point for Gas Water Heater 煤氣熱水爐接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1

Remarks :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。

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

Location 位置	Description 描述	Tower 2 第2座										
		T2A					T2B					
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					
		A	B	C	D	E	A	B	C	D	E	F
Unit Entrance 單位入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1
Living Room/Dining Room/Corridor 客廳/飯廳/走廊	Master Lighting Switch 燈掣總開關	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
	TV/FM Outlet 電視及電台接收插座	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
	Switch for Electric Water Heater 電熱水爐開關	-	-	1	-	1	1	-	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關	2	2	1	2	1	1	1	1	1	1	1
	Lighting Switch 燈掣	13	12	10	13	10	12	13	12	11	11	11
	Lighting Point 燈位	6	4	4	5	3	5	7	5	3	3	5
	Door Phone 對講機	1	1	1	1	1	1	1	1	1	1	1
	Door Bell 門鈴	-	-	-	-	-	-	-	1	1	1	-
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	-	-	-	-	1	1	1	-
	Connection Point for Indoor Air-conditioning Unit 室內冷氣接線位	2	1	1	2	1	1	2	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. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F & 54/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。

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

Location 位置	Description 描述	Tower 2 第2座										
		T2A					T2B					
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					
		A	B	C	D	E	A	B	C	D	E	F
Master Bedroom 主人睡房	Connection Point for Indoor Air-conditioning Unit 室內冷氣機接線位	1	1	-	1	-	-	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	2	2	-	2	-	-	2	-	-	-	-
	TV/FM Outlet 電視及電台接收插座	1	1	-	1	-	-	1	-	-	-	-
	Telephone Outlet 電話插座	1	1	-	1	-	-	1	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關	1	1	-	1	-	-	1	-	-	-	-
	Lighting Switch 燈掣	4	5	-	5	-	-	5	-	-	-	-
	Lighting Point 燈位	1	1	-	1	-	-	1	-	-	-	-
Bedroom 1 睡房1	Connection Point for Indoor Air-conditioning Unit 室內冷氣機接線位	1	1	1	1	1	1	1	1	-	-	1
	13A Single Socket Outlet 13A單位電插座	2	2	-	2	-	-	2	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	2	-	2	2	-	2	-	-	2
	TV/FM Outlet 電視及電台接收插座	1	1	1	1	1	1	1	1	-	-	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	-	-	1
	Lighting Switch 燈掣	2	1	2	1	1	2	1	2	-	-	2
	Lighting Point 燈位	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. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F & 44/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓及44樓。

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

Location 位置	Description 描述	Tower 2 第2座										
		T2A					T2B					
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					
		A	B	C	D	E	A	B	C	D	E	F
Bedroom 2 睡房2	Connection Point for Indoor Air-conditioning Unit 室內冷氣機接線位	1	1	-	1	-	1	1	1	-	-	-
	13A Single Socket Outlet 13A單位電插座	2	2	-	2	-	2	2	2	-	-	-
	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	-	-	-
	Lighting Switch 燈掣	1	1	-	1	-	1	1	1	-	-	-
	Lighting Point 燈位	1	1	-	1	-	1	1	1	-	-	-
Bedroom 3 睡房3	Connection Point for Indoor Air-conditioning Unit 室內冷氣機接線位	1	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 13A單位電插座	2	-	-	-	-	-	-	-	-	-	-
	TV/FM Outlet 電視及電台接收插座	1	-	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座	1	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	-	-	-	-	-	-

Remarks :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F & 44/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓及44樓。

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

Location 位置	Description 描述	Tower 2 第2座										
		T2A					T2B					
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					
		A	B	C	D	E	A	B	C	D	E	F
Master Bathroom 主人浴室	Power Bar 多功能插蘇板	1	1	-	1	-	-	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	1	-	1	-	-	1	-	-	-	-
	Town Gas Water Heater Remote Control 煤氣熱水爐温度控掣	1	1	-	1	-	-	1	-	-	-	-
	Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位	1	1	-	1	-	-	1	-	-	-	-
	Connection Point for Exhaust Fan 抽氣扇接線位	1	1	-	1	-	-	1	-	-	-	-
	Lighting Point 燈位	5	3	-	3	-	-	3	-	-	-	-
	Connection Point for Gas Water Heater 煤氣熱水爐接線位	-	-	-	-	-	-	1	-	-	-	-
Bathroom 1 浴室1	Power Bar 多功能插蘇板	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
	Town Gas water Heater Remote Control 煤氣熱水爐温度控掣	1	1	-	1	-	-	1	-	-	-	-
	Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Exhaust Fan 抽氣扇接線位	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3	4	4	3
	Connection Point for Electric Water Heater 電熱水爐接線位	-	-	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. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F & 44/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓及44樓。

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

Location 位置	Description 描述	Tower 2 第2座										
		T2A					T2B					
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					
		A	B	C	D	E	A	B	C	D	E	F
Kitchen 廚房	Lighting Point 燈位	4	3	-	3	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	3	2	-	3	-	-	-	-	-	-	-
	Connection Point for Exhaust Fan 抽氣扇接線位	1	2	-	2	-	-	-	-	-	-	-
	Connection Point for Kitchen Cabinet Lighting 廚房櫃燈接線位	1	1	-	1	-	-	-	-	-	-	-
	Connection Point for Cooker Hood 抽油煙機接線位	1	1	-	1	-	-	-	-	-	-	-
	Connection Point for Washer-Dryer 洗衣及乾衣機接線位	1	1	-	1	-	-	-	-	-	-	-
	Connection Point for Built-in Refrigerator 嵌入式雪櫃接線位	2	1	-	1	-	-	-	-	-	-	-
	Connection Point for Gas Hob 煤氣煮食爐接線位	2	2	-	2	-	-	-	-	-	-	-
	Connection Point for Built-in Steam Oven 嵌入式蒸氣焗爐接線位	1	-	-	-	-	-	-	-	-	-	-
	Connection Point for Built-in Oven with Microwave 嵌入式微波焗爐接線位	1	1	-	1	-	-	-	-	-	-	-
	Connection Point for Gas Water Heater 煤氣熱水爐接線位	1	1	-	1	-	-	-	-	-	-	-
	Washing Machine Connection Point (water Inlet) 洗衣機接駁點（來水位）	1	1	-	1	-	-	-	-	-	-	-
	Washing Machine Connection Point (water Outlet) 洗衣機接駁點（去水位）	1	1	-	1	-	-	-	-	-	-	-
	Door Bell 門鈴	1	1	-	1	-	-	-	-	-	-	-

Remarks :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F & 44/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓及44樓。

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

Location 位置	Description 描述	Tower 2 第2座										
		T2A					T2B					
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					
		A	B	C	D	E	A	B	C	D	E	F
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13A雙位電插座	-	-	1	-	1	1	2	1	1	1	1
	Connection Point for Kitchen Cabinet Lighting 廚房櫃燈接線位	-	-	1	-	1	2	1	2	2	2	1
	Connection Point for Induction Hob 電磁爐接線位	-	-	1	-	1	1	1	1	1	1	1
	Connection Point for Cooker Hood 抽油煙機接線位	-	-	1	-	1	1	1	1	1	1	1
	Connection Point for Washer-Dryer 洗衣及乾衣機接線位	-	-	1	-	1	1	1	1	1	1	1
	Connection Point for Built-in Refrigerator 嵌入式雪櫃接線位	-	-	1	-	1	1	1	1	1	1	1
	Connection Point for Built-in Oven with Microwave 嵌入式微波焗爐接線位	-	-	1	-	1	1	1	1	1	1	1
	Washing Machine Connection Point (water Inlet) 洗衣機接駁點（來水位）	-	-	1	-	1	1	1	1	1	1	1
	Washing Machine Connection Point (water Outlet) 洗衣機接駁點（去水位）	-	-	1	-	1	1	1	1	1	1	1
	Door Bell 門鈴	-	-	1	-	1	1	1	-	-	-	1
	Miniature Circuit Breakers Board 總電掣箱	-	-	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. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F & 44/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓及44樓。

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

Location 位置	Description 描述	Tower 2 第2座										
		T2A					T2B					
		3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					
		A	B	C	D	E	A	B	C	D	E	F
Lavatory 洗手間	Lighting Point 燈位	1	-	-	1	-	-	-	-	-	-	-
	Connection Point for Exhaust Fan 抽氣扇接線位	1	-	-	-	-	-	-	-	-	-	-
Utility Room 工作間	Lighting Point 燈位	1	1	-	1	-	-	-	-	-	-	-
	13A Single Socket Outlet 13A單位電插座	1	1	-	1	-	-	-	-	-	-	-
	Lighting Switch 燈掣	2	1	-	2	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關	1	1	-	1	-	-	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	1	1	-	1	-	-	-	-	-	-	-
Utility Platform 工作平台	Lighting Point 燈位	1	1	1	1	-	1	1	1	1	1	1
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1
Air-conditioner Platform 冷氣機平台	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	5	3	2	3	2	2	2	2	1	1	2

Remarks :
1. “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
2. “-” denotes “not applicable”.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).
4. 4/F, 13/F, 14/F, 24/F, 34/F & 44/F 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. 説明表所顯示的燈掣數量是表示燈掣開/關的數量。
4. 不設4樓、13樓、14樓、24樓、34樓及44樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1 第1座																		
				T1A				T1B														
				3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F & 55/F - 57/F 3樓、5樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓、45樓-53樓及55樓-57樓				3/F, 5/F - 6/F 3樓、5樓-6樓			7/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 7樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓							55/F - 57/F 55樓-57樓				
				A	B	C	D	A	B	C	A	B	C	D	E	F	G	A	B	C	D	E
Living Room/Dining Room, Master Bedroom and Bedroom 客廳/飯廳 主人睡房及睡房	Split-type Air-conditioner (Indoor Unit) 分體冷氣機 (室內機)	Toshiba 東芝	RAS-M13N3KCV(HK)	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓
			RAS-13N3KCV(HK)	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	✓	-
			RAS-M16N3KCV(HK)	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	-	✓
			RAS-18N3KCV(HK)	✓	-	-	-	✓	✓	-	✓	✓	-	✓	-	-	✓	✓	✓	-	✓	-
			RAS-24N3KCV(HK)1	-	✓	✓	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-
	Split-type Air-conditioner (Outdoor Unit) 分體冷氣機 (室外機)		RAS-13N3ACV	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	✓	-
			RAS-18N3ACV	✓	-	-	-	✓	✓	-	✓	✓	-	✓	-	-	✓	✓	✓	-	✓	-
			RAS-24N3ACV-1	-	✓	✓	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-
			RAS-M18GACV-E	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
			RAS-3M23GACV-E	-	-	-	-	✓	✓	-	✓	✓	-	✓	-	-	-	✓	✓	-	-	-
			RAS-3M23GACV-E	-	-	-	✓	-	-	✓	-	-	✓	-	-	-	-	-	-	✓	-	✓
			RAS-4M27UACV	✓	-	-	✓	-	-	✓	-	-	✓	-	-	-	-	-	-	✓	-	✓
Kitchen 廚房	Gas Wok Burner 單頭煤氣煮食爐	Siemens 西門子	ER326AB92X	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
	Gas Double Burner 雙頭煤氣煮食爐		ER326BB90X	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
	Built-in Oven with Microwave 嵌入式微波焗爐		CM656GBS1B	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
	Built-in Steam Oven 嵌入式蒸氣焗爐		CD634GBS1	✓	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
	Telescopic Hood 拉趟式抽油煙機		LI97SA530B	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
	Fully Integrated Washer Dryer 嵌入式洗衣乾衣機		WK14D321HK	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
	Built-in Manual-defrost Refrigerator 嵌入式手動除霜雪櫃	Gorenje	RIU6091AW	✓	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Built-in Auto-defrost Refrigerator 嵌入式自動除霜雪櫃		NRKI4181CW	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-

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. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F 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4樓、13樓、14樓、24樓、34樓、44樓及54樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1 第1座																		
				T1A				T1B														
				3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F & 55/F - 57/F 3樓、5樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓、45樓-53樓及55樓-57樓				3/F, 5/F - 6/F 3樓、5樓-6樓			7/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F & 45/F - 53/F 7樓-12樓、15樓-23樓、25樓-28樓、30樓-33樓、35樓-43樓及45樓-53樓							55/F - 57/F 55樓-57樓				
				A	B	C	D	A	B	C	A	B	C	D	E	F	G	A	B	C	D	E
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			TNJW161TFQL	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	IMASU 伊馬司	HAE13-15B2	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
Open Kitchen 開放式廚房	Induction Hob 電磁煮食爐	Siemens 西門子	EH375FBB1E	-	-	✓	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-	-
			EH675LDC1E	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	-	✓
	Built-in Oven with Microwave 嵌入式微波焗爐		CM656GBS1B	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓
	Built-in Steam Oven 嵌入式蒸氣焗爐		CD634GBS1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Telescopic Hood 拉趟式抽油煙機		LI67SA530B	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-
			LI97SA530B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Fully Integrated Washer Dryer 嵌入式洗衣乾衣機		WK14D321HK	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓
	Built-in Manual-defrost Refrigerator 嵌入式手動除霜雪櫃	Gorenje	RBI4122AW	-	-	✓	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-	-
	Built-in Auto-defrost Refrigerator 嵌入式自動除霜雪櫃		NRKI4181CW	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	-	✓
Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	IMASU 伊馬司	HAE13-15B2	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB 27 STi	-	-	✓	-	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFQL	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	-	✓	-	-
			TNJW221TFQL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
	Exhaust Fan 抽氣扇	IMASU 伊馬司	HAE13-15B2	✓	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Air-conditioner Platform 冷氣機平台	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. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F 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4樓、13樓、14樓、24樓、34樓、44樓及54樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座										
				T2A					T2B					
				3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					
				A	B	C	D	E	A	B	C	D	E	F
Living Room/ Dining Room, Master Bedroom and Bedroom 客廳/飯廳 主人睡房及睡房	Split-type Air-conditioner (Indoor Unit) 分體冷氣機 (室內機)	Toshiba 東芝	RAS-M13N3KCV(HK)	✓	✓	-	✓	-	✓	✓	✓	-	-	-
			RAS-13N3KCV(HK)	✓	✓	✓	✓	✓	-	-	-	-	-	✓
			RAS-M16N3KCV(HK)	-	-	-	✓	-	✓	✓	✓	-	-	-
			RAS-18N3KCV(HK)	✓	-	-	-	✓	✓	-	✓	-	-	✓
			RAS-24N3KCV(HK)1	-	✓	✓	-	-	-	-	-	✓	✓	-
	Split-type Air-conditioner (Outdoor Unit) 分體冷氣機 (室外機)	Toshiba 東芝	RAS-13N3ACV	✓	✓	✓	✓	✓	-	-	-	-	-	✓
			RAS-18N3ACV	✓	-	-	-	✓	✓	-	✓	-	-	✓
			RAS-24N3ACV-1	-	✓	✓	-	-	-	-	-	✓	✓	-
			RAS-M18GACV-E	✓	✓	-	✓	-	-	-	-	-	-	-
			RAS-3M23GACV-E	-	-	-	✓	-	✓	✓	✓	-	-	-
			RAS-4M27UACV	-	-	-	-	-	-	✓	-	-	-	-
Kitchen 廚房	Gas Wok Burner 單頭煤氣煮食爐	Siemens 西門子	ER326AB92X	✓	✓	-	✓	-	-	-	-	-	-	-
	Gas Double Burner 雙頭煤氣煮食爐		ER326BB90X	✓	✓	-	✓	-	-	-	-	-	-	-
	Built-in Oven with Microwave 嵌入式微波焗爐		CM656GBS1B	✓	✓	-	✓	-	-	-	-	-	-	-
	Built-in Steam Oven 嵌入式蒸氣焗爐		CD634GBS1	✓	-	-	-	-	-	-	-	-	-	-
	Telescopic Hood 拉趟式抽油煙機		LI97SA530B	✓	✓	-	✓	-	-	-	-	-	-	-
	Fully Integrated Washer Dryer 嵌入式洗衣乾衣機		WK14D321HK	✓	✓	-	✓	-	-	-	-	-	-	-

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. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F 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4樓、13樓、14樓、24樓、34樓及44樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座										
				T2A					T2B					
				3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F & 45/F - 53/F 3樓、5樓-12樓、15樓-23樓、25樓-26樓、28樓-33樓、35樓-43樓及45樓-53樓					
				A	B	C	D	E	A	B	C	D	E	F
Kitchen 廚房	Built-in Manual-defrost Refrigerator 嵌入式手動除霜雪櫃	Gorenje	RIU6091AW	✓	-	-	-	-	-	-	-	-	-	-
	Built-in Auto-defrost Refrigerator 嵌入式自動除霜雪櫃		NRKI4181CW	✓	✓	-	✓	-	-	-	-	-	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	✓	-	✓	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	IMASU 伊馬司	HAE13-15B2	✓	✓	-	✓	-	-	-	-	-	-	-
Open Kitchen 開放式廚房	Induction Hob 電磁煮食爐	Siemens 西門子	EH375FBB1E	-	-	✓	-	✓	-	-	-	✓	✓	✓
			EH675LDC1E	-	-	-	-	-	✓	✓	✓	-	-	-
	Built-in Oven with Microwave 嵌入式微波焗爐		CM656GBS1B	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓
	Telescopic Hood 拉趟式抽油煙機		LI67SA530B	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓
	Fully Integrated Washer Dryer 嵌入式洗衣乾衣機		WK14D321HK	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓
	Built-in Manual-defrost Refrigerator 嵌入式手動除霜雪櫃	Gorenje	RBI4122AW	-	-	✓	-	✓	-	-	-	✓	✓	✓
	Built-in Auto-defrost Refrigerator 嵌入式自動除霜雪櫃		NRKI4181CW	-	-	-	-	-	✓	✓	✓	-	-	-
Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	IMASU 伊馬司	HAE13-15B2	-	-	-	✓	-	-	-	-	-	-	-
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB 27 STi	-	-	✓	-	✓	✓	-	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	-	-	-	✓	-	-	-	-
	Exhaust Fan 抽氣扇	IMASU 伊馬司	HAE13-15B2	-	-	-	✓	-	-	-	-	-	-	-

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. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F 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4樓、13樓、14樓、24樓、34樓及44樓。

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 vendor 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.

賣方有法律責任就發展項目期數的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 latest draft 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，買方須根據公契的最新擬稿向管理人(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

Not Applicable

不適用

Modification

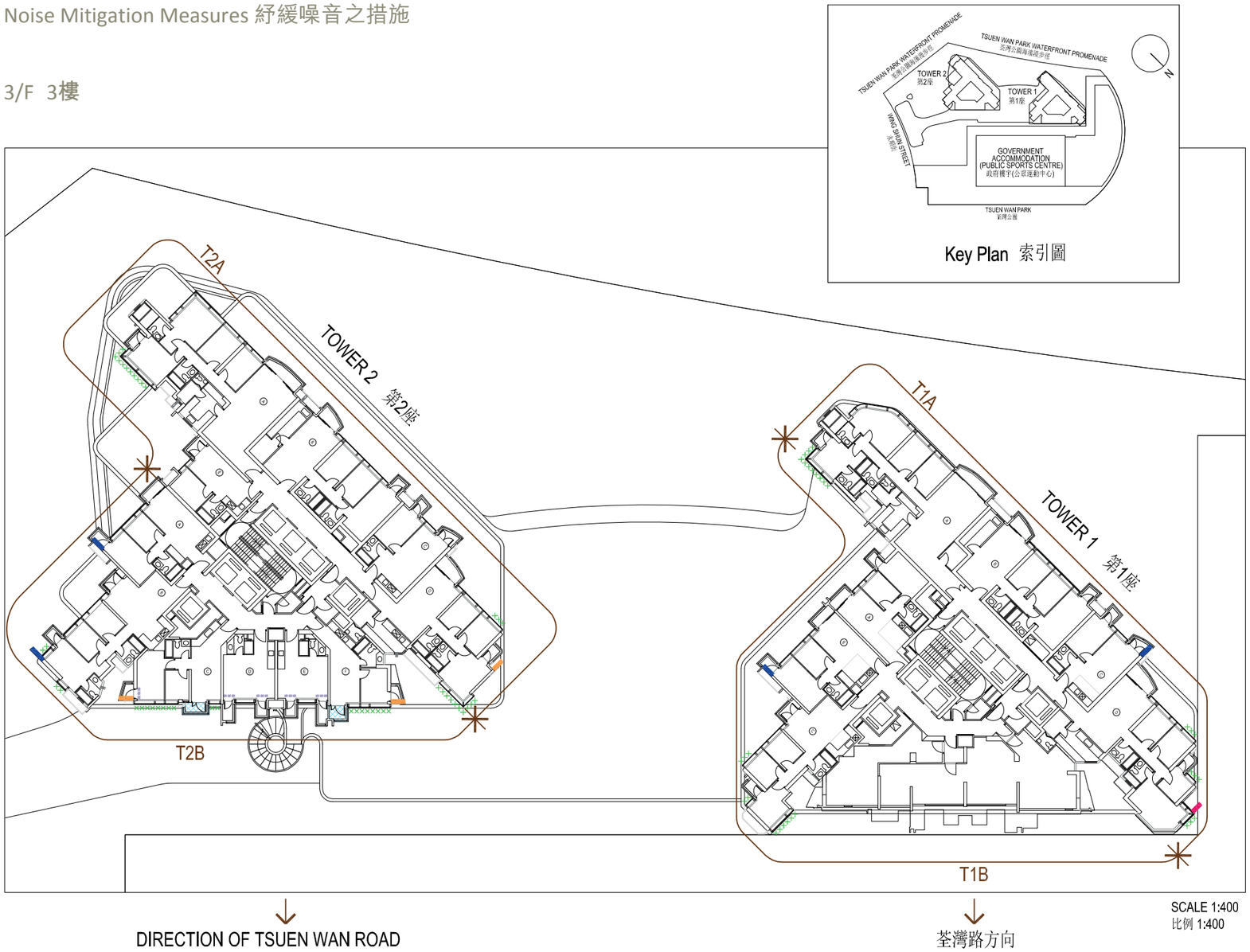
修訂

Not Applicable

不適用

Noise Mitigation Measures 紓緩噪音之措施

3/F 3樓



Legend 圖例

Noise Mitigation Measures
紓緩噪音之措施

- Vertical Fin(Concrete Wall with Absorption Material)
  豎立翼牆(有吸音物料石屎牆)
- Vertical Fin(Framed Glass with Absorption Material)
  豎立翼牆(有吸音物料有框玻璃)
- Vertical Fin(Concrete Wall)
  豎立翼牆(石屎牆)
- Fixed Window
  固定玻璃窗戶
- Acoustic Balcony
  隔音露台
- Upgraded Glazing for Door/Window
  經加強玻璃門/窗

The following listed measures against adverse noise impact from adjacent road networks should be provided at some units at Towers 1 & 2:

1) 0.4m to 1.4m long vertical fins.
2) Fixed window. Some units are designed without openable window facing towards Tsuen Wan Road. According to the latest draft Deed of Mutual Covenant, the Owner(s) of such units shall not tamper with the fixed window.
3) Acoustic balcony.
4) Upgraded glazing for door/window.

Please refer to the drawing and table attached to this section for indicative locations for respective measures.

第1座及第2座之某些單位需設置下列設施以紓緩附近交通網絡產生之噪音：

1) 0.4米至1.4米寬之豎立翼牆。
2) 固定玻璃窗戶。某些單位面向荃灣路的窗戶需固定並不能開啟。根據公契的最新擬稿，該單位業主不能篡改該固定玻璃窗戶。
3) 隔音露台。
4) 經加強玻璃門/窗。

有關設施之位置，請參看本部分附圖及附表。

Remarks:

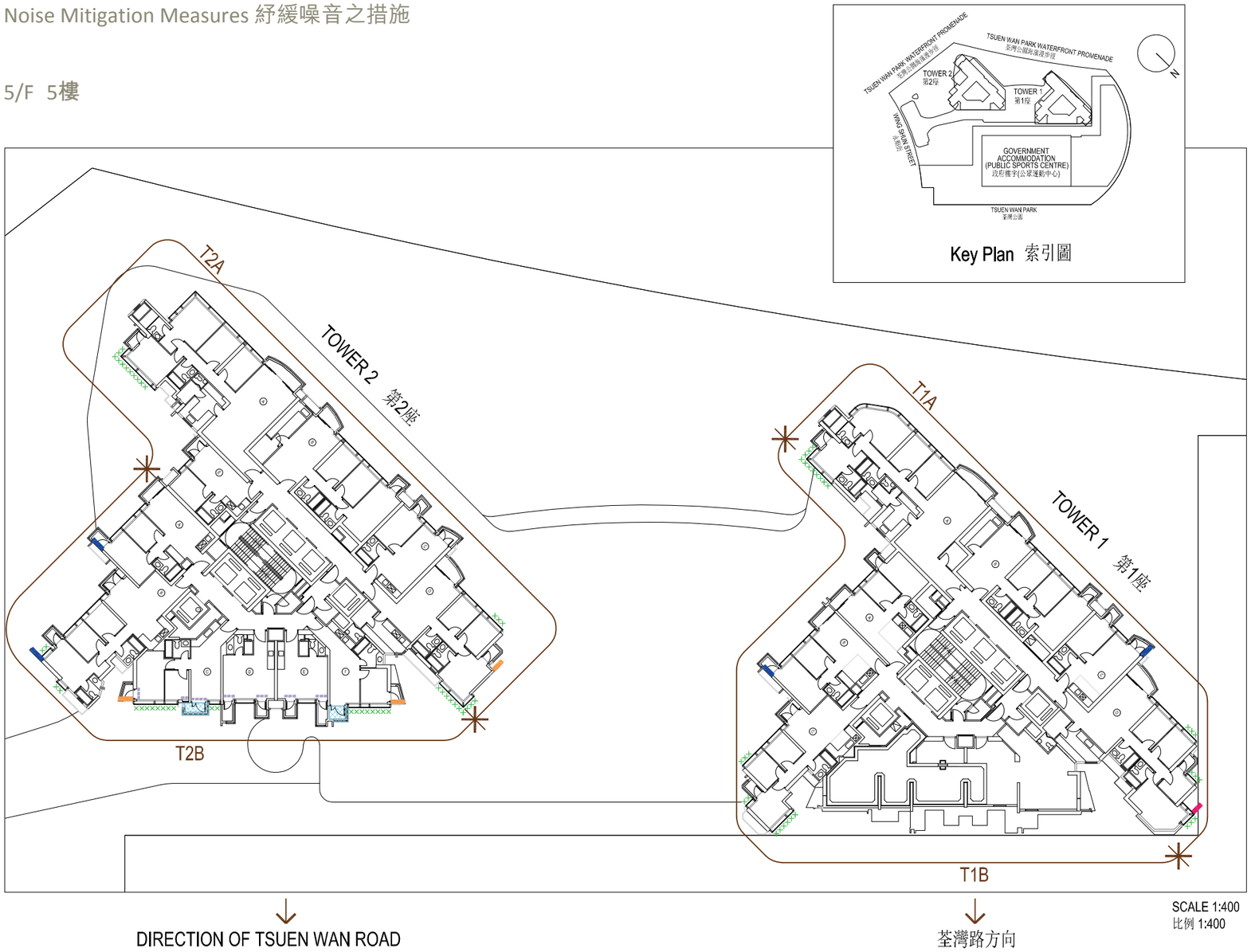
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of T1A and T1B of Tower 1 are omitted.
2. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F of T2A and T2B of Tower 2 are omitted.

備註：

1. 第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。
2. 第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓。

Noise Mitigation Measures 紓緩噪音之措施

5/F 5樓



Legend 圖例

Noise Mitigation Measures
紓緩噪音之措施

- Vertical Fin(Concrete Wall with Absorption Material)
  豎立翼牆(有吸音物料石屎牆)
- Vertical Fin(Framed Glass with Absorption Material)
  豎立翼牆(有吸音物料有框玻璃)
- Vertical Fin(Concrete Wall)
  豎立翼牆(石屎牆)
- Fixed Window
  固定玻璃窗戶
- Acoustic Balcony
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- Upgraded Glazing for Door/Window
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3) Acoustic balcony.
4) Upgraded glazing for door/window.

Please refer to the drawing and table attached to this section for indicative locations for respective measures.

第1座及第2座之某些單位需設置下列設施以紓緩附近交通網絡產生之噪音：

1) 0.4米至1.4米寬之豎立翼牆。
2) 固定玻璃窗戶。某些單位面向荃灣路的窗戶需固定並不能開啟。根據公契的最新擬稿，該單位業主不能篡改該固定玻璃窗戶。
3) 隔音露台。
4) 經加強玻璃門/窗。

有關設施之位置，請參看本部分附圖及附表。

Remarks:

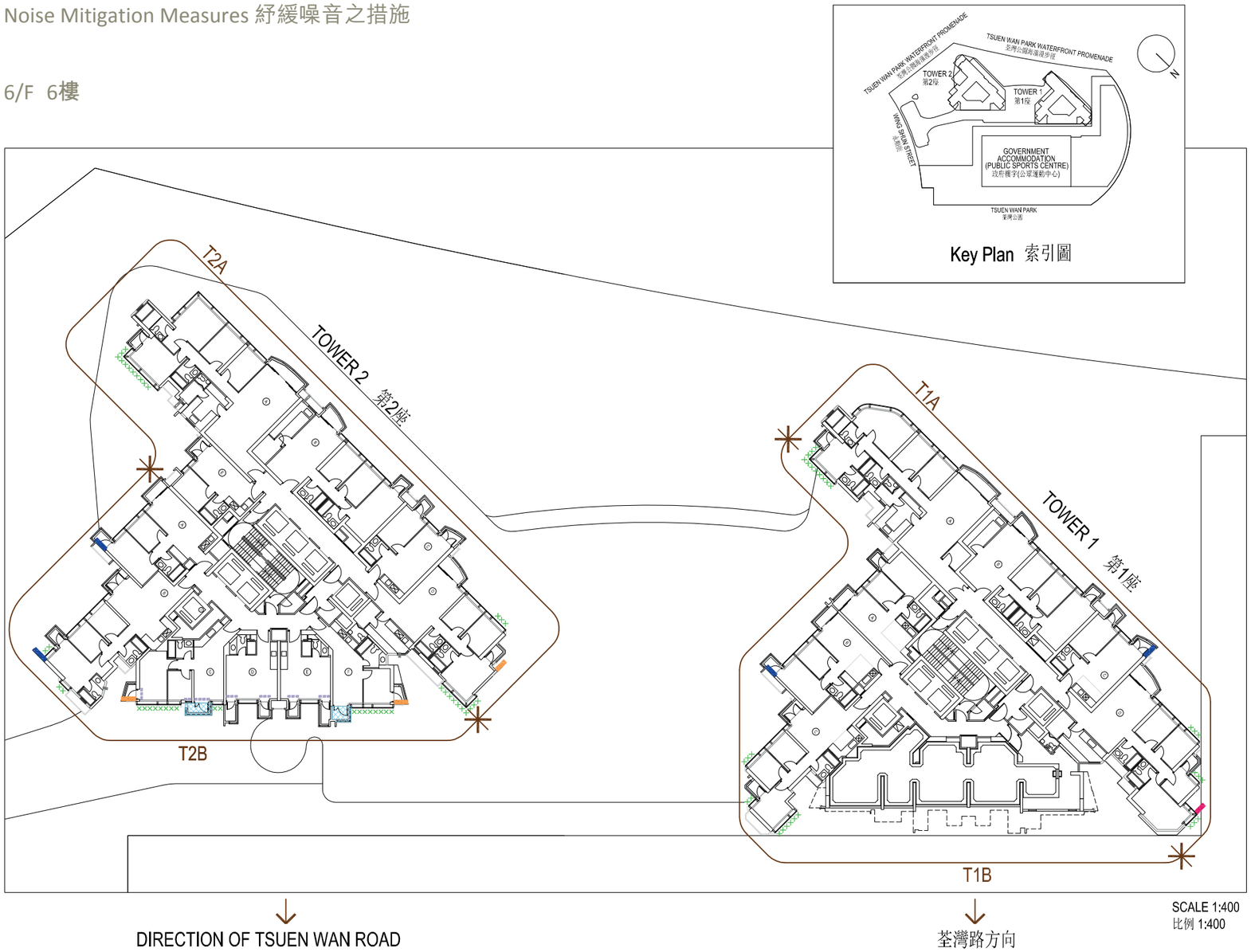
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of T1A and T1B of Tower 1 are omitted.
2. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F of T2A and T2B of Tower 2 are omitted.

備註：

1. 第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。
2. 第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓。

Noise Mitigation Measures 紓緩噪音之措施

6/F 6樓



Legend 圖例

Noise Mitigation Measures
紓緩噪音之措施

- Vertical Fin(Concrete Wall with Absorption Material)
  豎立翼牆(有吸音物料石屎牆)
- Vertical Fin(Framed Glass with Absorption Material)
  豎立翼牆(有吸音物料有框玻璃)
- Vertical Fin(Concrete Wall)
  豎立翼牆(石屎牆)
- Fixed Window
  固定玻璃窗戶
- Acoustic Balcony
  隔音露台
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3) Acoustic balcony.
4) Upgraded glazing for door/window.

Please refer to the drawing and table attached to this section for indicative locations for respective measures.

第1座及第2座之某些單位需設置下列設施以紓緩附近交通網絡產生之噪音：

1) 0.4米至1.4米寬之豎立翼牆。
2) 固定玻璃窗戶。某些單位面向荃灣路的窗戶需固定並不能開啟。根據公契的最新擬稿，該單位業主不能篡改該固定玻璃窗戶。
3) 隔音露台。
4) 經加強玻璃門/窗。

有關設施之位置，請參看本部分附圖及附表。

Remarks:

1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of T1A and T1B of Tower 1 are omitted.
2. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F of T2A and T2B of Tower 2 are omitted.

備註：

1. 第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。
2. 第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓。

Noise Mitigation Measures 紓緩噪音之措施

7/F - 8/F 7樓-8樓

Legend 圖例

Noise Mitigation Measures
紓緩噪音之措施

- Vertical Fin(Concrete Wall with Absorption Material)
  豎立翼牆(有吸音物料石屎牆)
- Vertical Fin(Framed Glass with Absorption Material)
  豎立翼牆(有吸音物料有框玻璃)
- Vertical Fin(Concrete Wall)
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3) Acoustic balcony.
4) Upgraded glazing for door/window.

Please refer to the drawing and table attached to this section for indicative locations for respective measures.

第1座及第2座之某些單位需設置下列設施以紓緩附近交通網絡產生之噪音：

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2) 固定玻璃窗戶。某些單位面向荃灣路的窗戶需固定並不能開啟。根據公契的最新擬稿，該單位業主不能篡改該固定玻璃窗戶。
3) 隔音露台。
4) 經加強玻璃門/窗。

有關設施之位置，請參看本部分附圖及附表。

Remarks:

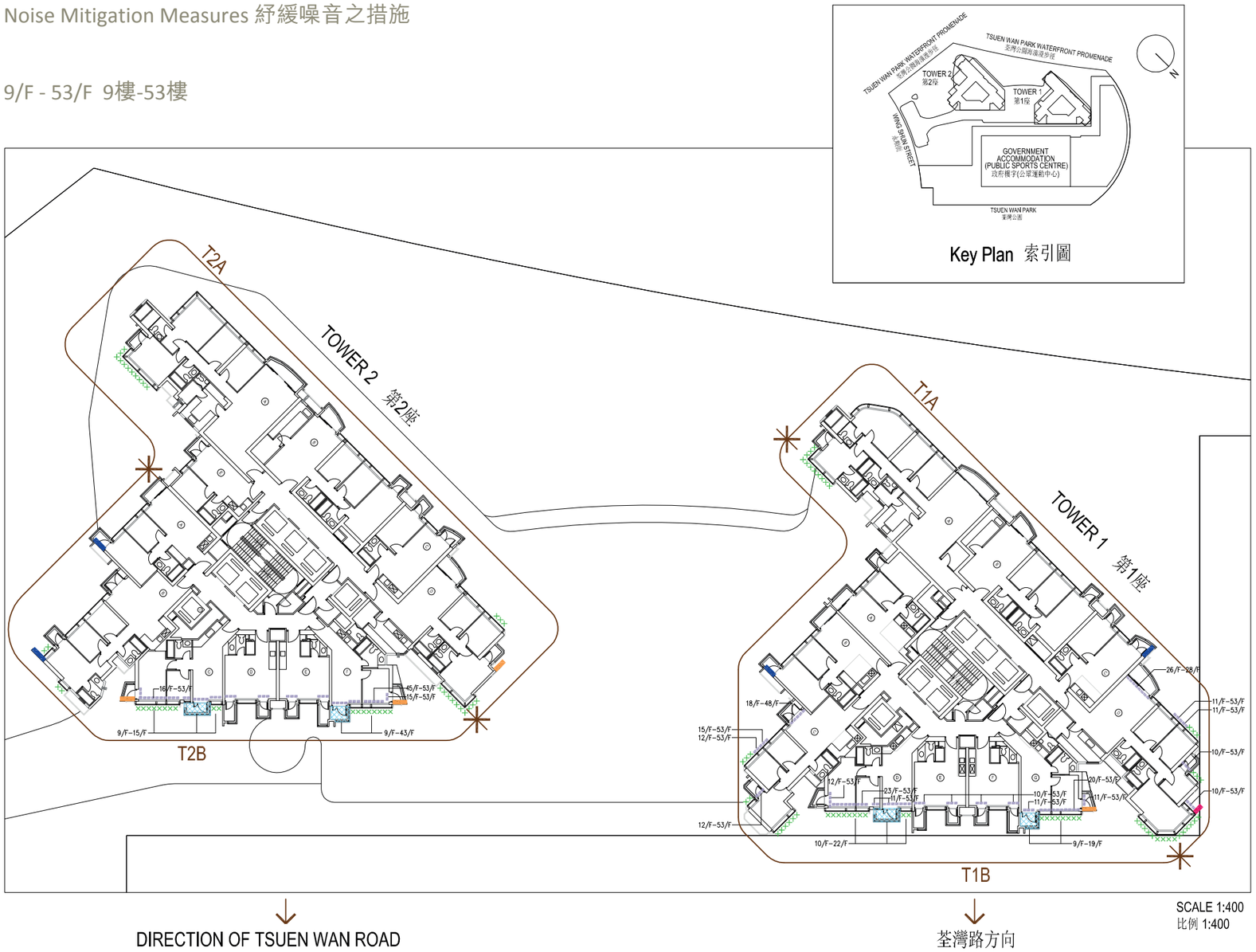
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of T1A and T1B of Tower 1 are omitted.
2. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F of T2A and T2B of Tower 2 are omitted.

備註：

1. 第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。
2. 第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓。

Noise Mitigation Measures 紓緩噪音之措施

9/F - 53/F 9樓-53樓



Legend 圖例

Noise Mitigation Measures
紓緩噪音之措施

- Vertical Fin(Concrete Wall with Absorption Material)
  豎立翼牆(有吸音物料石屎牆)
- Vertical Fin(Framed Glass with Absorption Material)
  豎立翼牆(有吸音物料有框玻璃)
- Vertical Fin(Concrete Wall)
  豎立翼牆(石屎牆)
- Fixed Window
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- Acoustic Balcony
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- Upgraded Glazing for Door/Window
  經加強玻璃門/窗

The following listed measures against adverse noise impact from adjacent road networks should be provided at some units at Towers 1 & 2:

1) 0.4m to 1.4m long vertical fins.
2) Fixed window. Some units are designed without openable window facing towards Tsuen Wan Road. According to the latest draft Deed of Mutual Covenant, the Owner(s) of such units shall not tamper with the fixed window.
3) Acoustic balcony.
4) Upgraded glazing for door/window.

Please refer to the drawing and table attached to this section for indicative locations for respective measures.

第1座及第2座之某些單位需設置下列設施以紓緩附近交通網絡產生之噪音：

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4) 經加強玻璃門/窗。

有關設施之位置，請參看本部分附圖及附表。

Remarks:

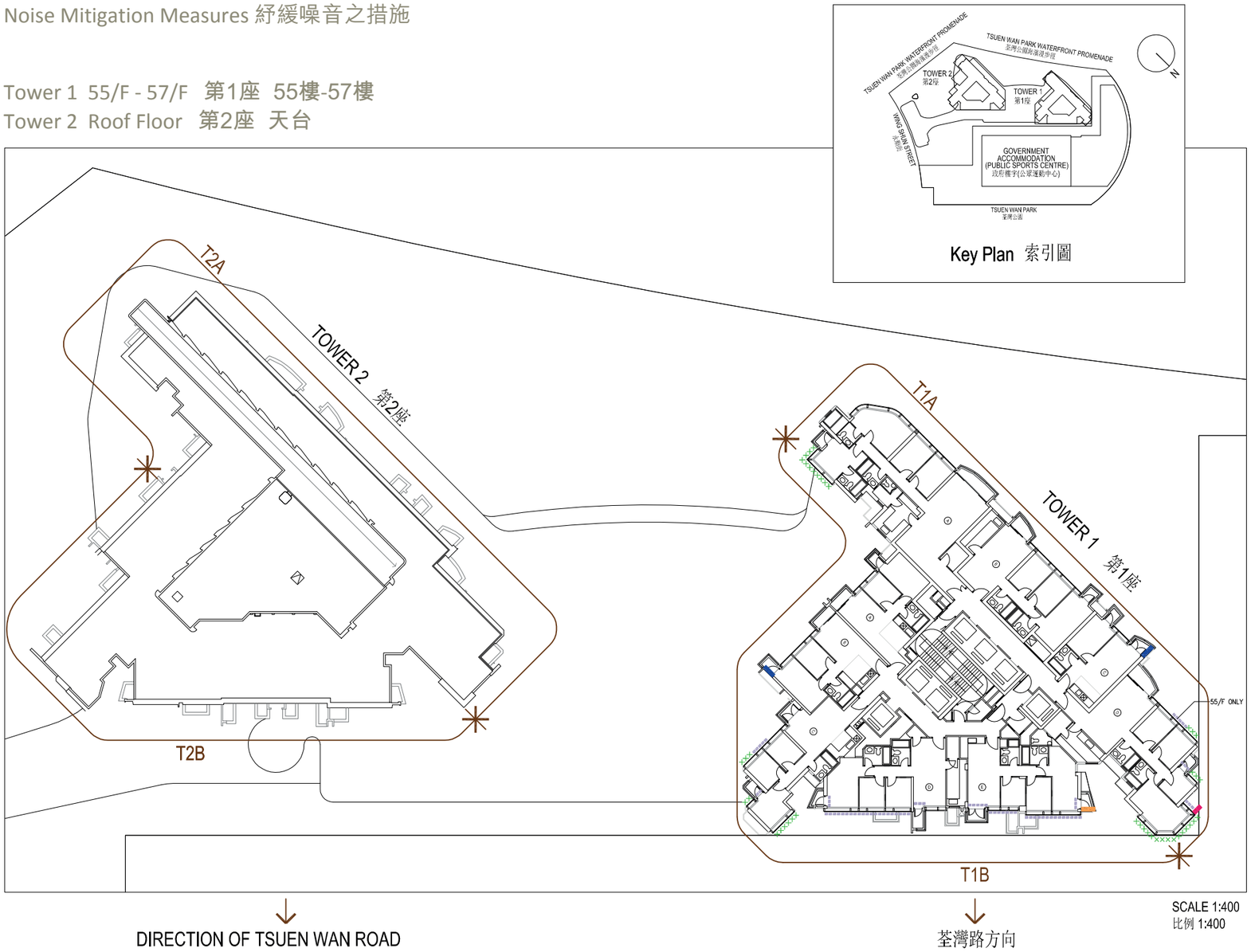
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of T1A and T1B of Tower 1 are omitted.
2. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F of T2A and T2B of Tower 2 are omitted.

備註：

1. 第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。
2. 第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓。

Noise Mitigation Measures 紓緩噪音之措施

Tower 1 55/F - 57/F 第1座 55樓-57樓
Tower 2 Roof Floor 第2座 天台



Legend 圖例

Noise Mitigation Measures
紓緩噪音之措施

- Vertical Fin(Concrete Wall with Absorption Material)
  豎立翼牆(有吸音物料石屎牆)
- Vertical Fin(Framed Glass with Absorption Material)
  豎立翼牆(有吸音物料有框玻璃)
- Vertical Fin(Concrete Wall)
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  經加強玻璃門/窗

The following listed measures against adverse noise impact from adjacent road networks should be provided at some units at Towers 1 & 2:

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3) Acoustic balcony.
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Please refer to the drawing and table attached to this section for indicative locations for respective measures.

第1座及第2座之某些單位需設置下列設施以紓緩附近交通網絡產生之噪音：

1) 0.4米至1.4米寬之豎立翼牆。
2) 固定玻璃窗戶。某些單位面向荃灣路的窗戶需固定並不能開啟。根據公契的最新擬稿，該單位業主不能篡改該固定玻璃窗戶。
3) 隔音露台。
4) 經加強玻璃門/窗。

有關設施之位置，請參看本部分附圖及附表。

Remarks:

1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of T1A and T1B of Tower 1 are omitted.
2. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F of T2A and T2B of Tower 2 are omitted.

備註：

1. 第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。
2. 第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓。

Noise Mitigation Measures 紓緩噪音之措施

Location of Vertical Fins, Fixed Window, Acoustic Balcony and Upgraded Glazing for Door/Window at respective Residential Properties 豎立翼牆，固定玻璃窗戶，隔音露台及經加強玻璃門/窗於個別住宅物業的位置

Tower Name 座號	Floor 樓層	Unit 單位	Vertical Fins 豎立翼牆			Fixed Window 固定玻璃窗戶	Acoustic Balcony 隔音露台	Upgraded Glazing for Door/Window 經加強玻璃門/窗
			Concrete Wall with Absorption Material 有吸音物料石屎牆	Framed Glass with Absorption Material 有吸音物料有框玻璃	Concrete Wall 石屎牆			
T1A of Tower 1 第1座之T1A	3/F - 57/F 3樓-57樓	A	-	-	-	Bedroom 1 睡房1	-	-
	3/F - 57/F 3樓-57樓	C	-	-	Living Room/Dining Room 客廳/飯廳	-	-	-
	3/F - 9/F 3樓-9樓	D	-	Master Bedroom 主人睡房	-	Master Bedroom, Bedroom 1, Bedroom 2 主人睡房、睡房1、 睡房2	-	-
	10/F 10樓		-	Master Bedroom 主人睡房	-	Master Bedroom, Bedroom 1, Bedroom 2 主人睡房、睡房1、 睡房2	-	Master Bedroom, Bedroom 1 主人睡房、睡房1
	11/F - 25/F 11樓-25樓		-	Master Bedroom 主人睡房	-	Master Bedroom, Bedroom 1, Bedroom 2 主人睡房、睡房1、 睡房2	-	Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3 主人睡房、睡房1、睡房2、睡房3
	26/F - 28/F 26樓-28樓		-	Master Bedroom 主人睡房	-	Master Bedroom, Bedroom 1, Bedroom 2 主人睡房、睡房1、 睡房2	-	Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3, Living Room/Dining Room 主人睡房、睡房1、睡房2、睡房3、客廳/飯廳
	30/F - 55/F 30樓-55樓		-	Master Bedroom 主人睡房	-	Master Bedroom, Bedroom 1, Bedroom 2 主人睡房、睡房1、 睡房2	-	Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3 主人睡房、睡房1、睡房2、睡房3
	56/F - 57/F 56樓-57樓		-	Master Bedroom 主人睡房	-	Master Bedroom, Bedroom 1, Bedroom 2 主人睡房、睡房1、 睡房2	-	Master Bedroom, Bedroom 1, Bedroom 2 主人睡房、睡房1、睡房2
T1B of Tower 1 第1座之T1B	3/F - 57/F 3樓-57樓	B	-	-	Bedroom 1 睡房1	-	-	-
	3/F - 11/F 3樓-11樓	C	-	-	-	Bedroom 1, Bedroom 2 睡房1、睡房2	-	-
	12/F 12樓		-	-	-	Bedroom 1, Bedroom 2 睡房1、睡房2	-	Bedroom 1, Bedroom 2 睡房1、睡房2
	15/F - 17/F 15樓-17樓		-	-	-	Bedroom 1, Bedroom 2 睡房1、睡房2	-	Bedroom 1, Bedroom 2, Bedroom 3 睡房1、睡房2、睡房3
	18/F - 48/F 18樓-48樓		-	-	-	Bedroom 1, Bedroom 2 睡房1、睡房2	-	Bedroom 1, Bedroom 2, Bedroom 3, Living Room/Dining Room 睡房1、睡房2、睡房3、客廳/飯廳
	49/F - 57/F 49樓-57樓		-	-	-	Bedroom 1, Bedroom 2 睡房1、睡房2	-	Bedroom 1, Bedroom 2, Bedroom 3 睡房1、睡房2、睡房3
	10/F 10樓	D	-	-	-	Bedroom 1, Bedroom 2, Living Room/Dining Room 睡房1、睡房2、客廳/飯廳	Living Room/Dining Room 客廳/飯廳	-
	11/F 11樓		-	-	-	Bedroom 1, Bedroom 2, Living Room/Dining Room 睡房1、睡房2、客廳/飯廳	Living Room/Dining Room 客廳/飯廳	Bedroom 2, Living Room/Dining Room 睡房2、客廳/飯廳
	12/F - 22/F 12樓-22樓		-	-	-	Bedroom 1, Bedroom 2, Living Room/Dining Room 睡房1、睡房2、客廳/飯廳	Living Room/Dining Room 客廳/飯廳	Bedroom 1, Bedroom 2, Living Room/Dining Room 睡房1、睡房2、客廳/飯廳
	23/F - 53/F 23樓-53樓		-	-	-	-	-	Bedroom 1, Bedroom 2, Living Room/Dining Room 睡房1、睡房2、客廳/飯廳
	10/F - 53/F 10樓-53樓	E, F	-	-	-	-	-	Living Room/Dining Room 客廳/飯廳

Remarks:

1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of T1A and T1B of Tower 1 are omitted.
2. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F of T2A and T2B of Tower 2 are omitted.

備註：

1. 第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。
2. 第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓。

Noise Mitigation Measures 紓緩噪音之措施

Location of Vertical Fins, Fixed Window, Acoustic Balcony and Upgraded Glazing for Door/Window at respective Residential Properties 豎立翼牆，固定玻璃窗戶，隔音露台及經加強玻璃門/窗於個別住宅物業的位置

Tower Name 座號	Floor 樓層	Unit 單位	Vertical Fins 豎立翼牆			Fixed Window 固定玻璃窗戶	Acoustic Balcony 隔音露台	Upgraded Glazing for Door/Window 經加強玻璃門/窗
			Concrete Wall with Absorption Material 有吸音物料石屎牆	Framed Glass with Absorption Material 有吸音物料有框玻璃	Concrete Wall 石屎牆			
T1B of Tower 1 第1座之T1B	7/F - 8/F 7樓-8樓	G	Bedroom 1 睡房1	-	-	-	-	-
	9/F - 10/F 9樓-10樓		Bedroom 1 睡房1	-	-	Bedroom 1, Living Room/Dinning Room 睡房1、客廳/飯廳	Living Room/Dining Room 客廳/飯廳	-
	11/F - 19/F 11樓-19樓		Bedroom 1 睡房1	-	-	Bedroom 1, Living Room/Dinning Room 睡房1、客廳/飯廳	Living Room/Dining Room 客廳/飯廳	Bedroom 1, Living Room/Dining Room 睡房1、客廳/飯廳
	20/F - 53/F 20樓-53樓		Bedroom 1 睡房1	-	-	-	-	Bedroom 1, Living Room/Dining Room 睡房1、客廳/飯廳
	55/F - 57/F 55樓-57樓	D	-	-	-	-	-	Master Bedroom, Bedroom 1, Bedroom 2, Living Room/Dining Room 主人睡房、睡房1、睡房2、客廳/飯廳
	55/F - 57/F 55樓-57樓	E	Master Bedroom 主人睡房	-	-	-	-	Master Bedroom, Bedroom 1, Bedroom 2, Living Room/Dining Room 主人睡房、睡房1、睡房2、客廳/飯廳
T2A of Tower 2 第2座之T2A	3/F - 53/F 3樓-53樓	A	-	-	-	Bedroom 1 睡房1	-	-
	3/F - 53/F 3樓-53樓	D	Master Bedroom 主人睡房	-	-	Master Bedroom, Bedroom 1 主人睡房、睡房	-	-
T2B of Tower 2 第2座之T2B	3/F - 53/F 3樓-53樓	A	-	-	Bedroom 1 睡房1	-	-	-
	3/F - 53/F 3樓-53樓	B	-	-	Master Bedroom 主人睡房	Master Bedroom 主人睡房	-	-
	3/F 3樓	C	Bedroom 1 睡房1	-	-	Bedroom 1, Bedroom 2, Living Room/Dining Room 睡房1、睡房2、客廳/飯廳	Living Room/Dining Room 客廳/飯廳	Bedroom 1 睡房1
	5/F - 15/F 5樓-15樓		Bedroom 1 睡房1	-	-	Bedroom 1, Bedroom 2, Living Room/Dining Room 睡房1、睡房2、客廳/飯廳	Living Room/Dining Room 客廳/飯廳	Bedroom 1, Bedroom 2, Living Room/Dining Room 睡房1、睡房2、客廳/飯廳
	16/F - 53/F 16樓-53樓		Bedroom 1 睡房1	-	-	-	-	Bedroom 1, Bedroom 2, Living Room/Dining Room 睡房1、睡房2、客廳/飯廳
	3/F - 53/F 3樓-53樓	D, E	-	-	-	-	-	Living Room/Dining Room 客廳/飯廳
	3/F - 7/F 3樓-7樓	F	Bedroom 1 睡房1	-	-	Bedroom 1, Living Room/Dining Room 睡房1、客廳/飯廳	Living Room/Dining Room 客廳/飯廳	-
	8/F - 12/F 8樓-12樓		Bedroom 1 睡房1	-	-	Bedroom 1, Living Room/Dining Room 睡房1、客廳/飯廳	Living Room/Dining Room 客廳/飯廳	Living Room/Dining Room 客廳/飯廳
	15/F - 43/F 15樓-43樓		Bedroom 1 睡房1	-	-	Bedroom 1, Living Room/Dining Room 睡房1、客廳/飯廳	Living Room/Dining Room 客廳/飯廳	Bedroom 1, Living Room/Dining Room 睡房1、客廳/飯廳
	45/F - 53/F 45樓-53樓		Bedroom 1 睡房1	-	-	-	-	Bedroom 1, Living Room/Dining Room 睡房1、客廳/飯廳

Remarks:

1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F of T1A and T1B of Tower 1 are omitted.
2. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F of T2A and T2B of Tower 2 are omitted.

備註：

1. 第1座之T1A及T1B不設4樓、13樓、14樓、24樓、34樓、44樓及54樓。
2. 第2座之T2A及T2B不設4樓、13樓、14樓、24樓、34樓及44樓。

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 purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinances is:

www.thepaviliabay.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.thepaviliabay.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

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

		Area (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）	5,459.864
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	812.145
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《作業備考》或規例限制的強制性設施或必要機房，例如僅由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	3,773.466
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	98.092 (Domestic) 430.134 (Non-domestic)
Disregarded GFA under Building (Planning) Regulations 23A(3) 根據《建築物 (規劃) 規例》第23A(3)條不計算的總樓面面積		
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle 供人離開或到達旅館時上落汽車的地方	-
4	Supporting facilities for a hotel 旅館的輔助性設施	-
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		
5	Balcony for residential buildings 住宅樓宇的露台	1,139.728
6	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	-
7	Communal sky garden 公用空中花園	-
8	Communal podium garden for non-residential building 非住宅樓宇的公用平台花園	-
9	Acoustic fin 隔聲鰭	21.372 (Domestic)
10	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
11	Non-structural prefabricated external wall 非結構預製外牆	182.402 (Domestic)
12	Utility platform 工作平台	704.250 (Domestic)
13	Noise barrier 隔音屏障	-

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	
14	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	136.165 (Domestic)
15	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	2,029.160 (Domestic)
16	Covered landscaped and play area 有上蓋的園景區及遊樂場	826.047
17	Horizontal screens / covered walkways, trellis 橫向屏障/有蓋人行道、花棚	-
18	Larger lift shaft 擴大升降機井道	1,877.759 (Domestic)
19	Chimney shaft 煙囪管道	-
20	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、衛星電視共用天線房	3.329 (Domestic) 75.120 (Non-domestic)
21	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	1,444.895
22	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	65.559 (Domestic) 37.806 (Non-domestic)
23	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	-
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development 非住用發展項目中電影院、商場等的較高的淨高及前方中空	3,988.459 (Non-domestic)
25	Void over main common entrance (prestige entrance) in non-domestic development 非住用發展項目的公用主要入口 (尊貴入口) 上方的中空	-
26	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	-
27	Other projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall 其他伸出物，如空調機箱及伸出外牆超過750毫米的平台	-
	Other Exempted Items 其他項目	
28	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	-
29	Other projections 其他伸出物	-
30	Public transport terminus (PTT) 公共交通總站	-
31	Party structure and common staircase 共用構築物及樓梯	-
32	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	-
33	Public passage 公眾通道	-
34	Covered set back area 因建築物後移導致的覆蓋面積	-
	Bonus GFA 額外總樓面面積	
35	Bonus GFA 額外總樓面面積	-

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

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

Green Building Certification

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

Provisional
GOLD

PROVISIONAL
GOLD
NB V1.2 2015
HKGBC
BEAM Plus

Application no.: PAG0019/15

綠色建築認證

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

暫定評級
金級

暫定
金級
NB V1.2 2015
HKGBC
綠建環評

申請編號: PAG0019/15

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 :
於印製售樓説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	-
Provision of Energy Efficient Features 提供具能源效益的設施	-
Energy Efficient Features proposed 擬安裝的具能源效益的設施	-

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	24,041.338	157.8	0	134.7	0

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。

(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 of the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

(v) Information relating to :-

(I) the restrictions on the minimum number, and/or the size, of residential units (as referred to in Special Condition No.(13)(e) of the Land Grant):

(a) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(iii) of the Land Grant shall not be less than 894; and

(b) out of the total number of residential units provided under Special Condition No.(13)(e)(i) of the Land Grant, not less than 520 residential units shall be in the size of not exceeding 50 square metres in saleable area each.

(II) the provisions in Clauses 3(a) and 3(b) of the Third Schedule to the approved form of Deed of Mutual Covenant and Management Agreement for the Phase of the Development:

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

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

(III) the total number of residential units provided: 983

(IV) the number of residential units in the size range provided:

Size of Residential Units (Saleable Area)	Nos. of such Units to be provided
Not exceeding 50 square metres	569
Above 50 square metres	414

(V) Information relating to the Yellow Area (as referred to in Special Condition No.(5) of the Land Grant), the Non-building Area (as referred to in Special Condition No.(6) of the Land Grant), the Government Accommodation (as referred to in Special Condition No.(19) of the Land Grant), the West Rail Railway Tunnels (as referred to in Special Condition No.(33)(a) of the Land Grant) and the Drainage Reserve (as referred to in Special Condition No.(61) of the Land Grant):

Please refer to the sections “Summary of Land Grant” and “Information on public facilities and public open spaces”.

(VI) the provisions in the approved form of Deed of Mutual Covenant and Management Agreement for the Phase of the Development regarding the noise mitigation measures:

Section B provides that:

“Noise Mitigation Measures” means all or any of the noise mitigation measures approved by the Director of Environmental Protection provided within the Estate and any subsequent amendments thereto (if any) approved by the Director of Environmental Protection including setback from traffic noise source, building orientation, noise barrier, the use of fixed windows, vertical fins, glass wall, concrete wall, glass pane with 8mm to 10mm for Balcony and Utility Platform doors, acoustic balcony, use of acoustic absorptive materials at the ceiling and the provision of single frame double pane gasketted window and air conditioning system designed for noise mitigation purpose; a list of the Residential Units designed with Noise Mitigation Measures serving or forming part of the particular Residential Units exclusively is set out in the Sixth Schedule to the Deed of Mutual Covenant.

Clause 27 of Section E provides that:

(a) The Owners of any Residential Unit with any Noise Mitigation Measures serving or forming part of their particular Residential Unit exclusively shall at their own cost and expense keep and maintain such Noise Mitigation Measures in good repair and substantial repair and condition and if any repair or replacement of such Noise Mitigation Measures are required, the design, specification and use of materials thereof shall comply with the design and specification approved by the Director of Environmental Protection and shall also be subject to such guidelines and/or specifications and/or prescribed design as may be adopted or issued by the Manager from time to time Provided That no repairing, maintenance and replacement work shall be commenced unless with the Manager’s prior approval and to be carried out by contractors approved by the Manager.

(b) All Owners of the Estate shall observe and comply with all Ordinances, by-laws and Government regulations of the Hong Kong Special Administrative Region and guidelines and directions as may be issued by any Government authorities from time to time in relation to use or maintenance or operation of the Noise Mitigation Measures and no Owners of the Estate shall do or permit any act or thing to be done which may in any way damage or affect the Noise Mitigation Measures.

Clause 1(b)(xxxv) of Section I provides that:

The Manager shall have the powers and duties to make Building Rules to require the Owners (save and except FSI as Owner of the Government Accommodation and KCRC as the Owner of the Railway Portion) and occupiers of the Estate to protect the environment of the Development and to implement waste reduction, separation and recycling measures with reference to guidelines on property management issued from time to time by the Director of Environmental Protection and to implement and/or monitor proper implementation of the Noise Mitigation Measures by Owners whose Residential Units contain Noise Mitigation Measures serving or forming part of such Residential Units exclusively and to enter into the relevant Residential Units to take such measures and precautions as may be required to prevent any breach.

Clause 1(al) of the Third Schedule provides that:

Subject to the rights reserved to the First Owner in Clause 3 of Part II of the Second Schedule to the Deed of Mutual Covenant, the rights granted to the Owner of Government Accommodation in Clause 2 of Part I of the Second Schedule to the Deed of Mutual Covenant, the rights granted to and reserved by the Owner of the Railway Portion set out in Clause 3 of Part I of the Second Schedule to the Deed of Mutual Covenant and the rights granted to and reserved by KCRC as Owner of the Railway Portion under the Non-Railway Portion Assignment, an Owner shall not alter, vary or tamper with the Noise Mitigation Measures or any part thereof or use or permit or suffer to be used any part of the noise barriers and other facilities under the Noise Mitigation Measures for advertising or for display of any signs, notices or posters whatsoever.

The Sixth Schedule provides that:

RESIDENTIAL UNITS WITH NOISE MITIGATION MEASURES SERVING OR BELONGING TO THE PARTICULAR UNITS EXCLUSIVELY

1. Residential Units with acoustic balcony[4]

Tower	Floor	Unit
T1B	10/F - 22/F	Unit D
	9/F - 19/F	Unit G
T2B	3/F - 15/F	Unit C
	3/F - 43/F	Unit F

2. Residential Units with upgraded glazing for door

Tower	Floor	Unit	Room
T1A	10/F - 25/F, 30/F - 57/F	Unit D	Bedroom 1
	26/F - 28/F		Bedroom 1, Living Room/Dining Room
T1B	12/F, 15/F - 17/F, 49/F - 57/F	Unit C	Bedroom 1
	18/F - 48/F		Bedroom 1, Living Room/Dining Room
	11/F	Unit D	Bedroom 2, Living Room/Dining Room
	12/F - 53/F		Bedroom 1, Bedroom 2, Living Room/Dining Room
	55/F - 57/F		Master Bedroom, Living Room/Dining Room
	10/F - 53/F	Unit E	Living Room/Dining Room
	55/F - 57/F		Master Bedroom, Living Room/Dining Room
	10/F - 53/F	Unit F	Living Room/Dining Room
	11/F - 53/F	Unit G	Bedroom 1, Living Room/Dining Room
T2B	3/F	Unit C	Bedroom 1
	5/F - 53/F		Bedroom 1, Bedroom 2, Living Room/Dining Room
	3/F - 53/F	Unit D, Unit E	Living Room/Dining Room
	8/F - 12/F	Unit F	Living Room/Dining Room
	15/F - 53/F		Bedroom 1, Living Room/Dining Room

3. Residential Units with vertical fins[3]

Tower	Floor	Unit	Room
T1B	55/F - 57/F	Unit E	Master Bedroom
	7/F - 53/F	Unit G	Bedroom 1
T2B	All Floors	Unit C	Bedroom 1
	All Floors	Unit F	Bedroom 1

Notes :

1. There is no designation of 4/F, 13/F, 14/F, 24/F, 29/F, 34/F, 44/F and 54/F for T1A and T1B.
2. There is no designation of 4/F, 13/F, 14/F, 24/F, 27/F, 34/F and 44/F for T2A and T2B.
3. Only the absorption panel system on the wall of the vertical fin(s) to be maintained by the owner of that particular unit
4. Only the absorption panel system on the ceiling of the acoustic balcony to be maintained by the owner of that particular unit.

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) 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立轉讓契之前，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契、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利益。

(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承擔之責任，賣方有權保留相等於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，以及買方須額外繳付或補償 (視情況而定) 賣方全部與取消正式買賣合約有關之律師費、費用及代墊付支出 (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的轉讓契之日為止，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) 資料關於 :-

(I) 批地文件特別條件第 (13)(e) 條提及住宅單位最少的數目及/或尺寸之限制：

(a) 按批地文件特別條件第 (13)(a)(iii) 條在該地段上已建或擬建的住宅單位總數不少於894個；及

(b) 按批地文件特別條件第(13)(e)(i) 條提供的住宅單位總數中，有不少於520個住宅單位，每個單位的實用面積不超過50平方米。

(II) 關於發展項目期數已批准格式之公契及管理合約之第三附表第3(a) 條及第3(b) 條的規定：

(a) 任何擁有人不得進行或准許或容許進行任何與住宅單位有關，包括但不限於清拆或更改任何隔牆或任何地板或屋頂板或任何隔板結構，而會導致該單位於內部連接到及可進出到任何毗鄰或毗連的住宅單位的工程，除非經地政總署署長或任何其他不時代替該署長的政府當局的預先書面同意，而該同意可由他的絕對酌情授予或拒絕授予及如果授予，該同意可能受制於在他絕對酌情施加的該等條款和條件 (包括支付費用)。

(b) 管理人須將由地政總署署長或任何其他不時代替該署長的政府當局提供有關根據公契規定以上第(a) 分條給予同意的紀錄存放於管理處，供所有擁有人免費查閱並在自費支付合理費用後收取副本，所收到的所有費用記入特別基金。

(III) 住宅單位供應之總數目：983

(IV) 住宅單位於各尺寸範圍供應之數目：

住宅單位尺寸 (實用面積)	該類單位供應之數目
不超於50平方米	569
50平方米以上	414

(V) 批地文件特別條件第 (5) 條提及有關黃色範圍之資料、批地文件特別條件第 (6) 條提及有關非建築區域之資料、批地文件特別條件第 (19) 條提及有關政府樓宇之資料、批地文件特別條件第 (33)(a) 條提及有關西鐵線鐵路隧道之資料及批地文件特別條件第(61) 條提及有關排水保留區之資料：

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」部分。

(VI) 關於發展項目期數已批准格式之公契及管理合約有關紓緩噪音之措施的規定：

B章規定：

“噪音緩解設施”指所有或任何於屋苑內提供經環境保護署署長批准的噪音緩解設施及其後的任何環境保護署署長批准的更改 (如有)，包括從交通噪音來源的後移、建築導向、噪音欄柵、固定窗戶的運用、豎立翼牆、玻璃牆、石屎牆、露台及工作平台門的8-10毫米玻璃板、隔音露台、天花運用隔音吸音物料、運用單框雙層墊板窗戶及為噪音緩解目的設計的冷氣系統；設有服務或構成及專屬於該住宅單位一部分的噪音緩解設施的住宅單位列於公契第六附表。

E章第27條規定：

(a) 任何設有服務或構成及專屬於該住宅單位一部分的噪音緩解設施的住宅單位擁有人須自費保養與保持該噪音緩解設施處於良好及修繕妥當狀態及如需維修或更換該噪音緩解設施，其設計、規格和使用的材料須符合環境保護署署長批准的設計和規格並須受制於管理人不時採納或發出的指引及/或規格及/或訂明的設計，惟除非預先獲管理人批准，並由管理人批准的承辦商進行，否則不得進行維修、保養及更換工程。

(b) 所有屋苑擁有人須遵守和遵從所有香港特別行政區的條例、附例及政府規例及政府當局不時發出有關使用或保養或操作噪音緩解設施的指引及指示及任何屋苑擁有人不得作出或允許任何可能以任何方式損害或影響噪音緩解設施的行事或作為。

I章第(1)(b)(xxxv)條規定：

管理人須有權利及責任制定大廈規則以要求擁有人(財政司司長法團作為政府樓宇擁有人及九廣鐵路公司作為鐵路部分擁有人除外) 及屋苑的佔用人以保護發展項目的環境及按環境保護署署長不時發出關於物業管理的指引以實施減少、分類及再造廢物措施及實施及/或監察設有服務或構成及專屬於該住宅單位一部分的噪音緩解設施的住宅單位擁有人妥當實施噪音緩解設施及進入相關住宅單位以實施該等措施或所需的預防措施以防止任何違反。

第三附件第1(al)條規定：

除了公契第二附表第II部分第3條保留給第一擁有人的權利、公契第二附表第I部分第2條賦予政府樓宇擁有人的權利、公契第二附表第I部分第3條列明鐵路部分擁有人獲授予及保留的權利及九廣鐵路公司作為鐵路部分擁有人於享有非鐵路轉讓契授予及保留的權利外，擁有人不能更改、改變或改動噪音緩解設施或其中任何部分或使用或准許或容許他人使用隔音屏障或噪音緩解設施下的其他設施作廣告用途或展示任何標示、通告或海報。

第六附表規定：

設有服務或構成及專屬於該住宅單位一部分的噪音緩解設施的住宅單位

1. 設有隔音露台的住宅單位[4]

座號	樓層	單位
T1B	10樓-22樓	D
	9樓-19樓	G
T2B	3樓-15樓	C
	3樓-43樓	F

2. 設有經加強玻璃門的住宅單位

座號	樓層	單位	房間
T1A	10樓-25樓，30樓-57樓	D	睡房1
	26樓-28樓		睡房1，客/飯廳
T1B	12樓，15樓-17樓，49樓-57樓	C	睡房1
	18樓-48樓		睡房1，客/飯廳
	11樓	D	睡房2，客/飯廳
	12樓-53樓		睡房1，睡房2，客/飯廳
	55樓-57樓		主人睡房，客/飯廳
	10樓-53樓	E	客/飯廳
	55樓-57樓		主人睡房，客/飯廳
	10樓-53樓	F	客/飯廳
	11樓-53樓	G	睡房1，客/飯廳
T2B	3樓	C	睡房1
	5樓-53樓		睡房1，睡房2，客/飯廳
	3樓-53樓	D，E	客/飯廳
	8樓-12樓	F	客/飯廳
	15樓-53樓		睡房1，客/飯廳

3. 設有豎立翼牆的住宅單位[3]

座號	樓層	單位	房間
T1B	55樓-57樓	E	主人睡房
	7樓-53樓	G	睡房1
T2B	全部樓層	C	睡房1
	全部樓層	F	睡房1

備註：

1. T1A及T1B不設4樓、13樓、14樓、24樓、29樓、34樓、44樓及54樓。
2. T2A及T2B不設4樓、13樓、14樓、24樓、27樓、34樓及44樓。
3. 該單位擁有人只需保養於豎立翼牆的吸音板系統。
4. 該單位擁有人只需保養於隔音露台天花板的吸音板系統。

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。

Date of Printing : 12 January 2017
印製日期：2017年1月12日

Examination Record
檢視紀錄

Examination/ Revision Date	Revision Made	
	Page Number	Revision Made
30 March 2017	13	Location plan of the development is updated
	18, 20, 22, 24, 26, 28, 30, 32, 34, 36	Information in “Remarks” is amended
	105, 107, 112, 114	Mechanical and electrical provisions are amended
	134, 136	1. Some information is amended 2. Printing errors are corrected
22 June 2017	13	Location plan of the development is updated
	15	Outline zoning plan relating to the development is updated
	17	Layout is updated according to the latest approved building plans
	86, 88-90	1. Elevation plan is updated according to the latest approved building plans 2. Date of the latest approved building plans is updated
	100, 105-106, 108, 112-113	Mechanical and electrical provisions are amended
14 September 2017	2-5	“Notes to purchasers of first-hand residential properties” is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority
	5A-5D (additional page)	“Notes to purchasers of first-hand residential properties” is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority and is added in this page
	13	Location plan of the development is updated
	14	Aerial photograph of the development is updated
	17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 44, 45	Layout is updated according to the latest approved building plans
	88-90	1. Elevation plan is updated according to the latest approved building plans 2. Date of the latest approved building plans is updated

檢視/修改日期	所作修改	
	頁次	所作修改
2017年 3月30日	13	更新發展項目的所在位置圖
	18, 20, 22, 24, 26, 28, 30, 32, 34, 36	修訂備註的資料
	105, 107, 112, 114	修訂機電裝置
	134, 136	1. 修訂部分資料 2. 更正排印錯誤
2017年 6月22日	13	更新發展項目的所在位置圖
	15	更新關乎發展項目的分區計劃大綱圖
	17	根據最新經批准的建築圖則更新布局
	86, 88-90	1. 根據最新經批准的建築圖則更新立面圖 2. 更新最新經批准的建築圖則的日期
	100, 105-106, 108, 112-113	修訂機電裝置
2017年 9月14日	2-5	根據一手住宅物業銷售監管局最新發出的版本更新 “一手住宅物業買家須知”
	5A-5D 加頁	根據一手住宅物業銷售監管局最新發出的版本更新 “一手住宅物業買家須知” 及增添至此頁
	13	更新發展項目的所在位置圖
	14	更新發展項目的鳥瞰照片
	17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 44, 45	根據最新經批准的建築圖則更新布局
	88-90	1. 根據最新經批准的建築圖則更新立面圖 2. 更新最新經批准的建築圖則的日期

Examination Record
檢視紀錄

Examination/ Revision Date	Revision Made	
	Page Number	Revision Made
7 December 2017	7	The status of the loan for the construction of the phase of the development is updated
	13	Location plan of the development is updated
	14	Aerial photograph of the phase of the development is updated
	17	1. Layout is updated according to the latest approved building plans. 2. The estimated date of completion of the buildings and facilities as provided by the Authorized Person for the development is amended
	19, 31, 33, 35, 37, 44,46	Layout is updated according to the latest approved building plans
	86-90	1. Elevation plan is updated according to the latest approved building plans 2. Date of the latest approved building plans is updated
	130,131	Information in ''Breakdown of GFA Concession obtained for All Features'' is updated according to the latest approved building plans.

檢視/修改日期	所作修改	
	頁次	所作修改
2017年 12月7日	7	更新為發展項目期數的建造提供貸款的狀況
	13	更新發展項目的所在位置圖
	14	更新發展項目期數的鳥瞰照片
	17	1. 根據最新經批准之建築圖則更新布局 2. 修訂由發展項目的認可人士提供的建築物及設施的預計落成日期
	19, 31, 33, 35, 37, 44,46	根據最新經批准的建築圖則更新布局
	86-90	1. 根據最新經批准的建築圖則更新立面圖 2. 更新最新經批准的建築圖則的日期
	130,131	根據最新經批准的建築圖則更新''獲寬免總樓面面積的設施分項''的資料