2GETHER | 雙寓

SALES BROCHURE

售 樓 説 明 書

2GETHER | 雙寓

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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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.

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

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

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

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

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

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

8. Register of Transactions

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

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

9. Agreement for sale and purchase

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

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

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

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

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

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

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

10. Expression of intent of purchasing a residential property

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

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

11. Appointment of estate agent

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

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

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

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

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

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

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

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

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

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

15. Estimated material date and handing over date

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

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

- Handing over date

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

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

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

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

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

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

    ➢ strike or lock-out of workmen;

    ➢ riots or civil commotion;

    ➢ force majeure or Act of God;

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

    ➢ war; or

    ➢ inclement weather.

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

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

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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[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.

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

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

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

合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

[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。

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

Name of the Development (the "Development")
2GETHER

發展項目的名稱(“發展項目”)
雙寓

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
8 Wu On Street

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
湖安街8號

The Development consists of one multi-unit building

發展項目包含一幢多單位建築物

Total number of storeys of the multi-unit building (excluding Roof)
25

該幢多單位建築物的樓層的總數(不包括天台)
25層

Floor numbering in the multi-unit building as provided in the approved building plans for the Development
Basement, G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 27/F, Roof

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓及天台

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

有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數
不設4樓、13樓、14樓及24樓

Refuge floor of the multi-unit building
Located at Roof

該幢多單位建築物內的庇護層
置於天台

The Development is a completed development pending compliance

a) The estimated material date for the Development, as provided by the Authorized Person for the Development: 28 June 2018

b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.

c) 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).

本發展項目屬尚待符合條件的已落成發展項目

a) 由本發展項目的認可人士提供的本發展項目的預計關鍵日期: 2018年6月28日

b) 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。

c) 為買賣合約的目的，在不局限任何其他可以用以證明本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，即為本發展項目已落成或當作已落成(視屬何情況而定)的確證。

Vendor
Rainbow Alpha Holdings Limited (as owner)
TCS Project Management Limited (as person so engaged)

賣方
怡峰控股有限公司 (作為“擁有人”)
TCS Project Management Limited (作為“如此聘用的人”)

Holding companies of the owner
Partner Ally Limited
Gains Century Limited
Hanbright Assets Limited
HKR International Limited

擁有人的控權公司
顥永有限公司
創獅有限公司
Hanbright Assets Limited
香港興業國際集團有限公司

Holding companies of the person so engaged
Crown Dragon Company Limited
Hanbright Assets Limited
HKR International Limited

如此聘用的人的控權公司
Crown Dragon Company Limited
Hanbright Assets Limited
香港興業國際集團有限公司

The authorized person for the Development
Mr. Ng Kwok Fai

發展項目的認可人士
吳國輝先生

The firm or corporation of which the authorized person is a proprietor, director or employee in his or her professional capacity
LWK & Partners (HK) Limited

該認可人士以其專業身份擔任經營人，董事或僱員的商號或法團
梁黃顧建築師(香港)事務所有限公司

Building contractor for the Development
Cheung Kee Fung Cheung Construction Company Limited

發展項目的承建商
祥記馮祥建築有限公司

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Baker & McKenzie

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
貝克・麥堅時律師事務所

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Hang Seng Bank Limited

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
恒生銀行有限公司

Other person who has made a loan for the construction of the Development
Partner Ally Limited

已為發展項目的建造提供貸款的任何其他人
顥永有限公司

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development; 賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人；	Not Applicable 不適用
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person; 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	Not Applicable 不適用
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person; 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人；	No 否
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person; 賣方或該發展項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	Not Applicable 不適用
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person; 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	Not Applicable 不適用
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person; 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	No 否
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; 賣方或該發展項目的承建商屬個人，並屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not Applicable 不適用
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	Not Applicable 不適用
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors; 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人；	No 否
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor; 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該發展項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	No 否
(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor; 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	No 否
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor; 賣方或該發展項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	No 否
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor; 賣方或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	Not Applicable 不適用
(n)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor; 賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	No 否
(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor; 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	No 否
(p)	The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor; 賣方或該發展項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	No 否
(q)	The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor; 賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	Not Applicable 不適用
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor; 賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	No 否
(s)	The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There are curtain walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆一部份的幕牆。

The thickness of the curtain walls is 300mm.
幕牆厚度為 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

Block Name 大廈名稱	Floor 樓層	Unit 單位	Area of Curtain Walls (sq.m.) 幕牆面積 (平方米)
North Wing 北翼	2 /F 2 樓	A	0.578
		B	0.510
		C	0.278
		D	0.254
	3 /F 3 樓	A	0.578
		B	0.510
		C	0.488
		D	0.254
		E	1.328
	5 /F 5 樓	A	0.578
		B	0.510
		C	0.488
		D	0.254
		E	1.328

Block Name 大廈名稱	Floor 樓層	Unit 單位	Area of Curtain Walls (sq.m.) 幕牆面積 (平方米)
North Wing 北翼	6 /F 6 樓	A	0.578
		B	0.510
		C	0.488
		D	0.254
		E	1.328
	7 /F - 12 /F, 15 /F - 23 /F, 25 /F - 26 /F 7 樓 - 12 樓、15 樓 - 23 樓、 25 樓 - 26 樓	A	0.578
		B	0.510
		C	0.488
		D	0.254
		E	1.328
	27 /F 27 樓	A	0.593
		B	0.488
		C	0.254
		D	1.328

Total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積

Block Name 大廈名稱	Floor 樓層	Unit 單位	Area of Curtain Walls (sq.m.) 幕牆面積 (平方米)
South Wing 南翼	2 /F 2 樓	A	1.205
		B	0.540
		C	0.848
		D	0.848
		E	0.000
	3 /F 3 樓	A	1.205
		B	0.540
		C	0.848
		D	1.065
		E	0.573
		F	0.000
		G	0.000
		H	0.000
	5 /F 5 樓	A	1.205
		B	0.540
		C	0.848
		D	1.065
		E	0.788
		F	0.263
		G	0.263
		H	0.263

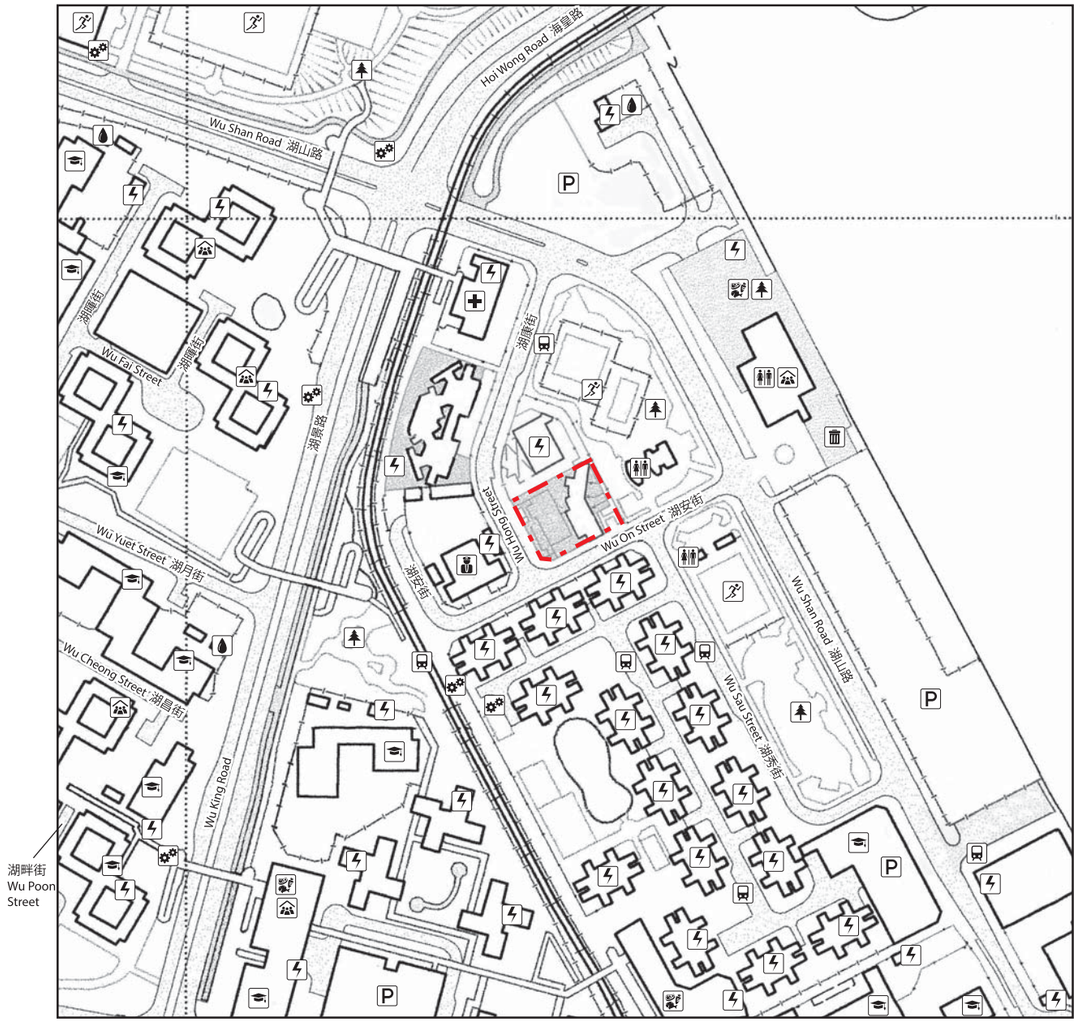
Block Name 大廈名稱	Floor 樓層	Unit 單位	Area of Curtain Walls (sq.m.) 幕牆面積 (平方米)
South Wing 南翼	6 /F 6 樓	A	1.205
		B	0.540
		C	0.848
		D	1.065
		E	0.623
	7 /F - 12 /F, 15 /F - 23 /F, 25 /F - 26 /F 7 樓 - 12 樓、15 樓 - 23 樓、 25 樓 - 26 樓	A	1.205
		B	0.540
		C	1.020
		D	1.065
		E	0.623
	27 /F 27 樓	A	1.633
		B	1.020
		C	1.065

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Wells Property Management Limited is appointed as the manager of the Development under the latest draft Deed of Mutual Covenant.

根據有關公契的最新擬稿，興怡物業管理有限公司獲委任為發展項目之管理人。

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



Boundary of the Development
發展項目的界線

Scale :
比例：
0 50 100 150 200 250M/米

Notes:

1. The above Location Plan is made with reference to the Survey Sheet No. 5-SE-D dated 28 November 2017 and Survey Sheet No. 6-SW-C dated 20 December 2017 with adjustments where necessary.
2. The Government of the Hong Kong SAR has the copyright of the above plan. The map is reproduced with permission of the Director of Lands Licence No. 67/2016. © The Government of Hong Kong SAR.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

Legend 圖例

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

附註：

1. 上述發展項目的所在位置圖參考於2017年11月28日修訂之測繪圖編號5-SE-D及於2017年12月20日修訂之測繪圖編號6-SW-C，有需要處經修正處理。
2. 地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號67/2016。
3. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

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

Location of the Development
發展項目的位置

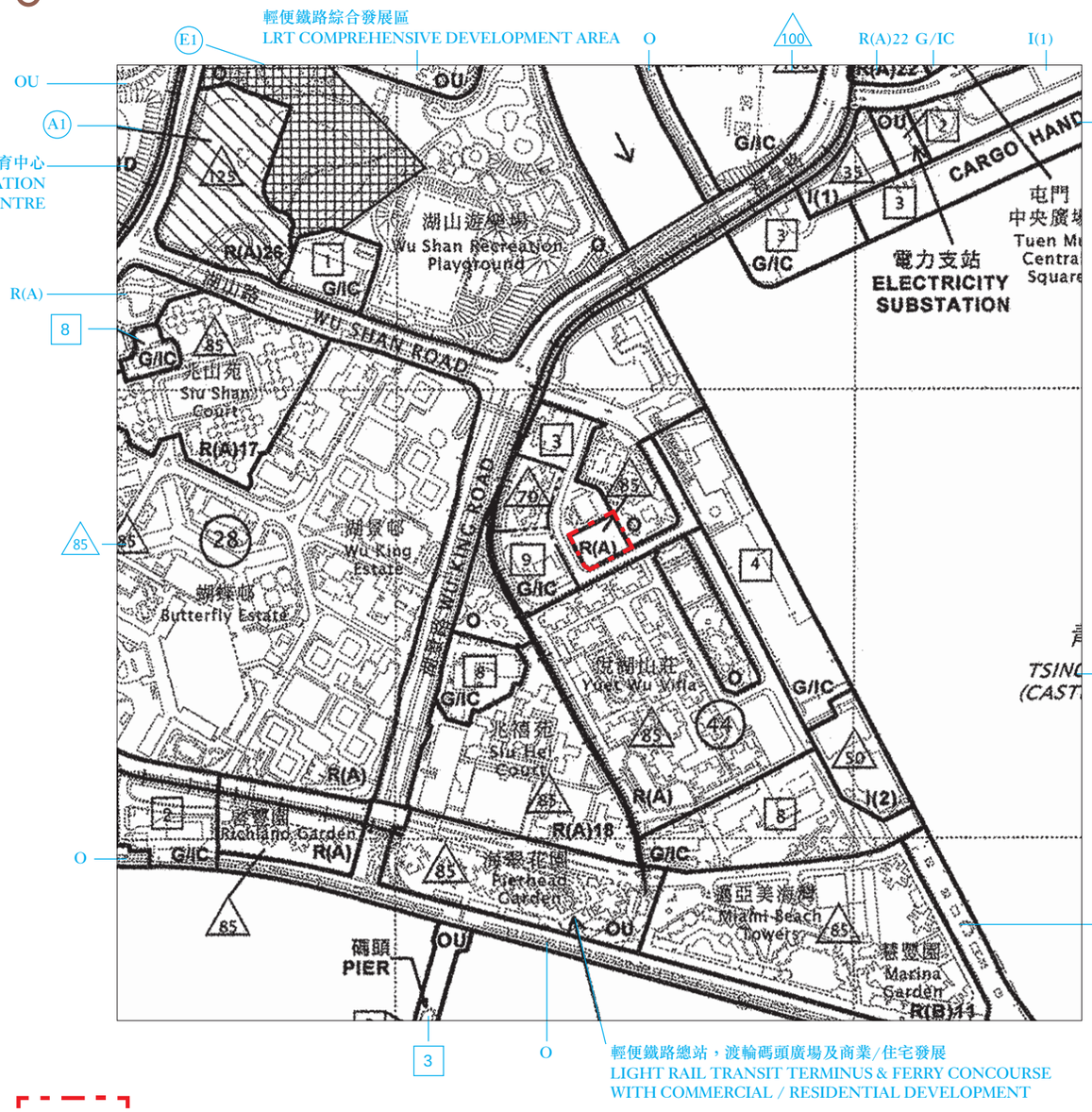
Notes :

1. 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. E017144C, dated 2 April 2017.
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © copyright reserved - reproduction by permission only.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

附註：

1. 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E017144C。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
3. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的面積。

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



發展項目的界線

Scale :
比例：

0 100 200 300 400 500M/米

Legend 圖例

Zones 地帶

Residential (Group A) 住宅(甲類)	R(A)
Residential (Group B) 住宅(乙類)	R(B)
Government, Institution or Community 政府、機構或社區	G/IC
Open Space 休憩用地	O
Other Specified Uses 其他指定用途	OU
Industrial 工業	I

Communications 交通

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

Miscellaneous 其他

Planning Area Number 規劃區編號	(1)
Maximum building height (in meters above principal datum) 最高建築物高度(在主水平基準上若干米)	100
Maximum building height (in number of storeys) 最高建築物高度(樓層數目)	1

Amendments exhibited under Section 5 of the Town Planning Ordinance 按照城市規劃條例第5條展示的修定

Amendment Item A1 修定項目A1項 (A1)

Rezoning of a site to the north of Wu Shan Road, Tuen Mun Area 28 from "Green Belt" ("GB") and "Government, Institution or Community" ("G/IC") to "Residential (Group A)26" ("R(A)26") with stipulation of building height restriction.
把第28區位於湖山路以北的一幅土地由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅（甲類）26」地帶，並訂明建築物高度限制。

Amendment Item E1 修定項目E1項 (E1)

Rezoning of an area in the western part of Wu Shan Recreation Playground and an existing road to the south of Sun Tuen Mun Centre, Tuen Mun Area 28 from "GB" to "O".
把第28區位於湖山遊樂場西面部分及新屯門中心以南現有道路的一幅土地由「綠化地帶」改劃為「休憩用地」地帶。

The extract of the approved Tuen Mun Outline Zoning Plan No. S/TM/34 (Gazette date : 3 November 2017)
摘錄自屯門分區計劃大綱核准圖 - 編號S/TM/34 (刊憲日期：2017年11月3日)。

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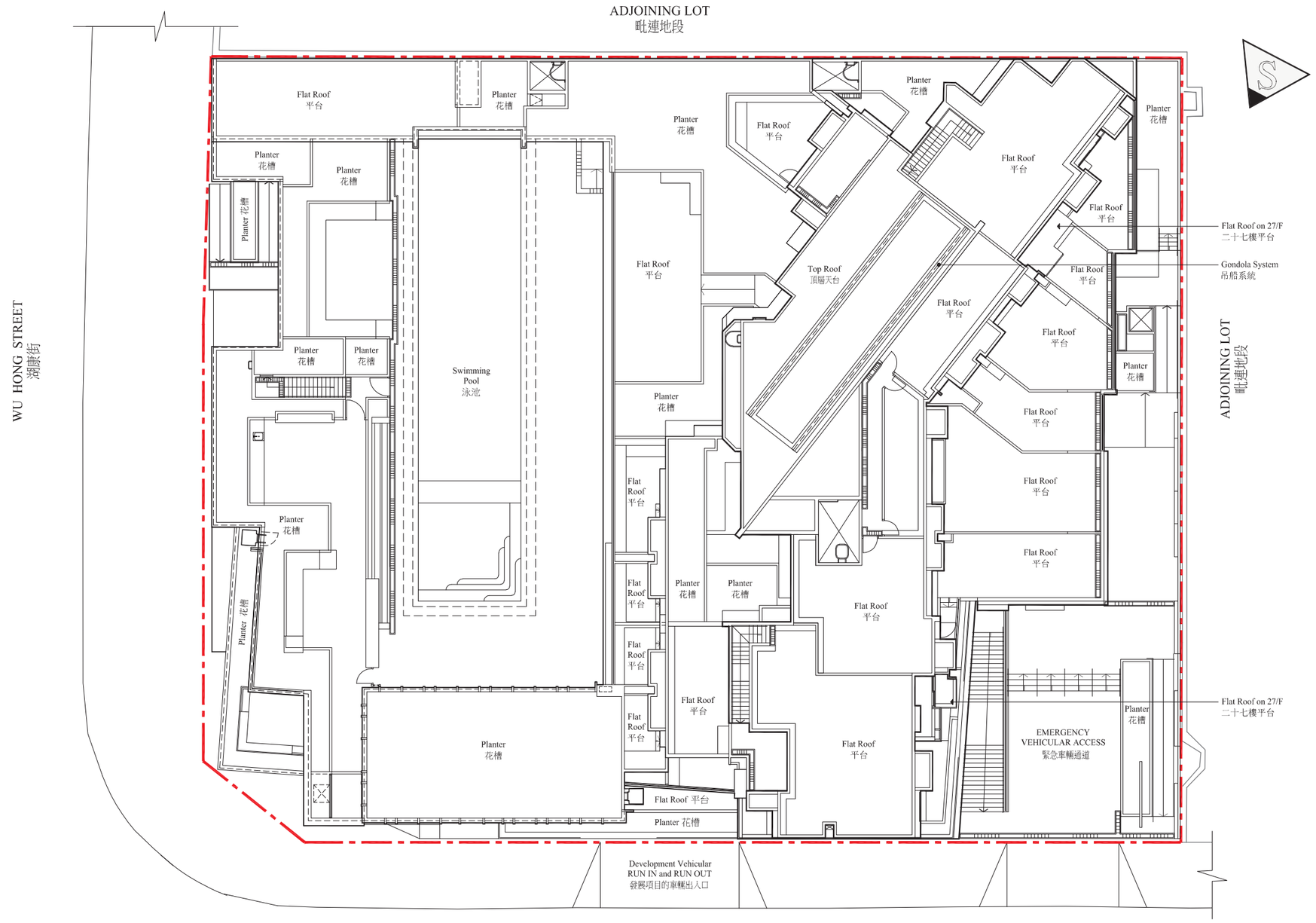
Notes:
The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

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

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



Boundary of the Development
發展項目的邊界

SCALE 比例尺
0m(米) 2 4 6 8 10m(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

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

BR.	=	Bedroom 睡房
A/C PLAT.	=	Air-conditioner Platform 冷氣機平台
A/C PLAT. Above	=	Air-conditioner Platform Above 冷氣機平台置上
A/C Plant Room	=	Air-conditioner Plant Room 冷氣機房
A/C Plant Room underneath staircase	=	Air-conditioner Plant Room underneath staircase 冷氣機房置樓房下
Acoustic Fins	=	隔聲鰭
Acoustic Fins (6/F~16/F)	=	六樓至十六樓之隔聲鰭
Architectural Feature	=	外牆建築裝飾
Bal.	=	Balcony 露台
Bal. Above	=	Balcony Above 露台置上
Bath	=	Bathroom 浴室
Building line of 26/F	=	二十六樓之底部
Building line of 27/F	=	二十七樓之底部
C.W.	=	Curtain Wall 幕牆
Conc. Plinth for A/C Unit	=	Concrete Plinth for Air-conditioner Unit 冷氣機平台
DN	=	Down 落
Dog House	=	室外管道房
E.M.R.	=	Electrical Meter Room 電錶房
Fan Room	=	風扇房
Flat Roof	=	平台
Flat Roof (Common Area)	=	公用平台
Flat Roof (Private Area)	=	私人平台
Flushing Water Tank & Pump Room	=	沖廁水缸及泵房
H.R.	=	Hose Reel 消防喉轆
Lav.	=	Lavatory 洗手間
Lift	=	升降機
Lift Lobby (North Wing)	=	升降機大堂 (北翼)
Lift Lobby (South Wing)	=	升降機大堂 (南翼)
Lift Machine Room	=	升降機機房
Liv. / Din.	=	Living / Dining Room 客/ 飯廳
M. BR.	=	Master Bedroom 主人睡房
North Wing	=	北翼
Open Kit.	=	Open Kitchen 開放式廚房
P.D.	=	Pipe Duct 管槽
Pipe Well	=	管井
Planter	=	花槽
R.S.M.R.R.	=	Refuse Storage and Material Recovery Room 垃圾及物料回收室
South Wing	=	南翼
Surface Channel	=	水渠
Top of Bal.	=	Top of Balcony 露台置下
Top of C.W.	=	Top of Curtain Wall 幕牆置下
Top of U.P.	=	Top of Utility Platform 工作平台置下
U.P.	=	Utility Platform 工作平台
U.P. Above	=	Utility Platform Above 工作平台置上
UP	=	上
Utility	=	多用途房
W.M.C.	=	Water Meter Cabinet 水錶櫃

2/F Floor Plan
二樓樓面平面圖

Each Residential Properties 每個住宅物業	Units 室 / Floors 樓層	North Wing 北翼				South Wing 南翼				
		A	B	C	D	A	B	C	D	E
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	2 /F 2 樓	3150	3150	3150	3150	3150	3150	3150	3150	3150
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150	150	150	150	150	150

The internal area 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。

1. According to Special Condition No.(10)(e) of the Land Grant, the minimum number of residential units in the Development is 220.
2. The Deed of Mutual Covenant and Management Agreement of the Development contains the following provisions:
   (A) Clause 8.13: "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 paragraph 4(j) of Schedule 5 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."

   (B) Paragraph 4(j) of Schedule 5: "[Each Owner shall not] carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat except with the prior written consent of the Director of Lands or 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."
3. A total number of 222 residential units are provided in the Development.

Notes:

1. There may be architectural features and/or exposed pipes on external walls and/or windows of some of the floors. For details, please refer to the latest approved building plans.
2. Common drainage pipes enclosed in cladding are located adjacent to balcony and/or utility platform of some residential units. For residential units with flat roof and/or roof, common drainage pipes will run through the flat roof and/or roof.
3. The condensers of the split-type air-conditioners are installed on A/C platforms / A/C plant room / flat roofs (where applicable).
4. There are ceiling bulkheads in living/dining rooms, bedrooms, stores, corridors and/or kitchens of some residential units for the air-conditioning system and/or M&E services.
5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
6. Some louvers that are installed at false ceilings may not be indicated on the floor plans.
7. Balcony and utility platform are non-enclosed area.
8. Symbols of fittings and fitments such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.

1. 根據批地文件特別條件第(10)(e)條，發展項目住宅單位數目最少為 220 個。
2. 發展項目公共契約暨管理合約有以下條款：

   (a) 第 8.13 條：「管理人須在發展項目的管理處備存由地政總署署長或任何其他政府部門提供、載有關於第五附表第 4(i)段提及之同意書的資訊的紀錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的紀錄。應業主要求，該備存的紀錄的副本須提供予該業主，而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。」
   (b) 第五附表第 4(j)段：「[每名業主不得]進行或容許或容受進行任何與任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建），除非獲地政總署署長事先書面同意，地政總署署長可按其絕對酌情權發出或拒絕同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用）。」
3. 發展項目共提供 222 個住宅單位。

備註：

1. 部份樓層外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 部份住宅單位的露台及/或工作平台側之外牆裝飾板內設有公用喉管。公用喉管亦安裝於部份連天台及/或屋頂住宅單位之天台及/或屋頂內。
3. 分體式冷氣機的冷凝器設於冷氣機平台/冷氣機房/天台 (如適用)。
4. 部份住宅單位客/飯廳、睡房、儲物室、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
5. 住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
6. 部份百葉窗安裝於假天花之上且沒有於平面圖顯示。
7. 露台及工作平台為不可封閉的地方。
8. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

2/F Floor Plan
二樓樓面平面圖

SCALE 比例尺
0m(米) 1 2 3 4 5m(米)

3/F Floor Plan
三樓樓面平面圖

Each Residential Properties 每個住宅物業	Units 室 / Floors 樓層	North Wing 北翼					South Wing 南翼							
		A	B	C	D	E	A	B	C	D	E	F	G	H
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	3 /F 3 樓	3100	3100	3100	3100	3100	3100	3100	3100	2800, 3100 3150, 3400	3100	3100	3100	3100
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150	150	150	150	150	150	150	150	150	150

The internal area 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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   (B) Paragraph 4(j) of Schedule 5: "[Each Owner shall not] carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat except with the prior written consent of the Director of Lands or 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."
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備註：

1. 部份樓層外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
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3/F Floor Plan
三樓樓面平面圖

SCALE 比例尺
0m(米) 1 2 3 4 5m(米)

5/F Floor Plan
五樓樓面平面圖

Each Residential Properties 每個住宅物業	Units 室 / Floors 樓層	North Wing 北翼					South Wing 南翼							
		A	B	C	D	E	A	B	C	D	E	F	G	H
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	5 /F 5 樓	3150	3150	3150	3150	3150	3150	3150	3150	3150	3000, 3050, 3300	3000, 3050, 3300	2900, 3150, 3200, 3450	2850, 2900, 3100, 3150, 3200, 3400, 3450
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150	150	150	150	150	150	200	200	150	150

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備註：

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5/F Floor Plan
五樓樓面平面圖

SCALE 比例尺
0m(米) 1 2 3 4 5m(米)

6/F - 26/F Floor Plan (4/F, 13/F, 14/F & 24/F omitted)
六樓至二十六樓樓面平面圖(不設4樓、13樓、14樓及24樓)

Each Residential Properties 每個住宅物業	Units 室 / Floors 樓層	North Wing 北翼					South Wing 南翼				
		A	B	C	D	E	A	B	C	D	E
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	6 /F – 25/F 6 樓 – 25 樓	3100	3100	3100	3100	3100	3100	3100	3100	3100	3100
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150	150	150	150	150	150	150
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	26 /F 26 樓	3300, 3050, 3350	3000, 3350, 3400, 3650, 3700	3350	3350	3250, 3350, 3600, 3650, 3700	3350, 3100	3000, 3300, 3350, 3400	3350	3350	3000, 3100, 3150, 3300, 3350, 3400, 3500, 3650
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150	150	150	150	150	150	150, 300

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6/F - 26/F Floor Plan
六樓至二十六樓樓面平面圖
(4/F, 13/F, 14/F & 24/F omitted
不設4樓、13樓、14樓及24樓)

27/F Floor Plan
二十七樓樓面平面圖

Each Residential Properties 每個住宅物業	Units 室 / Floors 樓層	North Wing 北翼				South Wing 南翼		
		A	B	C	D	A	B	C
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	27 /F 27 樓	3400, 3450, 3700, 3750	3400, 3450, 3700, 3750	3400, 3450, 3700, 3750	3400, 3450, 3700, 3750	3400, 3450, 3750	3400, 3450, 3750	3400, 3450, 3750
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		175	200	200	175, 200	175	175	175

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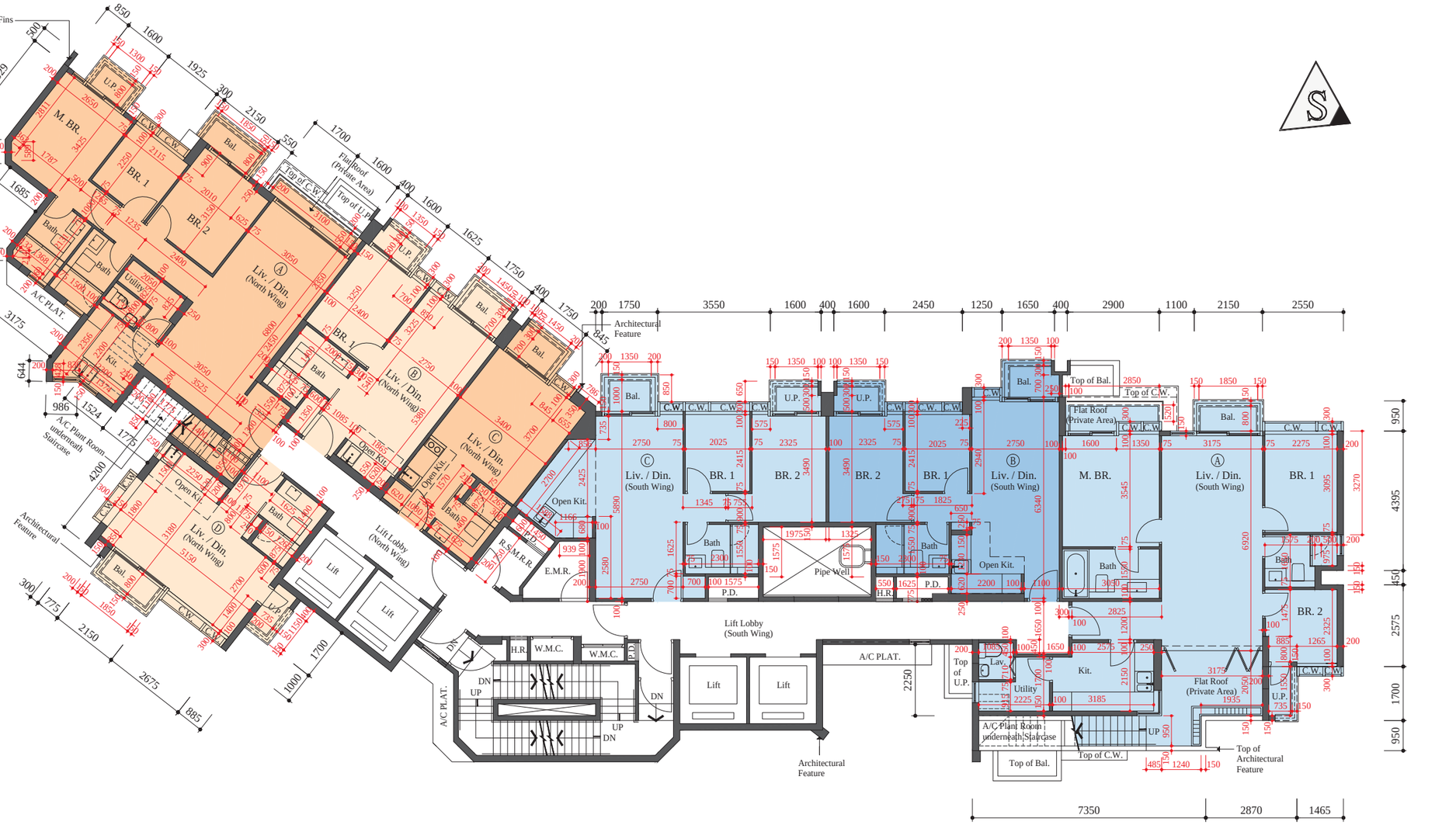
3. 發展項目共提供 222 個住宅單位。

備註：

1. 部份樓層外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 部份住宅單位的露台及/或工作平台側之外牆裝飾板內設有公用喉管。公用喉管亦安裝於部份連天台及/或屋頂住宅單位之天台及/或屋頂內。
3. 分體式冷氣機的冷凝器設於冷氣機平台/冷氣機房/天台 (如適用)。
4. 部份住宅單位客/飯廳、睡房、儲物室、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
5. 住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
6. 部份百葉窗安裝於假天花之上且沒有於平面圖顯示。
7. 露台及工作平台為不可封閉的地方。
8. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

27/F Floor Plan
二十七樓樓面平面圖



SCALE 比例尺
0m(米) 1 2 3 4 5m(米)

Roof
天台

Each Residential Properties 每個住宅物業	Units 室 / Floors 樓層	North Wing 北翼			South Wing 南翼		
		A	B	D	A	B	C
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	Roof 天台	N/A 不適用					
Thickness of Floor Slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)							

The internal area 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。

1. According to Special Condition No.(10)(e) of the Land Grant, the minimum number of residential units in the Development is 220.
2. The Deed of Mutual Covenant and Management Agreement of the Development contains the following provisions:
   (A) Clause 8.13: "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 paragraph 4(j) of Schedule 5 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."

   (B) Paragraph 4(j) of Schedule 5: "[Each Owner shall not] carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat except with the prior written consent of the Director of Lands or 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."
3. A total number of 222 residential units are provided in the Development.

Notes:

1. There may be architectural features and/or exposed pipes on external walls and/or windows of some of the floors. For details, please refer to the latest approved building plans.
2. Common drainage pipes enclosed in cladding are located adjacent to balcony and/or utility platform of some residential units. For residential units with flat roof and/or roof, common drainage pipes will run through the flat roof and/or roof.
3. The condensers of the split-type air-conditioners are installed on A/C platforms / A/C plant room / flat roofs (where applicable).
4. There are ceiling bulkheads in living/dining rooms, bedrooms, stores, corridors and/or kitchens of some residential units for the air-conditioning system and/or M&E services.
5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
6. Some louvers that are installed at false ceilings may not be indicated on the floor plans.
7. Balcony and utility platform are non-enclosed area.
8. Symbols of fittings and fitments such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.

1. 根據批地文件特別條件第(10)(e)條，發展項目住宅單位數目最少為 220 個。
2. 發展項目公共契約暨管理合約有以下條款：

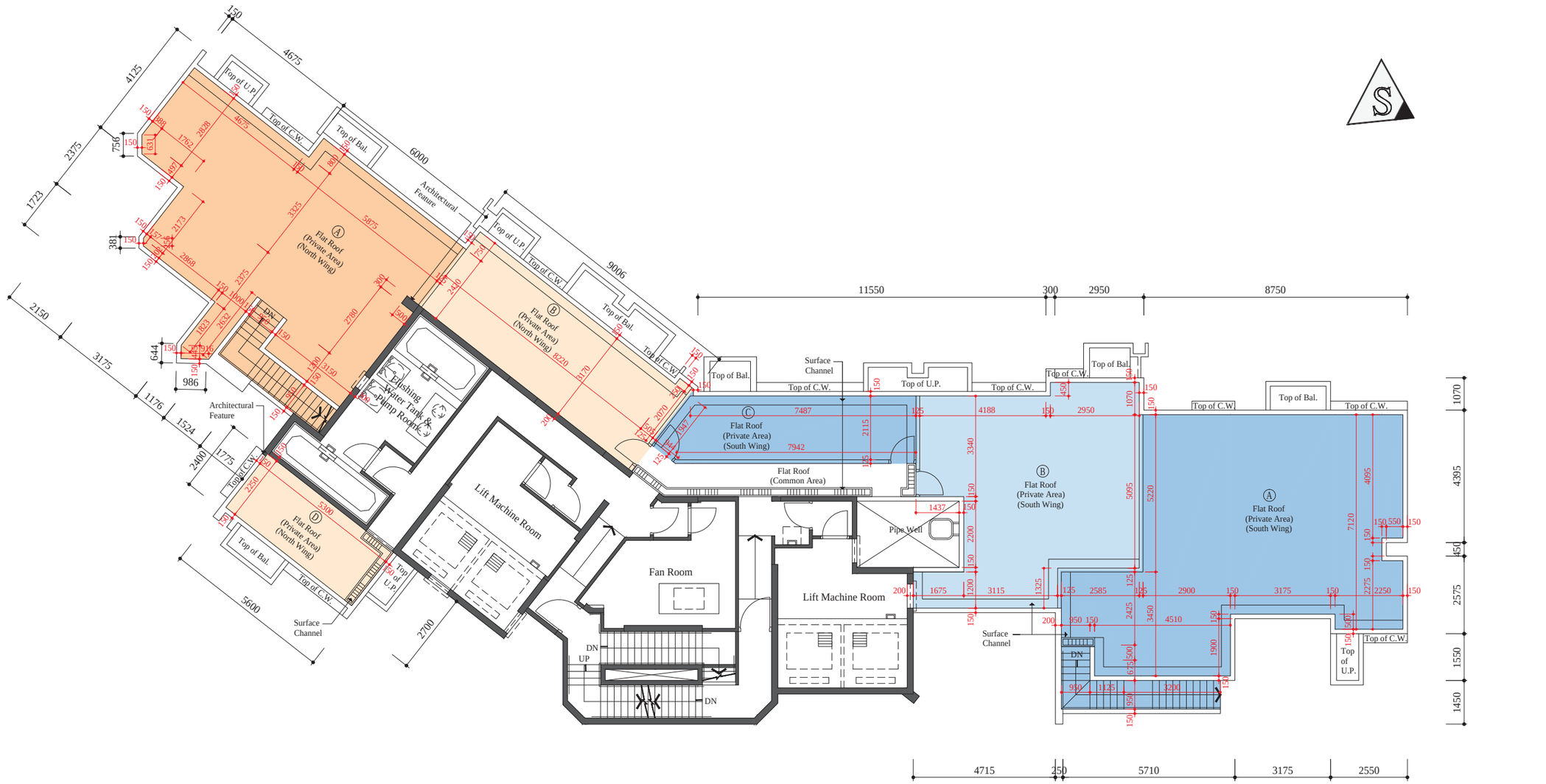
   (a) 第 8.13 條：「管理人須在發展項目的管理處備存由地政總署署長或任何其他政府部門提供、載有關於第五附表第 4(i)段提及之同意書的資訊的紀錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的紀錄。應業主要求，該備存的紀錄的副本須提供予該業主，而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。」

   (b) 第五附表第 4(j)段：「[每名業主不得]進行或容許或容受進行任何與任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建），除非獲地政總署署長事先書面同意，地政總署署長可按其絕對酌情權發出或拒絕同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用）。」
3. 發展項目共提供 222 個住宅單位。

備註：

1. 部份樓層外牆及/或窗戶設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
2. 部份住宅單位的露台及/或工作平台側之外牆裝飾板內設有公用喉管。公用喉管亦安裝於部份連天台及/或屋頂住宅單位之天台及/或屋頂內。
3. 分體式冷氣機的冷凝器設於冷氣機平台/冷氣機房/天台 (如適用)。
4. 部份住宅單位客/飯廳、睡房、儲物室、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
5. 住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
6. 部份百葉窗安裝於假天花之上且沒有於平面圖顯示。
7. 露台及工作平台為不可封閉的地方。
8. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

Roof
天台



SCALE 比例尺
0m(米) 1 2 3 4 5m(米)

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) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
North Wing 北翼	2樓 2 /F	A	50.256 (541) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 1.520 (16)	-	-	-	17.291 (186)	-	-	-	-	-	-
		B	23.535 (253) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	-	-	12.572 (135)	-	-	-	-	-	-
		C	33.437 (360) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	-	-	30.711 (331)	-	-	-	-	-	-
		D	23.488 (253) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	-	-	23.215 (250)	-	-	-	-	-	-
South Wing 南翼		A	48.385 (521) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	25.624 (276) Balcony 露台: 2.058 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-
		C	42.534 (458) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	-	-	34.517 (372)	-	-	-	-	-	-
		D	45.912 (494) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	-	-	44.894 (483)	-	-	-	-	-	-
		E	24.675 (266) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	-	-	5.884 (63)	-	-	-	-	-	-

1. The saleable area and the floor area of balcony and utility platform are calculated respectively in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Note: Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Area in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

1. 實用面積及露台及工作平台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註： 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算以平方呎顯示面積均依據 1平方米 = 10.764平方呎換算，並四捨五入至整數。

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) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
North Wing 北翼	3樓 3 /F	A	52.299 (563) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		B	24.530 (264) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		C	36.085 (388) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		D	24.931 (268) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-
		E	29.750 (320) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	-	-	21.136 (228)	-	-	-	-	-	-

1. The saleable area and the floor area of balcony and utility platform are calculated respectively in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Note: Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Area in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

1. 實用面積及露台及工作平台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註： 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算以平方呎顯示面積均依據 1平方米 = 10.764平方呎換算，並四捨五入至整數。

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) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
South Wing 南翼	3樓 3 /F	A	48.385 (521) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	25.624 (276) Balcony 露台: 2.058 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-
		C	44.947 (484) Balcony 露台: 2.058 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		D	49.137 (529) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		E	33.650 (362) Balcony 露台: 2.020 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	14.442 (155)	-	-	-	-	-	-
		F	26.874 (289) Balcony 露台: 2.020 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	6.797 (73)	-	-	-	-	-	-
		G	25.186 (271) Balcony 露台: 2.020 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	6.797 (73)	-	-	-	-	-	-
		H	26.371 (284) Balcony 露台: 2.020 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	7.031 (76)	-	-	-	-	-	-

1. The saleable area and the floor area of balcony and utility platform are calculated respectively in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Note: Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Area in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

1. 實用面積及露台及工作平台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註： 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算以平方呎顯示面積均依據 1平方米 = 10.764平方呎換算，並四捨五入至整數。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
North Wing 北翼	5樓 5 /F	A	52.299 (563) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		B	24.530 (264) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		C	36.085 (388) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		D	24.931 (268) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-
		E	33.298 (358) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area and the floor area of balcony and utility platform are calculated respectively in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Note: Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Area in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

1. 實用面積及露台及工作平台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註： 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算以平方呎顯示面積均依據 1平方米 = 10.764平方呎換算，並四捨五入至整數。

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) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
South Wing 南翼	5樓 5 /F	A	48.385 (521) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	25.624 (276) Balcony 露台: 2.058 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-
		C	44.947 (484) Balcony 露台: 2.058 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		D	49.137 (529) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		E	33.865 (365) Balcony 露台: 2.020 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-
		F	27.137 (292) Balcony 露台: 2.020 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-
		G	25.449 (274) Balcony 露台: 2.020 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-
		H	26.634 (287) Balcony 露台: 2.020 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-

1. The saleable area and the floor area of balcony and utility platform are calculated respectively in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Note: Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Area in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

1. 實用面積及露台及工作平台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註： 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算以平方呎顯示面積均依據 1平方米 = 10.764平方呎換算，並四捨五入至整數。

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) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
North Wing 北翼	6樓 6 /F	A	52.299 (563) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		B	24.530 (264) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		C	36.085 (388) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		D	24.931 (268) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-
		E	33.298 (358) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	-	-	-	-
South Wing 南翼	6樓 6 /F	A	49.000 (527) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	25.567 (275) Balcony 露台: 2.058 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-
		C	44.947 (484) Balcony 露台: 2.058 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		D	49.137 (529) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		E	24.432 (263) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	-	-	-	21.630 (233)	-	-	-	-	-	-

1. The saleable area and the floor area of balcony and utility platform are calculated respectively in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Note: Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Area in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

1. 實用面積及露台及工作平台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註： 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算以平方呎顯示面積均依據 1平方米 = 10.764平方呎換算，並四捨五入至整數。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
North Wing 北翼	7樓 - 12樓 15樓 - 23樓 25樓 - 26樓 7 /F - 12 /F 15 /F - 23 /F 25 /F - 26 /F	A	52.299 (563) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		B	24.530 (264) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		C	36.085 (388) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		D	24.931 (268) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-
		E	33.298 (358) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	-	-	-	-
South Wing 南翼	7樓 - 12樓 15樓 - 23樓 25樓 - 26樓 7 /F - 12 /F 15 /F - 23 /F 25 /F - 26 /F	A	49.000 (527) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	25.567 (275) Balcony 露台: 2.058 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-
		C	45.119 (486) Balcony 露台: 2.058 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		D	49.137 (529) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	-	-	-	-	-	-	-
		E	27.980 (301) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area and the floor area of balcony and utility platform are calculated respectively in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Note: Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Area in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

1. 實用面積及露台及工作平台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註： 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算以平方呎顯示面積均依據 1平方米 = 10.764平方呎換算，並四捨五入至整數。

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) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
North Wing 北翼	27樓 27 /F	A	78.454 (844) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	70.113 (755)	-	-	-	-	-	-
		B	36.552 (393) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	27.785 (299)	-	-	-	-	-	-
		C	24.931 (268) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 0.000 (0)	-	-	-	-	-	-	-	-	-	-
		D	30.981 (333) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.505 (16)	-	-	-	11.925 (128)	-	-	-	-	-	-
South Wing 南翼		A	80.700 (869) Balcony 露台: 2.043 (22) Utility Platform 工作平台: 1.505 (16)	-	-	-	88.080 (948)	-	-	-	-	-	-
		B	45.119 (486) Balcony 露台: 2.058 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	45.640 (491)	-	-	-	-	-	-
		C	49.137 (529) Balcony 露台: 2.013 (22) Utility Platform 工作平台: 1.520 (16)	-	-	-	17.235 (186)	-	-	-	-	-	-

1. The saleable area and the floor area of balcony and utility platform are calculated respectively in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

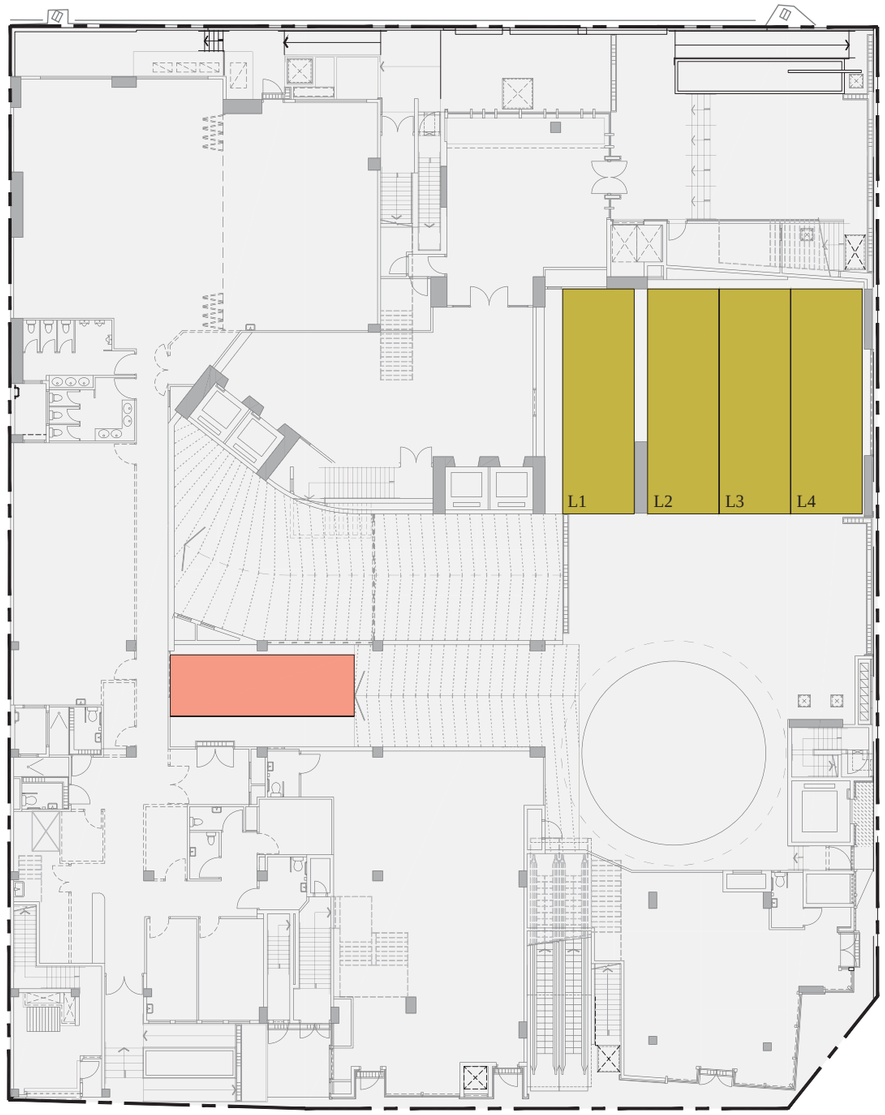
Note: Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Area in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet.

1. 實用面積及露台及工作平台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
2. 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註： 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算以平方呎顯示面積均依據 1平方米 = 10.764平方呎換算，並四捨五入至整數。

Basement Floor Plan
地庫平面圖

Ground Floor Plan
地下平面圖



Location, Numbers, Dimensions and Areas of Parking Spaces
停車位的位置、數目、尺寸及面積

Floor 層數	Type of Parking Space 停車位類別	Number 數量	Dimensions (L x W) (m) 尺寸 (長 x 闊) (米)	Area of each parking space (sq.m) 每個車位面積 (平方米)
B/F 地庫	Residential parking space 住客停車位	25	5 x 2.5	12.5
	Visitor's parking space 訪客停車位	2	5 x 2.5	12.5
		1	5 x 3.5	17.5
	Retail parking space 商用停車位	10	5 x 2.5	12.5
	Residential motorcycle parking space 住宅電單車停車位	3	2.4 x 1	2.4
	Retail motorcycle parking space 商用電單車停車位	1	2.4 x 1	2.4
	Public light bus parking space for Day Care Centre 日間護理中心公共小型巴士停車位	3	8 x 3	24
G/F 地下	Residential loading and unloading space 住宅上落貨停車位	1	11 x 3.5	38.5
	Retail loading and unloading space 商用上落貨停車位	3	11 x 3.5	38.5
	Lay-by for Day Care Centre 日間護理中心車輛停泊處	1	9 x 3	27

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE
臨 時 買 賣 合 約 的 摘 要

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

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

3. If the purchaser fails to execute that agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement: -

   (i) that preliminary agreement is terminated;

   (ii) the preliminary deposit is forfeited; and

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

1. 在簽署臨時買賣合約時須支付款額為售價之5%的臨時訂金；

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

3. 如買方沒有於訂立臨時合約的日期之後5個工作日內簽立買賣合約：-

   (i) 該臨時合約即告終止；

   (ii) 有關的臨時訂金即予沒收；及

   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. The common parts of the Development:

(a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning Tuen Mun Town Lot No. 498, and, where the context permits, shall include the Development thereon):

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

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

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

(b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of the owners, occupiers, licensees or invitees of different Flats, Parking Spaces and the Commercial Accommodation (whether or not the same are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of the Government Accommodation as well)), Commercial Common Parts (provided or installed for the common use and benefit of the owners, occupiers, licensees or invitees of the Commercial Accommodation), Residential Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Flats in the Development (whether or not the Owner, tenants, occupiers, licensees or invitees of the Government Accommodation are also benefited)) and Parking Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Parking Spaces and visitors' parking spaces in the Development (whether or not the same are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of the Government Accommodation as well)).

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

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

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

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

(g) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

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

Floor(s) \ Flat	North Wing					South Wing							
	A	B	C	D	E	A	B	C	D	E	F	G	H
2nd	52	25	36	25	--	48	26	46	50	26	--	--	--
3rd	52	25	36	25	32	48	26	45	49	35	28	26	27
5th	52	25	36	25	33	48	26	45	49	34	27	25	27
6th	52	25	36	25	33	49	26	45	49	26	--	--	--
7th	52	25	36	25	33	49	26	45	49	28	--	--	--
8th	52	25	36	25	33	49	26	45	49	28	--	--	--
9th	52	25	36	25	33	49	26	45	49	28	--	--	--
10th	52	25	36	25	33	49	26	45	49	28	--	--	--
11th	52	25	36	25	33	49	26	45	49	28	--	--	--
12th	52	25	36	25	33	49	26	45	49	28	--	--	--
15th	52	25	36	25	33	49	26	45	49	28	--	--	--
16th	52	25	36	25	33	49	26	45	49	28	--	--	--
17th	52	25	36	25	33	49	26	45	49	28	--	--	--
18th	52	25	36	25	33	49	26	45	49	28	--	--	--
19th	52	25	36	25	33	49	26	45	49	28	--	--	--
20th	52	25	36	25	33	49	26	45	49	28	--	--	--
21st	52	25	36	25	33	49	26	45	49	28	--	--	--
22nd	52	25	36	25	33	49	26	45	49	28	--	--	--
23rd	52	25	36	25	33	49	26	45	49	28	--	--	--
25th	52	25	36	25	33	49	26	45	49	28	--	--	--
26th	52	25	36	25	33	49	26	45	49	28	--	--	--
27th	85	40	25	32	--	90	50	51	--	--	--	--	--
TOTAL	**8,235**												

The number of undivided shares allocated to a residential property in the Development is in the form of a fraction. The numerator of that fraction is the number of undivided shares given in the table above. The denominator of that fraction, being 10,953, is the total number or undivided shares of the Development.

Notes:

(1) Residential floors start from 2/F

(2) There are no 4th, 13th, 14th and 24th floors.

(3) There is no Flat I.

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

The manager is appointed for an initial term of two years from the dated of the DMC until termination of the manager's appointment in accordance with the provisions of the DMC.

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

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

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

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

(c) the owners of residential properties shall contribute towards 8.681% of the Management Expenses relating to the Parking Common Parts in proportion to the Management Shares allocated to their residential properties.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties in the Development is 8,235. The total number of Management Shares in the Development is 10,513.

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

The management fee deposit is equivalent to three months' management contribution payable by the owner in respect of his residential property.

6. The area (if any) in the Development retained by the owner for its own use:

Not Applicable.

Note:

For full details, please refer to the latest draft of the DMC. Full script of the latest draft of the DMC is available for inspection free of charge upon request during opening hours at the sales office and copies of the latest draft of the DMC can be obtained upon paying necessary photocopying charges.

1. **發展項目的公用部分**

(a) 公用部分指所有在該土地（指屯門市地段第498號，及如文意允許，包括其上之發展項目）內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道及其他事宜：

(i) 該部分為該土地或其任何部分的不同業主、佔用人、被許可人或被邀請人共用及益及該土地或其任何部分的不同業主、佔用人、被許可人或被邀請人；

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

上述包括部分入口大堂、樓梯、升降機、康樂設施、外牆等。

(b) 公用部分分為發展項目公用部分（提供或安裝給發展項目不同分層單位、停車位及商場業主、佔用人、被許可人或被邀請人共同使用與享用（不論是否同時提供或安裝給政府設施業主、佔用人、被許可人或被邀請人共同使用與享用））、商業公用部分（提供或安裝給商場業主、佔用人、被許可人或被邀請人共同使用與享用）、住宅公用部分（提供或安裝給發展項目不同分層單位業主、佔用人、被許可人或被邀請人共同使用與享用（不論是否同時益及政府設施業主、租客、佔用人、被許可人或被邀請人））及停車位公用部分（提供或安裝給發展項目不同停車位、及訪客停車位業主、佔用人、被許可人或被邀請人共同使用與享用（不論是否同時提供或安裝給政府設施業主、佔用人、被許可人或被邀請人共同使用與享用））。

(c) 業主有權為了正當使用與享用他的單位有關的一切目的使用公用部分。

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

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

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

(g) 管理人具有充分權利及授權控制公用部分和全面控制與管理公用部分。管理人須作為全體業主的受託人持有公用部分。

2. **分配予發展項目中的每個住宅物業的不分割份數的數目**

單位 / 樓層	北翼					南翼							
	A	B	C	D	E	A	B	C	D	E	F	G	H
2樓	52	25	36	25	--	48	26	46	50	26	--	--	--
3樓	52	25	36	25	32	48	26	45	49	35	28	26	27
5樓	52	25	36	25	33	48	26	45	49	34	27	25	27
6樓	52	25	36	25	33	49	26	45	49	26	--	--	--
7樓	52	25	36	25	33	49	26	45	49	28	--	--	--
8樓	52	25	36	25	33	49	26	45	49	28	--	--	--
9樓	52	25	36	25	33	49	26	45	49	28	--	--	--
10樓	52	25	36	25	33	49	26	45	49	28	--	--	--
11樓	52	25	36	25	33	49	26	45	49	28	--	--	--
12樓	52	25	36	25	33	49	26	45	49	28	--	--	--
15樓	52	25	36	25	33	49	26	45	49	28	--	--	--
16樓	52	25	36	25	33	49	26	45	49	28	--	--	--
17樓	52	25	36	25	33	49	26	45	49	28	--	--	--
18樓	52	25	36	25	33	49	26	45	49	28	--	--	--
19樓	52	25	36	25	33	49	26	45	49	28	--	--	--
20樓	52	25	36	25	33	49	26	45	49	28	--	--	--
21樓	52	25	36	25	33	49	26	45	49	28	--	--	--
22樓	52	25	36	25	33	49	26	45	49	28	--	--	--
23樓	52	25	36	25	33	49	26	45	49	28	--	--	--
25樓	52	25	36	25	33	49	26	45	49	28	--	--	--
26樓	52	25	36	25	33	49	26	45	49	28	--	--	--
27樓	85	40	25	32	--	90	50	51	--	--	--	--	--
總數	8,235												

分配予發展項目各住宅物業之不分割份數為一分數。其分子即上表所列之不分割份數數目，其分母為10,953，即發展項目不分割份數總數。

備註：

(1) 住宅物業由2樓開始

(2) 不設4樓、13樓、14樓及24樓

(3) 不設I單位

3. **發展項目的管理人的委任年期**

管理人首屆任期由簽訂公契日期起計2年、其後按年續任至按公契的條文終止為止。

4. **在發展項目中的住宅物業的擁有人之間分擔管理開支的基準**

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

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

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

(c) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關車場公用部分之管理開支之8.681%。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。所有住宅物業之管理份數總數為8,235。發展項目之管理份數總數為10,513。

5. **計算管理費按金的基準**

管理費按金相等如三個月之管理費。

6. **賣方在發展項目中保留作自用的範圍(如有的話)**

不適用

附註:
請查閱公契最新擬稿了解全部詳情。完整公契最新擬稿現存於售樓處，於開放時間可免費查閱，並可在支付所需影印費後取得公契最新擬稿之複本。

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

Tuen Mun Town Lot No. 498

2. The term of years under the lease

A term of 50 years from 21 November 2013

3. The user restrictions applicable to that land

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

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

(i) In respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes subject to sub-paragraph (iii) below;

(ii) In respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and

(iii) In respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel petrol filling station) purposes.

(c) Notwithstanding the user restriction in (b) above, the grantee shall erect, construct and provide within the lot the Government Accommodation in accordance with those requirements specified in the Land Grant.

(d) 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.

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

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

(b) The accommodation comprising: (i) one day-care centre for the elderly ("**the DE**"); (ii) three parking spaces for the parking of public light buses belonging to the occupiers of the DE and their bona fide guests, visitors and invitees; and (iii) one lay-by for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and light buses in connection with the DE (which accommodation together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine are hereinafter collectively referred to as "**the Government Accommodation**").

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

(a) The Development is required to be completed and made fit for occupation on or before 30 June 2019.

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

(c) The Purchaser shall:

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

(I) lay and form that portion of future public road shown coloured green on the plan annexed to the Land Grant ("**the Green Area**"); and

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

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

(ii) within 66 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to the Government in accordance with the Land Grant.

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

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

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

(e) The grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule annexed to the Land Grant and the plans approved under the Land Grant, the Government Accommodation to be completed and made fit for occupation and operation on or before 30 June 2019.

(f) The grantee shall, at all times until expiry of the Defects Liability Period referred to in the Land Grant, 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. For the purpose of this obligation only, the expression "grantee" shall exclude his assigns.

(g) The grantee shall at his own expense but subject to any contribution by The Financial Secretary Incorporated as referred to in the Land Grant and in all respects to the satisfaction of the Director maintain the following items:

(i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

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

(iii) all building services installations, plants 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;

(iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

(v) all other common parts and facilities serving the Government Accommodation and the remainder of the Development on the lot.

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

(i) (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 Development and their bona fide guests, visitors or invitees ("**the Residential Parking Spaces**") according to a specified rate.

(ii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the Development ("**the Visitors' Parking Spaces**") shall be provided according to a specified rate.

(iii) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at the specified rates concerning the area of such part or parts of the Development to be used for office purposes and for non-industrial (excluding office, godown, hotel, petrol filling station and private residential) purposes.

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

(v) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation according to a specified rate concerning the number of the Residential Parking Spaces ("**the Residential Motor Cycle Parking Spaces**").

(vi) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation according to the specified rates concerning the number of the parking spaces provided under (iii) above.

(vii) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the residential units in the Development and their bona fide guests, visitors or invitees according to a specified rate.

(viii) Spaces for the loading and unloading of goods vehicles ("**the Loading and Unloading Spaces**") shall be provided within the lot to the satisfaction of the Director at the specified rates concerning the number of residential units in the Development and the area of such part or parts of the Development to be used for office purposes and for non-industrial (excluding office, godown, hotel, petrol filling station and private residential) purposes.

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

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

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 and 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.

In addition to any other rights or remedies provided in the Land Grant for breach of any of the Conditions thereof, 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.

(l) 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.

(m) 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.

(n) 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.

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.

6. The lease conditions that are onerous to a purchaser

(a) 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.

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

(i) assigned except:

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

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

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

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

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

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

(iii) The parking spaces referred to in paragraph 5(i)(iii) above shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the Development or any part or parts thereof for the respective purposes stipulated in the said paragraph 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.

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

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

(vi) The parking spaces referred to in paragraph 5(i)(vi) above shall not be used for any purpose other

than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the Development or any part or parts thereof for the respective purposes stipulated in paragraph 5(i)(iii) above 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.

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

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

(e) (i) (I) The grantee acknowledges that as at the date of the Land Grant there are some existing manholes, sewers, and sewerage facilities (hereinafter collectively referred to as "**the Existing Sewerage Facilities**") within that portion of the lot shown coloured pink hatched black and marked "D.R." on the plan annexed to the Land Grant ("**the Drainage Reserve Area**"). Without prejudice to the generality of the provisions of General Conditions Nos. 5(a) and 5(b) of the Land Grant, the grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of the Land Grant subject to the presence of the Existing Sewerage Facilities and no objection or claim of whatsoever nature shall be made or raised by the grantee in respect of or on account of the same. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the grantee by reason of the presence of the Existing Sewerage Facilities. The grantee indemnifies and shall keep indemnified the Government from and against all liabilities, losses, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence of the Existing Sewerage Facilities.

(II) No structure or support for any structure shall be erected within the Drainage Reserve Area.

(III) Notwithstanding (i)(II) above, with the prior written consent of the Director and subject to such terms and conditions as he may impose, the grantee may erect or permit to be erected on the Drainage Reserve Area a minor structure or structures provided that if and when required by the Director, the grantee shall at his own expense, within the period specified by and in all respects to the satisfaction of the Director, remove or demolish such structure or structures and reinstate the Drainage Reserve Area. If the grantee fails to carry out such removal, demolition or reinstatement works within the period specified or as required in an emergency, the Director may carry out such works as he may consider necessary and the grantee shall pay to the Government on demand the cost of such works.

(ii) The Government, the Director and the Director of Leisure and Cultural Services and its or their duly authorized officers, contractors, or their workmen (hereinafter collectively referred to as "**the Authorized Persons for the Drainage Reserve**") with or without tools, equipment, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress at all times to, from and through the lot for the purposes of laying, inspecting, repairing, maintaining, replacing and renewing drains, manholes, sewers, channels, drainage facilities and all other services running across, through or under the Drainage Reserve Area ("**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 Area. 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 Area 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 Area. 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.

(iii) Save in respect of the reinstatement of any trench excavated in the exercise of the rights and powers under (ii) above, the Government, the Director, the Director of Leisure and Cultural Services and the Authorized Persons for the Drainage Reserve 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 Government, the Director, the Director of Leisure and Cultural Services or the Authorized Persons for the Drainage Reserve of the right of unrestricted ingress, egress and regress and in laying, inspecting, repairing, maintaining, replacing and renewing the Utilities conferred under (ii) above,

and no claim whatsoever shall be made against the Government, the Director, the Director of Leisure and Cultural Services or the Authorized Persons for the Drainage Reserve in respect of any such loss, damage, nuisance or disturbance.

(f) The grantee shall within a prescribed period at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment ("**the SIA**") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works and shall at his own expense implement the recommendations in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection and within such time limit as may be stipulated by him.

(g) The grantee shall within a prescribed period at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a noise impact assessment ("**the NIA**") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to a noise impact assessment of the electricity substation in Wu Hong Street and the wholesale fish market at Wu Shan Road in connection with the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works and shall at his own expense implement the recommendations in the approved NIA in all respects to the satisfaction of the Director of Environmental Protection and within such time limit as may be stipulated by him.

(h) See 4 and 5 above.

(i) Upon any failure or neglect by the grantee to perform, observe or comply with the Land Grant, the Government shall be entitled to re-enter upon and take back possession of the lot or any part thereof and all or any buildings, erections or works on the lot or any part thereof. Upon re-entry: (i) the grantee's right under the Land Grant in respect of the part of the lot re-entered shall absolutely cease and determine; (ii) any other rights, remedies and claims of the Government are not to be thereby prejudiced; and (iii) the grantee shall not be entitled to any refund of premium, remedies or compensation.

Note:

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

1. **發展項目所位於的土地的地段編號**

   屯門市地段第498號

2. **有關租契規定的年期**

   由2013年11月21日起計50年

3. **適用於該土地的用途限制**

   (a) 除下文(b)段另有規定，該地段或其任何部分或其上的已建或擬建建築物只可作非工業（不包括貨倉、酒店及油站）用途。

   (b) 該地段上的任何已建或擬建建築物或其任何部分只可作以下用途：

      (i) 就最底三層而言，只可作非工業（不包括貨倉、酒店及油站）用途，除非下文(iii)段另有規定；

      (ii) 就其他各層（若有多於三層地庫層，則任何位於最底三層之上的地庫層（如有）除外）而言，只可作私人住宅用途；及

      (iii) 就任何地庫層（如有）（不論是最底三層的其中一層或位於最底三層之上的地庫層）而言，只可作非工業（不包括住宅、貨倉、酒店及油站）用途。

   (c) 即使有上述(b)的用途限制，承授人須按批地文件訂明的要求建造及提供政府設施。

   (d) 該地段內不得興建或提供墳墓或靈灰安置所，亦不得於該地段內安葬或放置人類遺骸或動物遺骸（不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置）。

4. **按規定須興建並提供予政府或供公眾使用的設施**

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

   (b) 由以下項目組成的設施：(i)一間老人日間護理中心（「DE」）；(ii)三個供屬於DE的佔用人及其真實賓客、訪客及被邀請人的輕型巴士停泊的停車位；及(iii)一個供與DE有關連的車輛（包括的士、救護車及輕型巴士）上落客用的停車處（上述設施連同其他署長可據其絕對酌情權確定供上述設施專用之任何地方、設備、服務及裝置統稱為「**政府設施**」）。

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

   (a) 發展項目須於2019年6月30日或之前建成至適宜佔用。

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

   (c) 承授人須：

      (i) 於批地文件簽立之日後66個曆月內（或其他經署長延後的期限內）自費以署長批准的方式，以署長批准的材料，達到署長批准的水準、高度、線向及設計，至使署長在各方面滿意：

         (I) 鋪設及塑造若干未來道路於批地文件隨附圖則上顯示為綠色的部分（「**綠色範圍**」）；及

         (II) 提供及建造署長可全權指定的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱「**該等構築物**」）

      使建築、車輛及行人交通將可於綠色範圍上進行；

      (ii) 於批地文件簽立之日後66個曆月內（或其他經署長延後的期限內）自費於綠色範圍上鋪設路面、路邊石及管道，並為其提供署長可要求提供的溝渠、下水道、排水渠、有管道接駁供水系統的消防龍頭、街燈、交通標誌、街道設施及道路標記，至使署長滿意；及

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

   (d) (i) 承授人須自費將園景設計圖呈交署長批准，園景設計圖須標明按批地文件要求而將在該土地內提供的園景工程的位置、規劃及布局。

      (ii) 承授人須根據獲批之園景設計圖自費於該地段上進行園景工程，至使署長在各方面滿意的程度。未經署長事先書面批准，不得修改、變動、更改、變更或替換獲批之園景設計圖。

      (iii) 承授人須自費保養及維持園景工程，將之保持安全、清潔、整齊、井然及健康的狀態，至使署長滿意。

   (e) 承授人須自費於該地段內以熟練的方式及按照隨附於批地文件內之工程規格附表及根據批地文件獲批的圖則建立、建造及提供政府設施，至使署長在各方面滿意，且須於2019年6月30日或之前建成至適宜佔用及運作。

   (f) 承授人須於批地文件中提及的維修責任期屆滿前的所有時間內自費保養政府設施及其屋宇裝置至良好狀態及於各方面使署長滿意。僅就本責任而言，「承授人」一詞不包括其受讓人。

   (g) 承授人須自費（除批地文件提及由財政司司長法團分攤者外）保養以下項目至使署長在各方面滿意：

      (i) 政府設施的外牆面飾及政府設施的或其中、外、內、上或下的所有牆、柱、樑、天花、天台樓板、車道或地台樓板及任何其他結構元素的結構；

      (ii) 所有供政府設施及該地段內發展項目其他部分使用的升降機、扶手電梯及樓梯；

      (iii) 所有供政府設施及該地段內發展項目其他部分使用的大廈服務裝置、機器及器材（包括但不限於可攜或不可攜消防裝置器材）；

      (iv) 所有政府設施下方的結構樓板連同其內及其下的排水系統；及

      (v) 所有其他供政府設施及該地段內發展項目其他部分使用的公用部分和設施。

   (h) 承授人須自費維持該地段內按批地文件獲豁免計算總樓面面積的康樂設施及其附屬設施（「**獲豁免設施**」）修葺良好堅固，並須運作獲豁免設施至使署長滿意。獲豁免設施只准供發展項目住宅單位的住客及其真實訪客使用，並不得供其他人士使用。

   (i) (i) 須於該地段內按一指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目住宅單位的住客及其真實賓客、訪客或所邀請者之車輛停泊（「**住用停車位**」），至使署長滿意。

      (ii) 須按一指定比率提供若干額外車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目住宅單位的住客的真實賓客、訪客或所邀請者之車輛停泊（「**訪客停車位**」）。

      (iii) 須於該地段內按與發展項目將會用作辦公室用途及用作非工業（不包括辦公室、貨倉、酒店、油站及

私人住宅）用途的部分的面積有關連的指定比率提供若干車位以供車輛停泊，至使署長滿意。

(iv) 承授人須從上述(i)、(ii)及(iii)提及之車位之中保留及指定建築事務監督要求或批准的數目的車位，以供傷殘人士（按《道路交通條例》、其附屬規例及修訂條例定義）使用之車輛停泊（「**供傷殘人士用停車位**」），唯須保留及指定最少一個由上文(ii)提供的車位為供傷殘人士用車位，且不得保留及指定所有由上文(ii)提供的車位為供傷殘人士用車位。

(v) 須於該地段內按一與住用停車位數目有關連的指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌之電單車停泊（「**住用電單車停車位**」），至使署長滿意。

(vi) 須於該地段內按與按上文(iii)段提供的停車位數目有關連的指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌之電單車停泊，至使署長滿意。

(vii) 須於該地段內按一指定比率提供若干車位，以供屬於發展項目住宅單位的住客及其真實賓客、訪客或所邀請者之單車停泊，至使署長滿意。

(viii) 須於該地段內按與發展項目住宅單位數目及發展項目將會用作辦公室用途及用作非工業（不包括辦公室、貨倉、酒店、油站及私人住宅）用途的部分的面積有關連的指定比率提供若干上落貨車位（「**上落貨車位**」），至使署長滿意。

(j) 承授人須按經署長批准並存放於署長處之車場布局圖維持停車位、上落貨車位、停車處及其他空間（包括但不限於電梯、樓梯平台及運轉及通道地方），且未經署長事先書面同意不得改動該布局。

(k) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論是否經署長事先書面同意，不論是否位於該地段內或任何政府土地內，亦不論進行上述工程的目的是為承授人進行開拓、平整或發展工程或其於批地文件條件下需要進行的任何其他工程的目的或與其有關連的目的或任何其他目的，承授人須自費進行及建造該等於當時或其後有需要之斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該地段內的土地及任何毗鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於批地文件年期內的所有時間自費保持上述土地、斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或輔助或其他工程修葺良好堅固，至使署長滿意。

若由於承授人進行的開拓、平整或發展工程或其他工程或任何其他原因而導致或引起任何泥土剝落、泥石傾瀉或土地下陷於任何時間內發生，不論是否於或自該地段內的任何土地或自任何毗鄰或毗連的政府土地或出租土地，承授人須自費還原和修復至使署長滿意，並須就通過或由於該等泥土剝落、泥石傾瀉或土地下陷而將會或可能造成、蒙受或招致的任何成本、費用、損害、索求及申索彌償政府、其代理人及承辦商。

除了批地文件訂明就任何違反其條款而有的權利或濟助外，署長亦有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡整理工程、護土牆、或其他支撐、防護措施、及排水系統或輔助或其他工程，或還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵行該通知至使署長滿意，署長可即執行和進行任何有需要的工程，而承授人須應要求向政府歸還該工程的費用連同任何行政及專業費用及收費。

(l) 若於發展或重新發展該地段或其任何部分時曾安裝預應力地錨，承授人須於該預應力地錨的服務年期內自費定期保養及定期監測該預應力地錨至使署長滿意。

(m) 倘若該地段或其他受開發該地段所影響的區域之泥土、廢土、瓦礫、建築廢料或建材（「**該等廢料**」）遭侵蝕、沖洗或傾倒到公共巷徑或道路上，或路旁暗渠、前濱或海牀、污水渠、雨水渠或溝渠或其他政府財產（「**該等政府財產**」），承授人須自費將該等廢料從該等政府財產移除並修復任何該等廢料對該等政府財產造成的損壞。承授人須對上述侵蝕、沖洗或傾倒對私人財產造成的任何損壞或滋擾所引致的一切訴訟、申索及索求對政府作出彌償。

(n) 承授人須自費建造及保養該等署長認為有需要的水渠及渠道（不論是否位於該地段範圍內或政府土地上），以將所有落在或流經該地段的雨水截流並排送至就近的水道、集水井、渠道或政府雨水渠，至使署長滿意；且承授人須就因該等雨水造成的任何損壞或滋擾而起的所有行動、申索及索求全數負責及彌償政府及其官員。

將該地段任何排水渠及污水渠與政府雨水渠及污水渠（若已鋪設及投入運作）連接的工程，可由署長進行，而署長對承授人就任何由此而起的損失或損壞並無責任，且承授人須應要求向政府支付該接駁工程之費用。另一選擇是，承授人可自費進行該接駁工程至使署長滿意，而在此情況下，上述接駁工程於政府土地上的任何部分須由承授人自費保養，且須應要求由承授人交回政府以供政府自費進行將來的保養；承授人亦須應要求向政府繳付該接駁工程技術審核的費用。若承授人未能保養上述接駁工程位於政府土地內的任何部分，署長可進行該等其認為有需要的保養工程，且承授人須向政府繳付該等工程的費用。

6. 對買方造成負擔的租用條件

(a) 未經署長事先書面批准，不得移除或干擾地段或其周圍所生長的樹木；署長於給予批准時可就移植、補償美化環境或重新栽種施加其認為合適之條件。

(b) 住用停車位及住用電單車停車位不得：

(i) 轉讓，除非：

(I) 連同發展項目的住宅單位轉讓；或

(II) 轉讓予已是發展項目住宅單位業主之人士；或

(ii) 出租，除非出租予發展項目住宅單位之住客。

但於任何情況下，轉讓予任何一個住宅單位的業主或出租予任何一個住宅單位的住客的住用停車位及住用電單車停車位總數不得多於三個。

(c) (i) 住用停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目住宅單位的住客及其真實賓客、訪客或所邀請者之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。

(ii) 訪客停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目住宅單位的住客的真實賓客、訪客或所邀請者之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。

(iii) 上文第5(i)(iii)段提及的停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目或其用作該段分別訂明的用途的任何部分的佔用人及其真實賓客、訪客或所邀請者之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。

(iv) 供傷殘人士用停車位不得用作停泊供傷殘人士（按《道路交通條例》、其附屬規例及任何修訂法例定義）使用且屬於發展項目住客或佔用人及其真實賓客、訪客及所邀請者之車輛之外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作

他用的車輛或用作汽車清潔美容服務。

(v) 住用電單車停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目住宅單位的住客及其真實賓客、訪客或所邀請者之電單車以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。

(vi) 上文第5(i)(vi)段提及的停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目或其用作上文第5(i)(iii)段分別訂明的用途的任何部分的佔用人及其真實賓客、訪客或所邀請者之電單車以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。

(vi) 上落貨車位不得用作供與發展項目有關之貨車上落貨之外的其他用途。

(d) 承授人須於任何時候，尤其是當進行建造、保養、更新或維修工程（「**該等工程**」）時，採取或安排採取所有恰當及足夠的謹慎、技巧及預防措施，以免對置於或行經該地段或其任何部分或綠色範圍或該兩者之上、之下或旁邊的任何政府或其他現存排水渠、水道或河道、主水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他工程或裝置（「**該等服務**」）造成損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等服務之位置及高度，及須就如何處理或會受該等工程影響之該等服務向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。承授人須遵守及自費達成署長於發出上述批准時可就該等服務施加的要求，包括任何有需要的改道、重鋪或恢復原狀的成本。承授人須自費在各方面維修、修復及還原所有因該等工程而起對該地段或其任何部分或綠色範圍或該兩者或任何該等服務以任何方式造成的損壞、干擾或阻礙，至使署長滿意（溝渠、污水渠、雨水渠或主水管除外，其之修復須由署長進行（除非署長另有決定），且承授人須應要求向政府支付上述工程之費用）。若承授人未能對該地段或其任何部分或綠色範圍或該兩者或任何該等服務進行任何所需之改道、重鋪、維修、修復及還原至使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修復及還原，且承授人須應要求向政府支付上述工程之費用。

(e) (i) (I) 承授人確認，於批地文件日期當天，該地段於批地文件附圖上以粉紅色黑斜線及以“D.R.”標示的部分（「**渠務專用範圍**」）內有若干現存沙井、溝渠及污水收集設施（「**現存污水收集設施**」）。在不損害批地文件一般條件第5(a)及5(b)條一般性的情況下，承授人須視作已信納並接受該地段在現存污水收集設施的存在的情況下於批地文件日期當天的情況及狀態，且不得就此或因此而作出或提出任何性質的反對或申索。政府就任何因現存污水收集設施的存在而對承授人造成或其所蒙受的損失、損壞、滋擾或干擾承擔任何責任或法律責任。承授人須就所有直接或間接由現存污水收集設施而起的或與之有關連的法律責任、損失、申索、成本、索求、訴訟或其他程序向政府彌償或使之獲得彌償。

(II) 渠務專用範圍內不得建立任何構築物或任何構築物的支撐。

(III) 即使有上文第(i)(II)段，如有署長事先書面同意及在遵從署長可施加的條件的情況下，承授人可在渠務專用範圍上豎立或容許豎立小型構築物，但前提是若及當署長提出要求，承授人須自費於署長指定的期限內移除或拆卸該等構築物及復原渠務專用範圍至使署長滿意。若承授人未能於指定期限內進行該等移除、拆卸或復原工程，或因緊急情況所需，署長可進行該等其認為有需要的工程，且承授人須向政府繳付該等工程的費用。

(ii) 政府、署長及康樂及文化事務署署長及獲其妥為授權的官員、承辦商或其工人（統稱「**渠務專用範圍的授權人士**」），不論是否攜同工具、設備、機器或車輛，有權於任何時間進出穿越該地段以敷設、視察、維修、保養、更換或更新署長可要求或授權的經過、貫穿或藏於渠務專用範圍的排水渠、沙井、下水道、渠道、排水設施及所有其他服務（「**公用事業**」）。任何可阻礙通往公用事業的通道的或使公用事業超出其負荷的任何性質的物件或材料均不得放置於渠務專用範圍內。若署長認為（其意見為最終意見及對承授人有約束力）渠務專用範圍內有可阻礙通往公用事業的通道的或使公用事業超出其負荷的任何性質的物件或材料，署長有權以書面通知形式要求承授人自費拆卸或移除該等物件或材料並復原渠務專用範圍，至使署長於各方面滿意。如承授人忽略或未能在指明期限內遵行該通知，或因緊急情況所需，署長可進行該等其認為有需要的移除、拆卸及復原工程，且承授人須應要求向政府繳付該等工程的費用。

(iii) 除就因行使上文第(ii)段提及的權利及權力而開挖的任何坑道的復原工程外，政府、署長、康樂及文化事務署署長及渠務專用範圍的授權人士就因其行使上文第(ii)段提及的自由進出穿越的權利及進行敷設、視察、維修、保養、更換或更新公用事業的權利而起的或其附帶的對承授人造成或承授人所蒙受的損失、損壞、滋擾或干擾均無責任，且不得向政府、署長、康樂及文化事務署署長及渠務專用範圍的授權人士就任何該等損失、損壞、滋擾或干擾索償。

(f) 承授人須於指定時限內自費向環境保護署署長呈交或安排向其呈交排污影響評估（「**排污影響評估**」）至使其在各方面滿意，以取得其書面批准；排污影響評估須載有包括環境保護署署長所要求的資料和詳情，包括但不限於所有可因發展該地段而引起的不良排污影響，及對緩解措施、改善工程及其他措施及工程的建議。承授人並須自費於環境保護署署長可訂明的期限內實施經批准的排污影響評估內所載的建議，使其在各方面滿意。

(g) 承授人須於指定時限內自費向環境保護署署長呈交或安排向其呈交噪音影響評估（「**噪音影響評估**」）以供其書面批核，使其在各方面滿意；噪音影響評估須載有包括環境保護署署長所要求的資料和詳情，包括但不限於所有與發展該地段有關連的湖康街變電站及湖山路魚類批發市場的噪音影響評估，及對緩解措施、改善工程及其他措施及工程的建議。承授人並須自費於環境保護署署長可訂明的期限內實施經批准的噪音影響評估內所載的建議，使其在各方面滿意。

(h) 請參閱上文4及5段。

(i) 當承授人未能或忽略履行、遵守或遵行批地文件，政府有權收回該地段或其任何部分及在該地段或其任何部分上的所有或任何建築物、豎立物或工程及取回其管有權。當該地段被收回：(i)承授人於批地文件下就該地段被重收回的部分的權利將完全地告停止或終止；(ii)政府之任何其他權利、濟助及申索將不受損害；及(iii)承授人無權獲得任何地價退款、濟助或賠償。

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

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

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

(b) Government accommodation comprising: (i) one day-care centre for the elderly ("**the DE**"); (ii) three parking spaces for the parking of public light buses belonging to the occupiers of the DE and their bona fide guests, visitors and invitees; and (iii) one lay-by for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and light buses in connection with the DE (which accommodation together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine are hereinafter collectively referred to as "**the Government Accommodation**").

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

See 1(a) above.

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

Not applicable.

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

Not applicable.

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

See the plans below in this section.

6. General public's right to use

The general public has the right to use those facilities mentioned in 1 that are for public use in accordance with the Land Grant.

7. Management, operation and maintenance

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

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

A. Green Area and the Structures

Land Grant:

Special Condition Nos. (2) to (5)

"(2) (a) The Purchaser shall:

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

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

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

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

(ii) within 66 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

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

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

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

(3) For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The

Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise.

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

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

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

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

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

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

Special Condition No. (49)

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

Deed of Mutual Covenant

Clause 1

" "Green Area" means collectively the Green Area and the Structures defined in Special Condition No. (2)(a)(i);"

Clause 10.1(i)

"(i) [Management Expenses shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Land under this Deed including (without limitation)] all expenses in relation to the repair and maintenance of the Green Area (to the extent that the Green Area has not been re-delivered to the Government in accordance with the Land Grant);"

Paragraph 17, Schedule 6

"17. Green Area. [The First Owner shall have] [t]he right to hand over and redeliver to the Government the Green Area in accordance with the Land Grant."

Paragraph 2(a) and 2(b), Schedule 9

"[The Manager shall have the power:]

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

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

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

with some reputable insurance company as comprehensively as reasonably and commercially possible in the name of the Manager and for and on behalf of the Owners according to

their respective interests and to pay all premia required to keep such insurance policies in force. Such insurance could be a block insurance for the entire Development including areas which are not Common Parts.

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

Paragraph 4(c), Schedule 9

"(c) [The Manager shall have the power] [t]o comply with and ensure compliance with all laws and provisions of the Land Grant which are applicable to the Common Parts, the Land as a whole or the Green Area (to the extent that the Green Area has not been re-delivered to the Government in accordance with the Land Grant)."

Paragraph 12(d), Schedule 9

"(d) [The Manager shall have the power] [t]o comply with and take all steps the Manager may decide to ensure the compliance with all provisions in the Land Grant applicable to the Land as a whole, including those relating to the repair and maintenance of the Green Area (to the extent that the Green Area has not been re-delivered to the Government in accordance with the Land Grant)."

Paragraph 26, Schedule 9

"26. Matters outside boundary. [The Manager shall have the power] [t]o carry out and perform, in relation to the repair and maintenance of the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), all acts, activities and works required by the Land Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Land Grant, the law or those insurers in relation to the same."

Deed of Dedication: not applicable

B. The Government Accommodation

Land Grant:

Special Condition No. (12)(a) and (b)

"(12)(a) Notwithstanding the user restriction under Special Condition No. (7)(b) hereof, the Purchaser shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule annexed hereto (hereinafter referred to as "the Technical Schedule") and the plans approved under Special Condition No. (13)(a) hereof, the following accommodation:

(i) one day-care centre for the elderly with a net operational floor area of not less than 358 square metres located on the ground level (hereinafter referred to as "the DE");

(ii) three parking spaces each measuring 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres for the parking of public light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the occupiers of the DE and their bona fide guests, visitors and invitees; and

(iii) one lay-by measuring 3.0 metres in width and 9.0 metres in length with a minimum headroom of 3.8 metres located on the ground level for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and light buses in connection with the DE

to be completed and made fit for occupation on or before the 30th day of June 2019 (which accommodation 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 Purchaser) are hereinafter collectively referred to as "the Government Accommodation"). For the purpose of this sub-clause (a), the decision of the Director as to what constitutes the ground level shall be final and binding on the Purchaser.

(b) The Government hereby reserves the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation or any part thereof."

Special Condition No. (14)

"(14)(a) The Director shall have the right to amend, vary, alter, modify or substitute the Technical Schedule as he shall in his absolute discretion deem fit.

(b) No amendment, variation, alteration, modification or substitution to the Technical Schedule shall be made by the Purchaser except with the prior written approval of the Director.

(c) Any amendment, variation, alteration, modification or substitution by the Director under sub-clause (a) of this Special Condition or by the Purchaser as approved by the Director under sub-clause (b) of this Special Condition shall be deemed to be incorporated into the Technical Schedule and form part thereof. In the event of any inconsistency or variation between the Technical Schedule and these Conditions, these Conditions shall prevail unless otherwise agreed by the Purchaser and the Director."

Special Condition No. (25)

"(25)(a) The Purchaser shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (34)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"):

(i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

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

(iii) all building services installations, plants 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;

(iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

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

(b) The Purchaser hereby indemnifies and shall keep indemnified the Government and F.S.I. from and 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 Purchaser to maintain the Items.

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

Deed of Mutual Covenant

Clause 1

" "Development Common Parts" means those Common Parts which are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of different Flats, Parking Spaces and the Commercial Accommodation (whether or not the same are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of the Government Accommodation as well)…

…

"FSI" means The Financial Secretary Incorporated, a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance Cap. 1015 of the Laws of Hong Kong and the expression "FSI" shall mean FSI in its capacity as the Owner of the Government Accommodation and, if the context so permits, the successors and assigns of FSI as Owner of the Government Accommodation;

…

"Government Accommodation" shall have the same meaning as defined in Special Condition No.(12)(a) comprising one day-care centre for the elderly (as defined in Special Condition No.(12)(a)(i)), three parking spaces (referred to in Special Condition No.(12)(a)(ii)) and one lay-by (referred to in Special Condition No.(12)(a)(iii)) together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands may in his absolute discretion determine, which is (for identification purpose) coloured brown on the Plans and with its demarcation shown by broken red lines on the Plans, in respect of which the Right to Occupy belongs to the Owner of the Shares allocated thereto; but excluding anything which forms part of the Items;

"Government Accommodation Maintenance Expenses" means all costs expended by the Manager under Clause 8.9 in carrying out such maintenance of, at the request of the Owner of the Government Accommodation, the services, facilities and installations exclusively serving the Government Accommodation;

"GPA" means the Government Property Administrator, Government Property Agency of 31st Floor, Revenue Tower, No. 5 Gloucester Road, Wanchai, Hong Kong; and shall include his successors-in-title and any other officer or department of the Government or any government or administrative authorities holding or bearing whatsoever title or office who or which may at any time and from time to time take up and/or replace and/or assume and/or exercise, in whole or in part, any function or role of the Government Property Administrator;

…

"Items" means the items referred to in Special Condition No.(25)(a), namely:

(a) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

(b) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development;

(c) all building services installations, plants 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;

(d) all the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

(e) all other common parts and facilities serving the Government Accommodation and the remainder of the Development;

…

"Management Expenses" means the Management Expenses more particularly described in Clause 10.1 but excluding the Government Accommodation Maintenance Expenses;

…

"Parking Common Parts" means those Common Parts which are provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Parking Spaces and visitors' parking spaces (whether or not the same are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of the Government Accommodation as well); and shall include:

…

(f) all those Items (which are non-structural and non-loading bearing in nature) which are provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Parking Spaces and visitors' parking spaces (whether or not the same are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of the Government Accommodation as well) and not for the use and benefit of the Owners, occupiers, licensees and invitees of the Flats or the Commercial Accommodation; …

…

"Residential Common Parts" means those Common Parts which are provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Flats (whether or not the Owner, tenants, occupiers, licensees or invitees of the Government Accommodation are also benefited); and shall include:

…

(n) all those Items which are provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Flats (whether or not the same are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of the Government Accommodation as well) and not for the use and benefit of the Owners, occupiers, licensees and invitees of the Parking Spaces or the Commercial Accommodation; …"

Clause 2(m) and (o)

"(m) where under this Deed the Manager has the power or right to make any decision, form any opinion or give or withhold any consent or approval, such power or right shall be exercised in its reasonable discretion and such consent or approval must not be unreasonably withheld provided that such decision, opinion, consent or approval shall not be binding on the Owner of the Government Accommodation;

…

(o) the rights of the Owner of the Government Accommodation may be exercised in accordance with this Deed by an Owner of a part of the Government Accommodation in respect of the part he owns;…"

Clause 5.3

"5.3 FSI. FSI, its lessees, tenants, licensees and persons authorized by FSI and the Owner or occupier of the Government Accommodation shall have the additional rights set out in

Schedule 8. Such rights and all other rights, easements and privileges of the FSI under this Deed may be exercised from time to time without the permission, approval, consent or concurrence of any other Owner, the Manager, the Owners' Corporation or any other person."

Clause 5.4

"5.4 Additional rights subject to rights of FSI. Notwithstanding anything in this Deed:

(a) the additional rights conferred under Clause 5.1 and Schedule 6 shall be subject to the rights and privileges of the FSI and shall not in any way adversely affect or prejudice the rights, easements and privileges of the FSI under this Deed and the Land Grant;

(b) no Owner shall represent the FSI or GPA in any dealings with the Government directly affecting the Government Accommodation, and whether a dealing directly affects the Government Accommodation shall be determined by the GPA in its sole discretion; and

(c) no chimneys, flues, pipes or other structures or facilities shall be installed or affixed onto the external walls of the Government Accommodation save and except where required by or with the prior consent of the Owner of the Government Accommodation."

Clause 8.8

"8.8 Limitation of Manager's powers vis-à-vis FSI. Notwithstanding anything in this Deed:

(a) the exercise of the Manager's powers and performance of the Manager's duties under this Deed shall be subject to the rights and privileges of the FSI and shall not in any way adversely affect or prejudice the rights, easements and privileges reserved to the FSI under this Deed and the Land Grant;

(b) the Manager shall not represent the FSI or GPA in any dealing with the Government; and

(c) any consent that the Owner of the Government Accommodation is required under this Deed to obtain from the Manager shall not be unreasonably withheld and the Owner of the Government Accommodation shall not be required to pay any amount in relation to an application for and the grant of such consent."

Clause 8.9

"8.9 Maintenance of Government Accommodation. The Owner of the Government Accommodation shall manage and maintain the Government Accommodation. Notwithstanding the aforesaid, upon the request of the Owner of the Government Accommodation, the Manager shall undertake the maintenance of services, facilities and installations exclusively serving the Government Accommodation Provided That the Manager shall not carry out such maintenance until the Manager has:

(a) submitted an estimate of the expenses involved (together with supporting documents and any other relevant information considered necessary by the Owner of the Government Accommodation); and

(b) the Owner of the Government Accommodation has approved in writing the estimated maintenance expenses and the maintenance works to be carried out."

Clause 8.10

"8.10 Items. The Manager shall properly manage and maintain the Items. The Owners (excluding the Owner of the Government Accommodation) shall indemnify and keep indemnified the FSI and the Government against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatever nature arising out of or as a consequence of the failure of the Owners (excluding the Owner of the Government Accommodation) and the Manager to maintain the Items."

Clause 10.1

"10.1 Management Expenses. Management Expenses shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Land under this Deed … Notwithstanding anything in this Deed, Management Expenses shall not include Government Accommodation Maintenance Expenses."

Clause 10.3(i)

"(i) Notwithstanding anything in this Deed:

(i) subject to the other provisions of this Clause 10.3(i), the FSI as Owner of the Government Accommodation shall be responsible for the maintenance and management of the Government Accommodation but shall not be liable to contribute towards the Management Expenses and any management and maintenance charges in respect of the remainder of the Development and shall not be liable to contribute towards the Management Expenses and any management and maintenance charges in respect of the Items;

(ii) the FSI as Owner of the Government Accommodation shall be liable for payment of the management and maintenance charges only in respect of facilities or services which actually serve the Government Accommodation or are used by the occupier thereof or the servants, contractors, agents or visitors of the FSI as the Owner of the Government Accommodation Provided That:

(1) the liability of the FSI shall:

(A) be as determined by the GPA or person nominated by the Director of Lands for this purpose;

(B) in any event, not exceed the proportion of the management and maintenance charges which the respective gross floor area of the Government Accommodation, namely 620.476 square metres or the relevant part thereof bears to the total gross floor area of the Development, namely 19,163.920 square metres; and

(C) only commence from the date of assignment or the date of taking over of the Government Accommodation or such relevant part thereof, whichever is the earlier;

(2) the FSI shall incur no liability for payment of any management and maintenance charges unless and until the amount of the same shall have first been approved in writing by the GPA or person nominated by the Director of Lands for this purpose; and

(3) the FSI as owner of the Government Accommodation shall have no liability for any contribution towards any management and maintenance charges for any other part of the Development (whether Common Parts or otherwise) or for the provision of facilities or services which do not, in the opinion of the GPA or person nominated by the Director of Lands for this purpose, directly serve or otherwise directly benefit the Government Accommodation.

(iii) the FSI shall reimburse the Manager all Government Accommodation Maintenance Expenses; and

(iv) the FSI shall reimburse to the Manager all capital expenditure, as shall first be approved by the GPA or person nominated by the Director of Lands for this purpose, in respect of facilities and services which actually serve the Government Accommodation or are

used by the occupier thereof, his servants, contractors, agents or visitors."

Clause 10.20

"10.20 Exemptions for FSI. Notwithstanding anything in this Deed and notwithstanding Clause 10.3(i), FSI as Owner of the Government Accommodation shall not be liable for any payment of:

(a) Management Fees Deposit;

(b) Special Fund except for the reimbursement of capital expenditure, as shall first be approved by GPA or person nominated by the Director of Lands for this purpose, in respect of facilities and services which actually serve the Government Accommodation or are used by the occupier thereof, his servants, contractors, agents or visitors;

(c) insurance premium in respect of the Government Accommodation;

(d) Debris Removal Charge;

(e) interest and penalty charges on late or default payment of management and maintenance charges;

or payment of a like nature."

Clause 11.11(e)

"(e) [Save as otherwise provided in this Deed, any resolution on any matter concerning the Land passed by a simple majority of votes at a duly convened Owners' meeting by Owners present in person or by proxy and voting shall be binding on all the Owners Provided That] no resolution shall adversely affect the use, operation or maintenance of the Government Accommodation or any part thereof or prejudice the rights of the Owner of the Government Accommodation under Clause 5.3 and Schedule 8, and the GPA may in its sole discretion determine whether or not the use, operation or maintenance of the Government Accommodation is affected, which said determination shall be binding on the Owners."

Clause 12.8(e)

"(e) Notwithstanding anything in this Deed, no resolution of the Owners' Committee shall adversely affect the use, operation or maintenance of the Government Accommodation or any part thereof or prejudice the rights of the Owner of the Government Accommodation under Clause 5.3 and Schedule 8."

Clause 12.12

"12.12 The right of the Owner of the Government Accommodation to attend meetings. The Owner of the Government Accommodation shall have the right to attend meetings of the Owners' Committee and all notices, agendas and minutes of the meetings of the Owners' Committee shall be sent to the FSI free of charge in the manner provided in Clause 14.7(e)."

Clause 14.7(e)

"(e) All accounts, reports, Budgets, notices, documents, demands, information and plans to be served on or provided to FSI shall be provided free of charge and sent by prepaid post or delivered by hand to the Government Property Administrator, Government Property Agency, 31st Floor, Revenue Tower, 5 Gloucester Road, Wanchai, Hong Kong, or such other person and address as nominated by the FSI in writing."

Clause 14.13

"14.13 Exemption for FSI re nominated contractors and fitting out. The FSI as Owner of the Government Accommodation shall be exempted from requirements (if any) under this Deed to use maintenance or services contractors nominated by the Manager or any other person and from Development Rules regulating fitting out works (if any)."

Clause 14.14

"14.14 Provision of plans of Common Parts to FSI. The Manager shall provide to the Owner of the Government Accommodation free of charge a copy of plans showing the areas comprised in the Common Parts and any amendment to the plans from time to time."

Clause 14.18

"14.18 Provision of accounts, etc. to FSI. As may be requested in writing by GPA, the Manager shall provide FSI free of charge with quarterly accounts, audited reports and Budgets to justify the expenses incurred or estimated."

Paragraph 1(c), Part A, Schedule 3

"(c) [Each Owner shall have the benefit of the following rights (in common with all persons having the like right):] [Subject to the rights of the Manager and the First Owner in this Deed and subject also to the Land Grant, the right for the Owner and his tenants, licensees and invitees to use the Common Parts for all purposes connected with the proper use and enjoyment of his Unit Provided That] the Owner of the Government Accommodation and its lessees, tenants, licensees and persons authorised by it or occupier for the time being of the Government Accommodation, shall have the right to go pass and repass over and along and to use any Common Parts in connection with the proper use and enjoyment of the Government Accommodation and to use and receive the benefit of any Common Parts;"

Paragraph 2 to 4, Part A, Schedule 3

"[Each Owner shall have the benefit of the following rights (in common with all persons having the like right):]

2. Right of support and shelter. The right to subjacent and lateral support and to shelter and protection from the other parts of the Land and the right for the FSI, its lessees, tenants, licensees and persons authorized by it and the Owner and occupier for the time being of the Government Accommodation to have shelter, support and protection for the Government Accommodation from other parts of the Land.

3. Right to passage of utility services. The right to uninterrupted passage and running of soil, water, gas, electricity, air, smoke, information and other utility services (if any) from and to his Unit through the Conduits which are now or may at any time be in, under or passing through the Land for the proper use and enjoyment of his Unit (and, in the case of the Owner of the Government Accommodation, the right, at all times, for the Owner of the Government Accommodation, its lessees, tenants, licensees and persons authorised by it and occupier for the time being of the Government Accommodation, of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the gutters, sewers, drains, flues, conduits, ducts, watercourses, cables, pipes, wires and other conducting media now or during the term granted or agreed to be granted under the Land Grant laid on or running through any part of the Land and any part of the Development).

4. Right of entry to other parts of Land to repair. The right for any Owner with or without surveyors, workmen and others and with or without plant, equipment and materials at all reasonable times upon notice (except in an emergency when no notice is required and the entry may take place at all times) to enter upon other parts of the Land for the purpose of carrying out any works for the maintenance and repair of his Unit (such works not being the responsibility of the Manager under this Deed and which cannot practically be carried out without such access) causing as little disturbance as reasonably possible and forthwith making good any damage thereby caused to any part of the Land Provided That where such a right is exercised against the Government Accommodation the prior approval of the Owner of the Government Accommodation is required (except

in emergency) and the Owner exercising the right shall be liable for all costs and expenses incurred for any damage caused to the Government Accommodation."

Paragraph 2, Schedule 5

"2. Outgoings. [The Owners covenant] [t]o pay and discharge all taxes, rates and outgoings payable in respect of his Unit and to indemnify the other Owners against all liabilities in respect thereof Provided That all outgoings including Monthly Management Fees and Government rent payable in respect of a Unit up to and inclusive of the date of the first assignment of that Unit shall be paid by the First Owner. For the avoidance of doubt, all outgoings including Management Expenses and any Government rent up to and inclusive of the date of assignment of a Unit must be paid by the First Owner, and an Owner of that Unit must not be required to make any payment or reimburse the First Owner for these outgoings."

Schedule 8

"FSI, its lessees, tenants, licensees and persons authorized by it and the Owner and occupier for the time being of the Government Accommodation shall have the benefit of the following rights, privileges and easements:

1. the right of shelter, support and protection for the Government Accommodation;

2. the right of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the gutters, sewers, drains, flues, conduits, ducts, watercourses, cables, pipes, wires and other conducting media now or during the term agreed to be granted by the Land Grant laid on or running, through any part of the Land and any part of the Development;

3. the right at its own cost to alter, divert, vary, relay or reinstate any of the services and facilities serving exclusively the Government Accommodation or any part thereof (hereinafter referred to as "the Government Accommodation Services") at any time at its absolute discretion without any charge by the Owners or the Manager Provided that proper and adequate care and precaution shall be taken during any alteration, diversion, variation, relaying or reinstatement works of the Government Accommodation Services so as to ensure that no damage is caused to the services and facilities within the Land and serving all those parts of the Development other than the Government Accommodation;

4. the right to go, pass and repass over and along and to use and receive the benefit of any Common Parts in connection with the proper use and enjoyment of the Government Accommodation or any part thereof;

5. the right at all reasonable times with or without surveyors, contractors, workmen and others and with or without vehicles, plant, equipment, material and machinery to enter upon the Land or any part of the Development for the purposes of extending or carrying out maintenance, repair, addition, alteration and other works to the Government Accommodation or any part thereof and services and facilities serving the Government Accommodation and maintenance, repair, alteration, diversion, variation, relaying and reinstatement works to the Government Accommodation Services or any part thereof and services and facilities serving the Government Accommodation;

6. the free and uninterrupted rights of way to and from the Government Accommodation or any part thereof as may be required by the Director of Lands;

7. the exclusive right to install, erect, exhibit, display, maintain, repair, remove and renew signs and advertisements on the walls, columns and other structural elements of, within, around and on the boundary of the Government Accommodation or any part thereof as FSI shall deem fit and the right of access over the Land or any part thereof or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material for the purposes of inspecting, installing, erecting, exhibiting, displaying, maintaining, repairing, removing and renewing such signs and advertisements;

8. the right of access to the lighting conduits, such fire services, ventilation and other services, facilities, installations, fixtures, ancillary works, plants and materials fixed on, in or to the roof slabs, walls and other structural elements of the Government Accommodation;

9. the right to alter and run additional services to serve and benefit exclusively the Government Accommodation or any part thereof on the walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and other structural elements of, in, around, within, above and below the Government Accommodation and the related right of access over the Land or any part thereof or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material; and

10. the right at its absolute discretion to alter or vary at any time the use of the Government Accommodation or any part thereof without having to obtain the approval or consent of the Owners or the Manager."

Deed of Dedication: not applicable

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

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

(b) 由以下項目組成的設施：(i)一間老人日間護理中心（「DE」）；(ii)三個供屬於DE佔用人及其真實賓客、訪客及被邀請人的輕型巴士停泊的停車位；及(iii)一個供與DE有關連的車輛（包括的士、救護車及輕型巴士）上落客用的停車處（上述設施連同其他署長可據其絕對酌情權確定供上述設施專用之任何地方、設備、服務及裝置統稱為「**政府設施**」）。

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

見第1(a)段。

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

不適用。

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

不適用。

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

見本節內之圖則。

6. **公眾之使用權**

公眾有權按照批地文件使用供公眾使用的第1段所提及之設施。

7. **管理、營運及維持**

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

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

A. **綠色範圍及該等構築物**

批地文件：

特別條件第(2)至(5)條

「(2)(a) 承授人須：

(i) 於本協議簽立日後66個曆月內（或其他經署長延後的期限內），自費以署長批准的方式及材料，按署長批准的標準、高度、定線及設計，至使署長在各方面滿意：

(I) 鋪設及塑造若干未來道路於批地文件隨附圖則上顯示為綠色的部分（以下統稱為「綠色範圍」）；及

(II) 提供及建造署長可全權指定的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（以下統稱為「該等構築物」）

使建築、車輛及行人交通將可於綠色範圍上進行；

(ii) 於本協議簽立日後66個曆月內（或其他經署長延後的期限內），自費於綠色範圍上鋪設路面、路邊石及管道，並就其提供署長可能要求提供的溝渠、下水道、排水渠、有管道接駁供水系統的消防龍頭、街燈、交通標誌、街道設施及道路標記，至使署長滿意；及

(iii) 自費保養綠色範圍連同該等構築物及建造、安裝及提供在其上或內所有構築物、路面、溝渠、下水道、排水渠、消防龍頭、服務、街燈、交通標誌、街道設施、道路標記及植物，至使署長滿意，直至綠色範圍之管有權按本文特別條件第(3)條交回政府為止。

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

(c) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、破壞、滋擾或干擾，不論是因承授人履行其於本特別條件第(a)段下的責任或政府行使其於本特別條件第(b)段下的權利或其他權利而起的或其附帶的，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、破壞、滋擾或干擾提出任何申索。

(3) 承授人將於本協議簽立日獲授予綠色範圍的管有權，目的僅為進行本文特別條件第(2)條指明須進行的工程。綠色範圍須應要求交回政府，但無論如何，若署長發出信件表示本文件各項條件已妥為履行至使其滿意，綠色範圍即被視為已於發信當天被承授人交回政府。承授人須在其管有綠色範圍期間的所有合理時間內容許政府及公眾車輛及行人自由出入綠色範圍，並確保通道不受工程干擾或阻礙，不論是根據特別條件第(2)條進行之工程或其他工程。

(4) 未經署長書面同意，承授人不得使用綠色範圍作儲存用途或任何臨時構築物之建造或任何除進行特別條件第(2)條指明之工程外之用途。

(5) (a) 承授人須在其管有綠色範圍期間的所有合理時間內：

(i) 允許政府、署長及其官員、承辦商及代理人及任何獲署長授權的人士有權進出穿越該地段及綠色範圍，以便視察、檢查及監督任何須遵從本文特別條件第(2)(a)條進行的工程，及進行、視察、檢查及監督本文特別條件第(2)(b)條提及的工程及任何其他署長認為有需要在綠色範圍內進行的工程；

(ii) 允許政府及獲政府授權的相關公共事業公司應其要求進出穿越該地段及綠色範圍，以供其在綠色範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及於其後保養為向該地段或任何毗連或鄰近土地或處所提供電訊、電力、氣體（如有）及其他服務而所需的管道、電線、導管、電纜管道及其他傳導媒體及附屬設備；承授人須就有關任何上述於綠色範圍內進行之工程之所有事宜與政府及獲政府妥為授權的有關公共事業公司通力合作；及

(iii) 允許水務監督之官員或其他獲其授權之人士應其要求進出穿越該地段及綠色範圍，以進行任何與綠色範圍內之水務設施之操作、保養、維修、更換及改動有關的工程。

(b) 政府、署長及其官員、承辦商及代理人及任何其他按本特別條件第(a)段妥為授權的人士或公用事業公司就因其行使本特別條件第(a)段之權利而起的或其附帶的任何對承授人或任何其他人士所造成或其所蒙受的損失、破壞、滋擾或干擾概不負責。」

特別條件第(49)條

「(49) 承授人須於任何時候，尤其是當進行建造、保養、更新或維修工程（「該等工程」）時，採取或安排採取所有恰當及足夠的謹慎、技巧及預防措施，以免對置於或行經該地段或其任何部分或綠色範圍或該兩者之上、之下或旁邊的任何政府或其他現存排水渠、水道或河道、主水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他工程或裝置（「該等服務」）造成損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等服務之位置及高度，及須就如何處理或會受該等工程影響之該等服務向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。承授人須遵守及自費達成署長於發出上述批准時可就該等服務施加的要求，包括任何有需要的改道、重鋪或恢復原狀的成本。承授人須自費在各方面維修、修復及還原所有因該等工程而起對該地段或其任何部分或綠色範圍或該兩者或任何該等服務以任何方式造成的損壞、干擾或阻礙，至使署長滿意（溝渠、污水渠、雨水渠或主水管除外，其之修復須由署長進行（除非署長另有決定），且承授人須應要求向政府支付上述工程之費用）。若承授人未能對該地段或其任何部分或綠色範圍或該兩者或任何該等服務進行任何所需之改道、重鋪、維修、修復及還原至使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修復及還原，且承授人須應要求向政府支付上述工程之費用。」

公契

第1條

「「綠色範圍」指特別條件第(2)(a)(i)條所定義之「綠色範圍」及「該等構築物」；」

第10.1(i)條

「(i) 〔管理開支指按本公契管理本土地時一切必要及合理招致的支出、費用及收費，包括（但不限於）〕（就綠色範圍尚未按批地文件交還政府而言）所有與綠色範圍的維修及保養有關之開支；」

附表6第17段

「17. 綠色範圍.〔第一業主〕有權按批地文件將綠色範圍交予及交還政府。」

附表9第2(a)及2(b)段

「〔管理人有權：〕

(a) 除業主立案法團（如成立）另有指示外，按管理人可決定之條款為以下事項投保：

(i) 公用部分、綠色範圍（就綠色範圍尚未按批地文件交還政府而言）及斜坡結構的火險或其他風險保險，保險金額為十足全新重置價值；及

(ii) 為業主和管理人投購公共責任保險、第三者責任保險及佔用人責任保險、為聘用於該土地工作或專門與管理該土地有關的僱員投購僱主責任保險、及管理人可決定的其他風險和責任（包括因綠色範圍（就綠色範圍尚未按批地文件交還政府而言）而起的風險及責任）保險，保險金額為管理人認為合適者，

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

(b) 除第13.1條另有規定外，將管理人就任何公用部分、綠色範圍（就綠色範圍尚未按批地文件交還政府而言）或斜坡結構的任何損害或損失而追討得到的所有保險賠償金、補償或損害賠償用於維修、重建或修復該部分的公用部分、綠色範圍（就綠色範圍尚未按批地文件交還政府而言）或（視屬何情況而定）斜坡結構。」

附表9第4(c)段

「(c) 〔管理人有權〕遵行適用於公用部分、土地整體或綠色範圍（就綠色範圍尚未按批地文件交還政府而言）之所有法律及批地文件條款及確保其得以遵行。」

附表9第12(d)段

「(d) 〔管理人有權〕遵行所有適用於土地整體之批地文件條款（包括關於綠色範圍（就綠色範圍尚未按批地文件交還政府而言）的維修及保養之條款）及採取管理人可決定的一切措施以確保其得以遵行。」

附表9第26段

「26. 邊界外的事宜.〔管理人有權〕就綠色範圍（就綠色範圍尚未按批地文件交還政府而言）進行及履行批地文件、法律或對其投購保險的保險公司要求的、或管理人認為適當以履行及遵行批地文件條款、法律或上述保險公司的一切行為、活動及工程。」

撥出私人地方供公眾使用的契據：不適用

B. 政府設施

批地文件：

特別條件第(12)(a)及(b)條

「(12)(a) 即使本文特別條件第(7)(b)條訂有用途限制，承授人須自費在該地段內以良好及熟練的方式按隨附於此之工程規格附表（「工程規格附表」）及根據本文特別條件第(13)(a)條獲批的圖則建立、建造及提供以下設施，至使署長在各方面滿意：

(i) 一間面積不少於358平方米並位於地面層的老人日間護理中心（「DE」）；

(ii) 三個供按《道路交通條例》、其附屬規例及修訂法例獲發牌且屬於DE的佔用人及其真實賓客、訪客及被邀請人的輕型巴士停泊的停車位，每個停車位闊度為3.0米、長度為8.0米及最小淨空高度為3.3米；及

(iii) 一個位於地面層、供與DE有關連的車輛（包括的士、救護車及輕型巴士）上落客用的停車處，其闊度為3.0米、長度為9.0米及最小淨空高度為3.8米

上述設施須於2019年6月30日或之前全部建成至適宜佔用及運作（上述設施連同任何署長按其絕對酌情權確定（其決定為最終決定且對承授人有約束力）供上述設施專用之其他地方、設備、服務及裝置於下文統稱為「政府設施」）。就本(a)段而言，署長對何謂地面層的決定為最終決定且對承授人有約束力。

(b) 政府特此保留權利按其絕對酌情權隨時改動或變更政府設施或其任何部分的用途。」

特別條件第(14)條

「(14) (a) 署長有權按其絕對酌情權認為適宜者修訂、變更、改動、修改或替換工程規格附表。

(b) 除獲署長事先書面批准外，承授人不得修訂、變更、改動、修改或替換工程規格附表。

(c) 任何由署長根據本特別條件第(a)段作出的或由承授人經署長按本特別條件第(b)段批准而作出的修訂、變更、改動、修改或替換均須被視作已納入工程規格附表並成為其一部分。若工程規格附表與本文相

抵觸或兩者之間有任何差異，概以本文為準，除非承授人與署長另有協定。」

特別條件第(25)條

「(25) (a) 承授人須於本批地文件授予的年期內自費（本文特別條件第(34)(a)(ii)(I)條提及由FSI作出的分攤除外）保養以下項目（下稱「該等項目」）至使署長在各方面滿意：

(i) 政府設施外牆面飾及其中、外、內、上或下的所有牆、柱、樑、天花、天台樓板、車道或地台樓板的結構及其他結構元素；

(ii) 所有供政府設施及該地段內發展項目餘下部分使用的升降機、扶手電梯及樓梯；

(iii) 所有屬於服務政府設施及該地段發展項目的餘下部分的系統的一部分的大廈服務裝置、機器及器材（包括但不限於可攜或不可攜防火裝置器材）；

(iv) 所有政府設施下的結構樓板連同其內及其下的排水系統；及

(v) 所有其他供政府設施及該地段發展項目餘下部分使用的公用部分及設施。

(b) 承授人特此就所有因其未能保養該等項目而起或由此導致的所有任何性質的責任、損害、支出、申索、費用、索求、收費、行動及訴訟向政府及FSI作出彌償及使之獲得彌償。

(c) 僅就本特別條件的目的而言，「承授人」一詞不包括FSI。」

公契

第1條

「「發展項目公用部分」指該等提供或安裝給不同住宅單位、停車位及商場的業主、佔用人、被許可人或被邀請人共同使用及享用的公用部分（不論該部分是否同時提供或安裝給政府設施的業主、佔用人、被許可人或被邀請人共同使用及享用）…

…

「FSI」指財政司司長法團，即根據及憑藉《財政司司長法團條例》（香港法律第1015章）成立的單一法團；「FSI」一詞指以政府設施業主身分的財政司司長法團，及若文意允許亦指作為政府設施業主的財政司司長法團繼承人及承讓人；

…

「政府設施」的意義等同其於特別條件第(12)(a)條定義下的意義，由一間老人日間護理中心（按特別條件第(12)(a)(i)條下的定義）、三個停車位（於特別條件第(12)(a)(ii)條提及）及一個停車處（於特別條件第(12)(a)(iii)條提及）組成，連同地政總署署長可按其絕對酌情權確定為供上述設施專用之任何其他地方、設備、服務及裝置，其在圖則上（為識別目的）填上棕色並以紅色虛線標示其界線，其佔用權屬於其獲分配的份數的業主，但不包括任何屬該等項目一部分之任何事物；

「政府設施保養開支」指管理人於按第8.9條應政府設施業主要求保養專供政府設施使用之服務、設施及裝置時支出的費用；

「GPA」指香港灣仔告士打道5號稅務大樓31樓政府產業署之政府產業署署長；並包括其繼承人及在任何時候及不時接管及/或替換及/或承擔及/或行使政府產業署署長的全部或部分職能或職責的任何其他官員或政府部門或任何政府或行政機關（不論其擔任何職銜或職位）；

…

「該等項目」指特別條件第(25)(a)條提及的項目，即：

(a) 政府設施外牆面飾及其中、外、內、上或下的所有牆、柱、樑、天花、天台樓板、車道或地台樓板的結構及其他結構元素；

(b) 所有供政府設施及發展項目餘下部分使用的升降機、扶手電梯及樓梯；

(c) 所有屬於服務政府設施及發展項目的餘下部分的系統的一部分的大廈服務裝置、機器及器材（包括但不限於可攜或不可攜防火裝置器材）；

(d) 所有政府設施下的結構樓板連同其內及其下的排水系統；及

(e) 所有其他供政府設施及發展項目餘下部分使用的公用部分及設施。

…

「管理開支」指於第10.1條較詳細地描述的管理開支，唯不包括政府設施保養開支；

…

「車場公用部分」指提供或安裝給不同停車位及訪客停車位業主、佔用人、被許可人或被邀請人共同使用及享用的公用部分（不論該部分是否同時提供或安裝給政府設施的業主、佔用人、被許可人或被邀請人共同使用及享用）；其包括：

…

(f) 所有該等項目中屬非結構及非承重性質及提供或安裝給不同停車位及訪客停車位業主、佔用人、被許可人或被邀請人共同使用及享用而非供住宅單位或商場業主、佔用人、被許可人或被邀請人共同使用及享用的部分（不論該部分是否同時提供或安裝給政府設施的業主、佔用人、被許可人或被邀請人共同使用及享用）；…

…

「住宅公用部分」指提供或安裝給不同住宅單位業主、佔用人、被許可人或被邀請人共同使用及享用的公用部分（不論該部分是否同時益及政府設施的業主、佔用人、被許可人或被邀請人）；其包括：

…

(n) 所有該等項目中屬提供或安裝給不同住宅單位業主、佔用人、被許可人或被邀請人共同使用及享用而非供停車位或商場業主、佔用人、被許可人或被邀請人共同使用及享用的部分（不論該部分是否同時提供或安裝給政府設施的業主、佔用人、被許可人或被邀請人共同使用及享用）；…」

第2(m)及(o)條

「(m) 當本公契有條文賦予管理人權力或權利可作出任何決定、得出任何意見或發出或拒絕發出任何同意或批准，該權力或權利須按其合理酌情權行使，該等同意或批准不得不合理地拒絕發出，且前提是該等決定、意見、同意或批准對政府設施業主並無約束力；

…

(o) 政府設施業主的權利可由政府設施某一部分的業主就其所擁有的部分按本公契行使；…」

第5.3條

「5.3 FSI. FSI、其承租人、租客、被許可人及獲FSI或政府設施業主或佔用人授權的人士享有附表8訂明的額外權利。該等權利及FSI於本公契下的所有其他權利、地役權及特權可不時行使，而毋須任何其他業主、管理人、業主立案法團或任何其他人士的准許、批准、同意或贊同。」

第5.4條

「5.4 額外權利受制於FSI的權利. 即使本公契有任何規定：

(a) 第5.1條及附表6賦予的額外權利將受制於FSI的權利及特權，且不得以任何方式對FSI於本公契及批地文件的權利、地役權及特權有不利影響或造成損害；

(b) 所有業主不得在與政府的任何事務往來中處理直接影響政府設施的任何事宜時代表FSI或GPA，而某一事宜是否直接影響政府設施將由GPA全權決定；及

(c) 不得於政府設施外牆上安裝或加附煙囪、煙道、喉管或其他構築物或設施，政府設施業主要求或事先得其同意者除外。」

第8.8條

「8.8 管理人權力面對FSI的限制. 即使本公契有任何規定：

(a) 管理人於按公契行使權力及履行職責時須受制於FSI的權利及特權，且不得以任何方式對本公契及批地書保留給FSI的權利、地役權和特權有不利影響或造成損害；

(b) 管理人不得在與政府的任何事務往來中代表FSI或GPA；及

(c) 政府設施業主根據本公契有需要向管理人取得的任何同意不得不合理地拒絕發出；政府設施業主毋須就申請取得該等同意及發出該等同意支付任何款項。」

第8.9條

「8.9 政府設施的保養. 政府設施業主須管理及保養政府設施。即使有上述規定，當政府設施業主要求，管理人須承擔供政府設施專用之服務、設施及裝置之保養責任，唯管理人於完成下列事項前不得進行該等保養：

(a) 呈交所涉開支的估算（連同證明文件及任何其他政府設施業主認為有需要的相關資料）；及

(b) 獲得政府設施業主就將進行的保養工程及預計保養開支的書面批准。」

第8.10條

「8.10 該等項目. 管理人須妥善地管理與保養該等項目。業主（政府設施業主除外）須就因業主（政府設施業主除外）及管理人未能保養該等項目而起或其造成的任何性質的一切責任、損害、開支、申索、費用、要求、收費、行動及程序彌償FSI及政府及使其得到彌償。」

第10.1條

「10.1 管理開支. 管理開支指按本公契管理本土地時有需要地及合埋地招致的支出、費用、收費……即使本公契有任何規定，管理開支並不包括政府設施管理開支。」

第10.3(i)條

「(i) 即使本公契有任何規定：

(i) 除本第10.3(i)條其他條文另有規定外，FSI作為政府設施業主須負責政府設施之保養與管理，但毋須就發展項目的餘下部分分擔管理開支及任何管理及保養費用，亦毋須就該等項目分擔管理開支及任何管理及保養費用；

(ii) FSI作為政府設施業主僅須就實際供政府設施使用或為其佔用人或FSI作為政府設施業主的傭人、承辦商、代理人或訪客使用的設施或服務繳付管理及保養費用，但前提是：

(1) FSI的責任：

(A) 由GPA或地政總署署長為該目的提名的人士決定；

(B) 在任何情況下，佔管理及保養費用的比例不超過政府設施的總建築面積（即620.476平方米）或其有關部分的總建築面積佔發展項目總建築面積（即19,163.920平方米）的比例；及

(C) 只從政府設施或其有關部分的轉讓日期或接管日期開始，以較早者為準；

(2) FSI並無責任支付任何管理及保養費用，除非及直至該等款項首先獲得GPA或獲地政總署署長為該目的提名的人士的書面批准；及

(3) FSI作為政府設施業主並無責任分擔發展項目任何其他部分（不論是否公用部分）或GPA或獲地政總署署長為該目的提名的人士認為並非直接供政府設施使用或直接益及政府設施的設施或服務的管理及保養費用。

(iii) FSI須向管理人補還政府設施保養開支；及

(iv) FSI須就實際供政府設施使用或供其佔用人、其傭工、承辦商、代理人或訪客使用的設施及服務向管理人補還所有資本開支（其須首先經GPA或地政總署署長為該目的提名的人士批准）。」

第10.20條

「10.20 FSI享有的豁免. 即使本公契有任何規定及即使第10.3(i)條有任何規定，FSI作為政府設施業主毋須支付以下款項：

(a) 管理費按金；

(b) 特別基金（就實際供政府設施使用或供政府設施的佔用人、其傭工、承判商、代理人或訪客使用的設施及服務的資本開支（其須首先經GPA或獲地政總署署長為該目的提名的人士批准）的補還除外）；

(c) 有關政府設施之保險費；

(d) 廢料清理費；

(e) 因逾期或未能繳交管理及保養費用而徵收的利息及罰款或催收費用或逾期付款或欠繳管理及保養費支付任何罰款；

或類似性質的款項。」

第11.11(e)條

「(e) 〔除本公契另有規定外，在正式召開的業主大會上由親身出席作出表決或以代表代為表決的業主以簡單多數通過有關該土地任何事宜的決議將對全體業主有約束力，但前提是〕任何決議不得對政府設施或其任何部分的使用、運作及保養有不利影響，或損害政府設施業主於第5.3條及附表8下之權利，而GPA可全權決定政府設施的使用、運作及保養有否受影響，且該決定對全體業主有約束力。」

第12.8(e)條

「(e) 即使本公契有任何規定，業主委員會的任何決議不得對政府設施或其任何部分的使用、運作及保養有不利影響，或損害政府設施業主於第5.3條及附表8下之權利。」

第12.12條

「12.12 政府設施業主出席會議的權利. 政府設施業主有權出席業主委員會會議，而所有業主委員會會議的通知、議程及會議記錄須按第14.7(e)條的形式免費發送給FSI。」

第14.7(e)條

「(e) 所有需送達或提供給FSI的賬目、報告、預算、通知、文件、索求、資料及圖則須免費提供並經預付郵資郵件送遞至或由專人交付至香港告士打道5號稅務大樓31樓政府產業署政府產業署署長收或其他FSI書面提名的人士及地址。」

第14.13條

「14.13 FSI享有就指定承建商及裝修要求的豁免. FSI作為政府設施的業主獲豁免本公契中使用管理人或任何其他人士指定的保養或維修承建商的要求（如有）及發展項目守則中對裝修工程的要求（如有）。」

第14.14條

「14.14 提供公用部分圖則予FSI. 管理人須向政府設施業主免費提供顯示組成公用部分的地方的圖則副本及任何不時對圖則作出的修訂。」

第14.18條

「14.18 向FSI提供帳目等. 應GPA書面要求，管理人須免費向FSI提供每季度賬目、經審計報告及預算，以令已招致或預計的開支有理可據。」

附表3第A部分第1(c)段

「(c) 〔每名業主享有下列權利（與具有類似權利的所有人士共同享有）：〕〔在受制於本公契下管理人及第一業主的權利及受制於批地文件的情況下，業主及其租客、被許可人及被邀請人為所有與正當使用及享用其單位有關連的目的使用公用部分，但前提是：〕政府設施業主及其承租人、租客、被許可人及獲其或政府設施當其時的佔用人授權的人士有權往返穿越及使用任何公用地方作與正當使用及享用政府設施有關連的用途，及使用公用部分及收取其利益；」

附表3第A部分第2至4段

「〔每位業主享有下列權利（與所有具有類似權利的人士共同享有）：〕

2. 獲支撐及遮蓋的權利。有權從該土地其他部分獲得下方及橫向支撐及獲得遮蓋和保護；FSI及其承租人、租客、被許可人及獲其及政府設施當其時的業主及佔用人授權的人士有權為政府設施從該土地其他部分獲得遮蓋、支撐及保護。

3. 輸送公用事業服務的權利。有權為正當使用與享用其單位經現時或於任何時候可位於該土地之內或之下或穿過該土地的管道暢通無阻地傳送及輸送污物、水、氣體、電、空氣、煙霧、資訊及其他公用事業服務（如有）離開及到達其單位（且就政府設施業主而言，政府設施業主、其承租人、租客、被許可人及獲其或政府設施當其時的佔用人授權的人士有權於任何時候經現時或於批地文件所批出或同意批出的年期內鋪設於或行經該土地任何部分或發展項目任何部分的明渠、污水渠、排水渠、煙道、管道、槽、水道、電纜、管道、電線及其他傳導媒介自由傳送及輸送氣體、電、水、污水、空調、電話及所有其他服務離開及到達政府設施）。

4. 有權進入該土地其他部分進行維修。任何業主為就其單位進行任何保養及維修工程的目的（該等工程並非管理人於本公契下的責任且該等工程如無該通道則實際上不能進行），有權在任何合理時間內經通知後（除於緊急情況下則毋須通知可於任何時候進入）進入該土地的其他部分，不論是否隨同測量師、工人及其他人士亦不論是否攜同機械、設備及材料，在合理可能的情況下盡量減少干擾並立即修復因此對該土地任何部分造成的任何損害，唯當對政府設施行使該權利須事先獲政府設施業主批准（緊急情況除外），且行使權利之業主須承擔所有對政府設施造成的任何損害所招致的支出與開支。」

附表5第2段

「2. 支出. 〔業主作出契諾〕支付和繳清其單位須付的所有稅項、差餉及支出並就所有有關法律責任彌償其他業主，唯某一單位直至及包括其第一次轉讓日須付的所有支出包括每月管理費及政府地租須由第一業主承擔。為免生疑問，某一單位直至及包括其轉讓日的所有支出包括管理開支及任何政府地租須由第一業主承擔，該單位業主不得被要求繳付該等支出或就此補還第一業主。」

附表8

「FSI、其承租人、租客、被許可人及獲其及政府設施當其時的業主或佔用人授權的人士享有以下權利、特權及地役權：

1. 為政府設施取得遮蓋、支撐及保護的權利；

2. 於任何時候經現時或於批地文件所批出或同意批出的年期內鋪設於或行經該土地任何部分或發展項目任何部分的明渠、污水渠、排水渠、煙道、管道、槽、水道、電纜、管道、電線及其他傳導媒介自由傳送及輸送氣體、電、水、污水、空調、電話及所有其他服務離開及到達政府設施的權利。

3. 於任何時候按其絕對酌情權自費更改、改道、改變、重鋪或修復任何專供政府設施或其任何部分享用的服務及設備（下稱「政府設施服務」）而毋須向業主或管理人支付任何費用的權利，但前提是在對政府設施服務進行更改、改道、改變、重鋪或修復工程時，須採取恰當及充足的謹慎及防範措施，以確保該土地內所有供發展項目除政府設施外的部分的服務及設備不受損害；

4. 往返穿越任何公用部分及使用任何公用部分及收取其利益，作與正當使用及享用政府設施有關連的用途的權利。

5. 於所有合理時間內進入該土地或發展項目的任何部分，不論是否隨同測量師、承辦商、工人及其他人士亦不論是否攜同車輛、機械、設備、材料及機器，以對政府設施或供其享用的服務及設施進行保養、維修、加建、更改及其他工程或其任何部分，及對政府設施服務或其任何部分及供政府設施享用的服務及設施進行保養、維修、更改、改道、變更、重鋪及修復工程的權利；

6. 按地政總署署長要求自由及不受限制地出入政府設施或其任何部分的通行權；

7. 按FSI認為合適者，於政府設施的或其內的、其外圍的或其邊界上的牆壁、支柱和其他結構件上安裝、豎立、展示、陳列、保養、維修、拆除及更新標誌及廣告的獨有權利，及為視察、安裝、豎立、展示、陳列、保養、維修、拆除及更新該等標誌及廣告的目的進出該土地或其任何部分或發展項目的任何部分（不論是否隨同傭人、工人及其他人士亦不論是否攜同機械、設備、機器及材料）的權利；

8. 到達固定於政府設施的天台樓板、牆壁及其他結構件上或其上或其內的照明導管、該等消防設施、通風及其他服務、設備、裝置、固定附着物、輔助工程、機械及材料的權利；

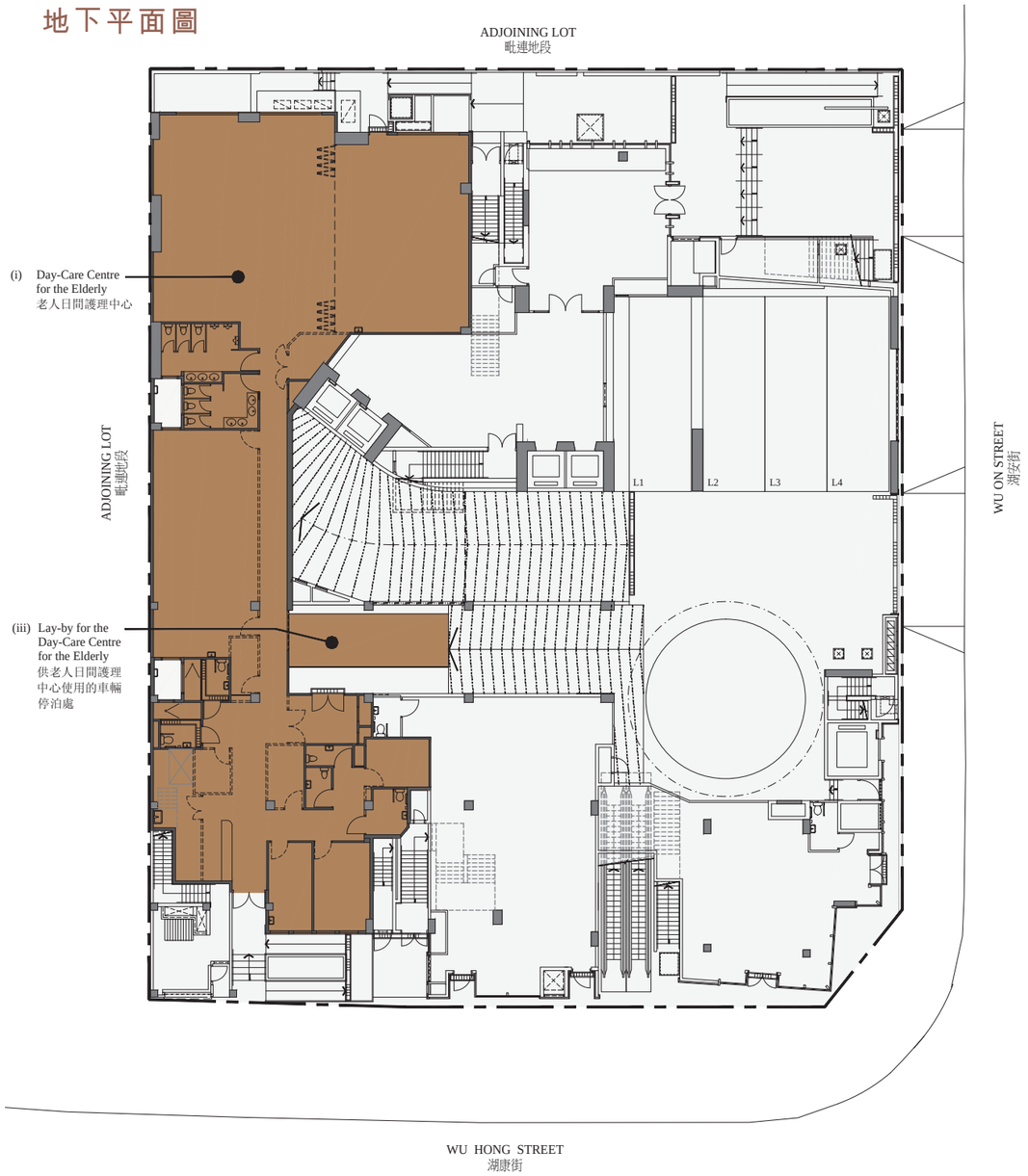
9. 於政府設施的及其內、其周圍、其內部、其上及其下的牆、柱、樑、天花、天台樓板、車道或地台樓板及其他結構件上更改及新增專供政府設施或其任何部分使用及享用的服務的權利，及相關的進入該土地或其任何部分或發展項目的任何部分（不論是否隨同傭人、工人及其他人士亦不論是否攜同機械、設備、機器及材料）的權利；及

10. 按其絕對酌情權於任何時候更改或改動政府設施或其任何部分的用途而毋須取得業主或管理人的批准或同意的權利。」

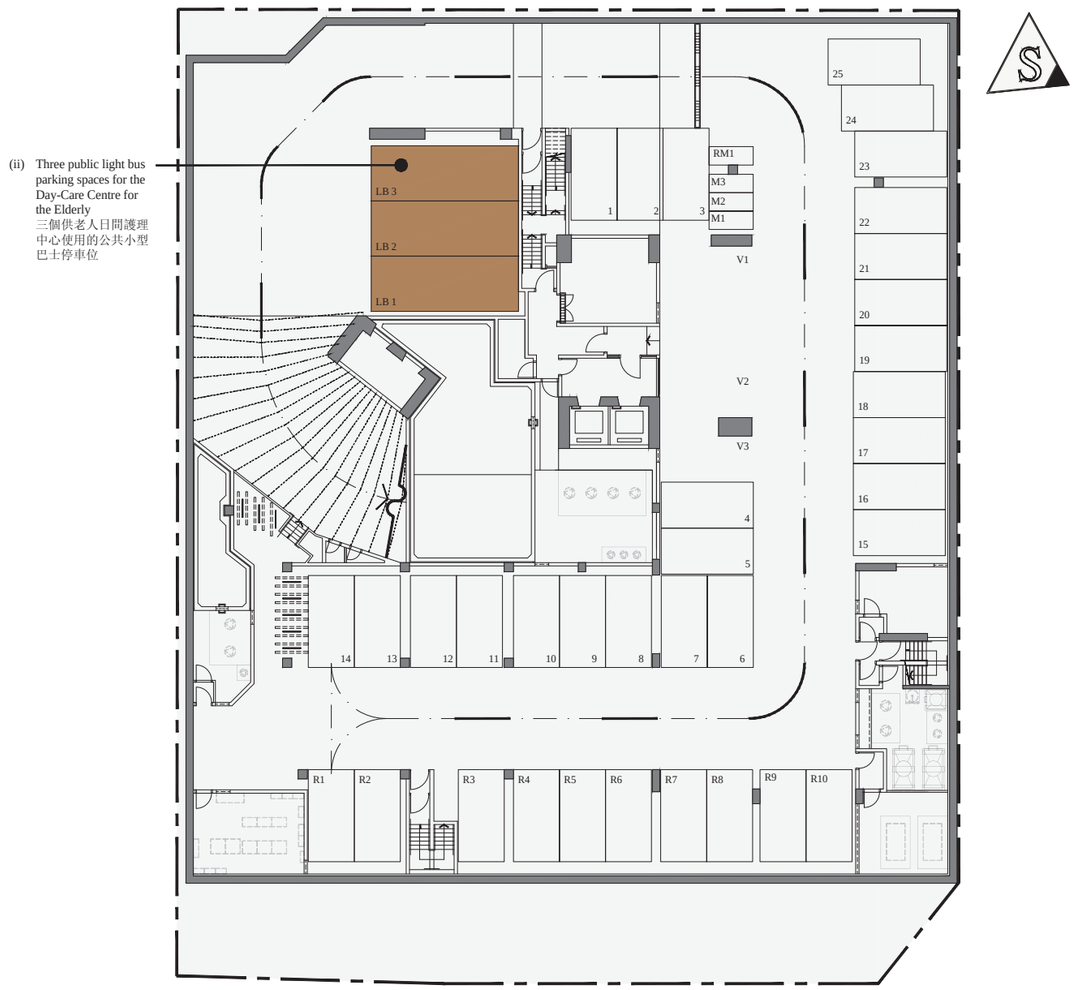
撥出私人地方供公眾使用的契據：不適用

Plans showing locations of the facilities mentioned in paragraphs 1 and 2
顯示第1及2段所提及之設施的位置之圖則

Ground Floor Plan
地下平面圖



Basement Floor Plan
地庫平面圖



Remarks:

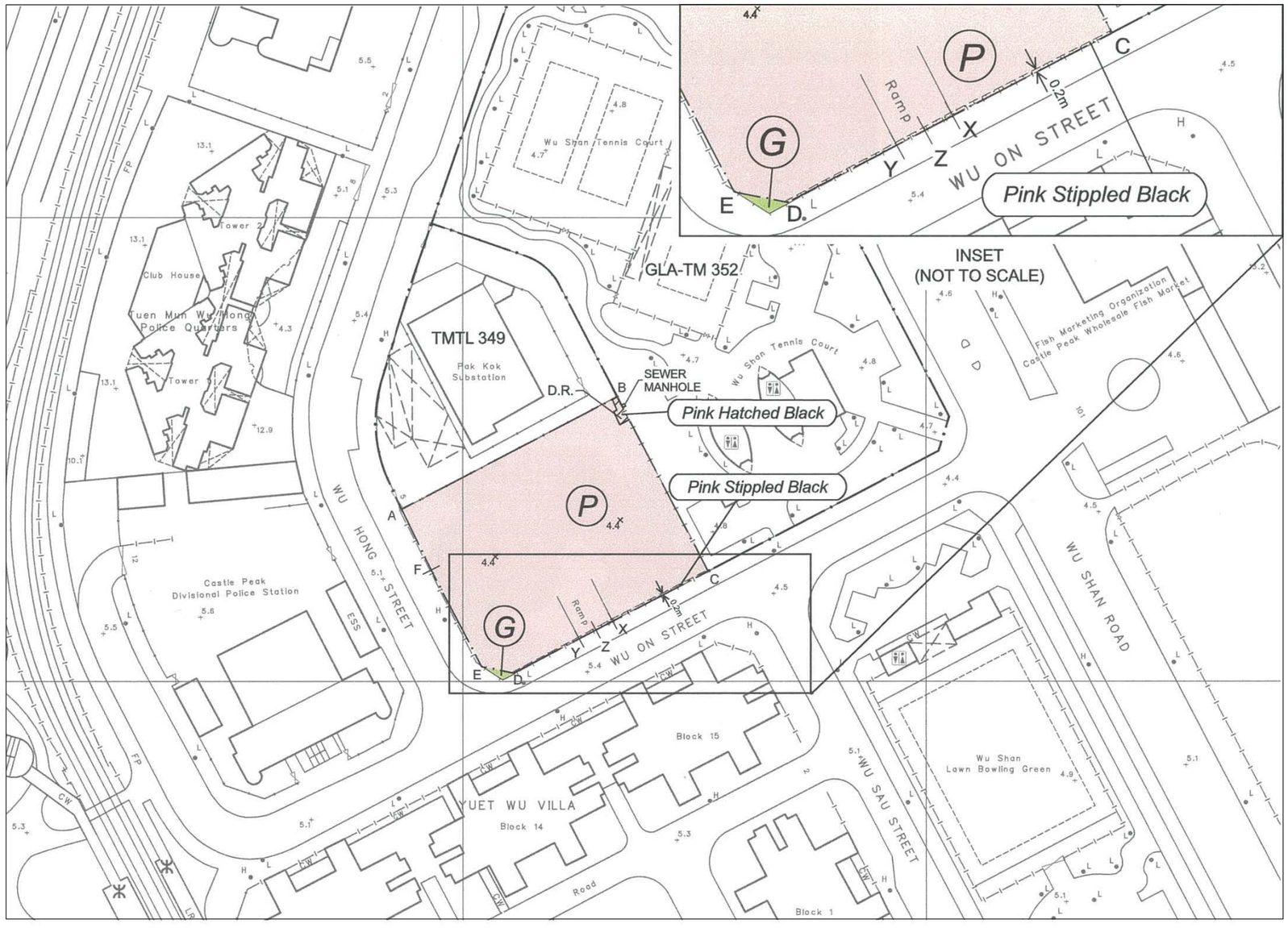
1. The Government Accommodation is shown coloured brown on these plans.
2. These plans are for showing the locations of the Government Accommodation only. Other matters shown in these plans may not reflect their latest conditions.

備註：

1. 政府設施於圖中以棕色顯示。
2. 圖則僅作顯示政府設施的位置，圖中所示之其他事項未必能反映其最新狀況。

Plans showing locations of the facilities mentioned in paragraphs 1 and 2
顯示第1及2段所提及之設施的位置之圖則

(Extract of Plan 1 annexed to the Land Grant)
(摘錄自附於批地文件的圖一)



Remarks:

1. The Green Area is shown coloured green on this plan. The Structures in relation to the Green Area are within the Green Area.
2. This plan is for showing the locations of the Green Area only. Other matters shown in this plan may not reflect their latest conditions.

備註：

1. 綠色範圍於此圖中以綠色顯示。與綠色範圍相關之該等構築物在綠色範圍內。
2. 此圖僅作顯示綠色範圍的位置，圖中所示之其他事項未必能反映其最新狀況。

WARNING TO PURCHASERS
對 買 方 的 警 告

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

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

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

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

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

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

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

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

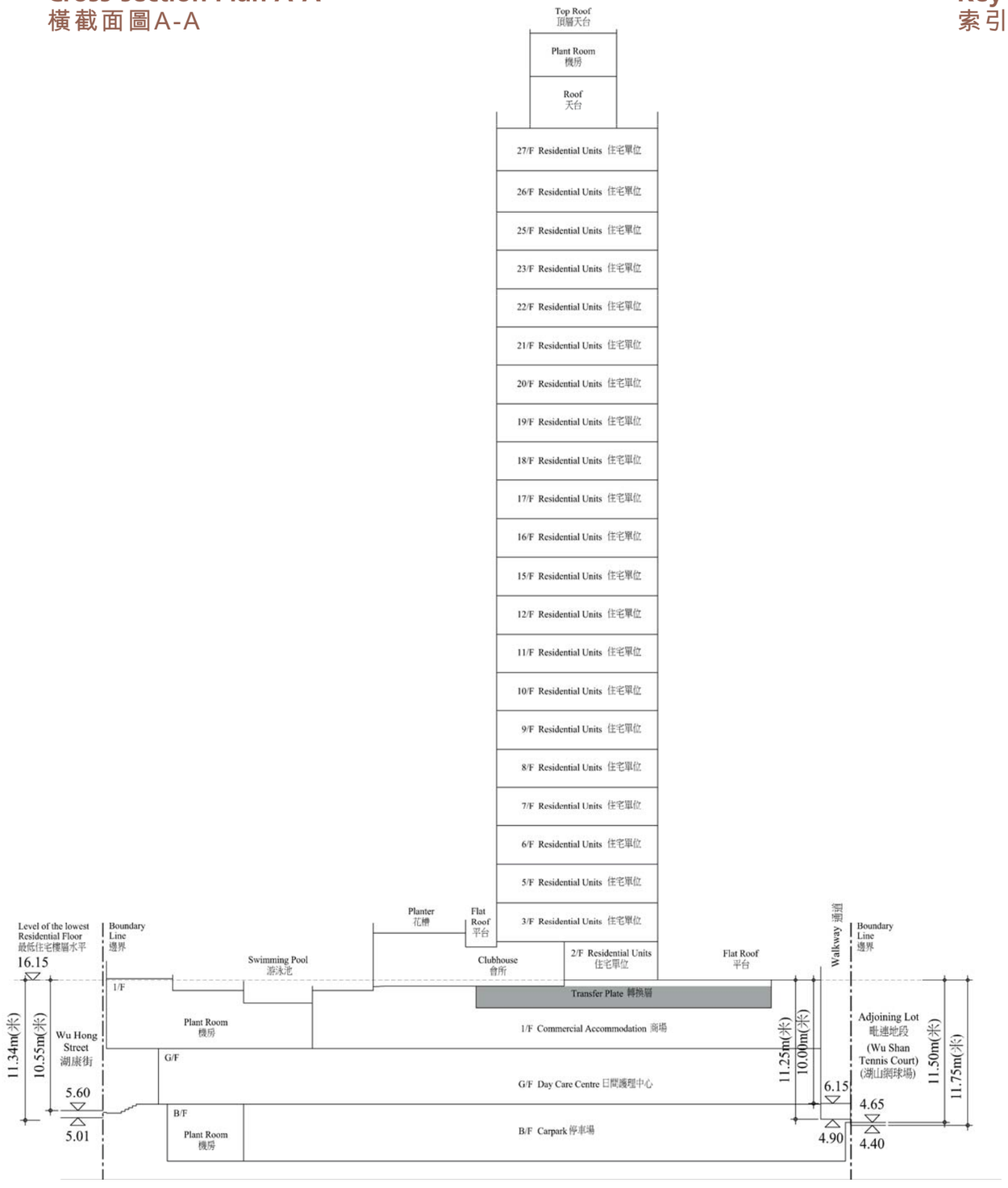
c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：

   (i) 該律師事務所可能不能夠保障買方的利益；及

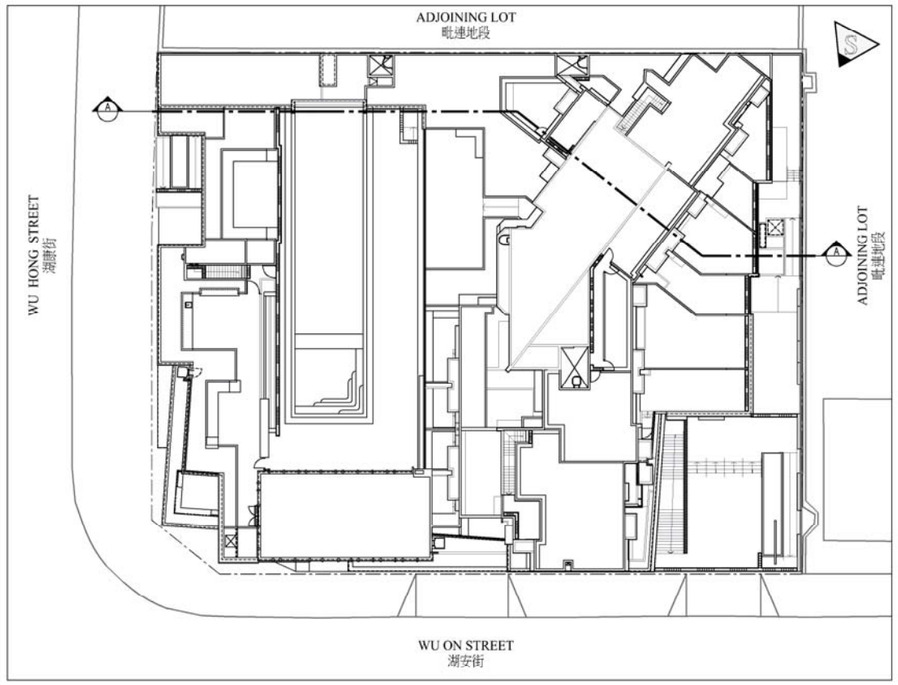
   (ii) 買方可能要聘用一間獨立的律師事務所。

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

Cross-section Plan A-A
橫截面圖A-A



Key Plan
索引圖



- ▽ denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。

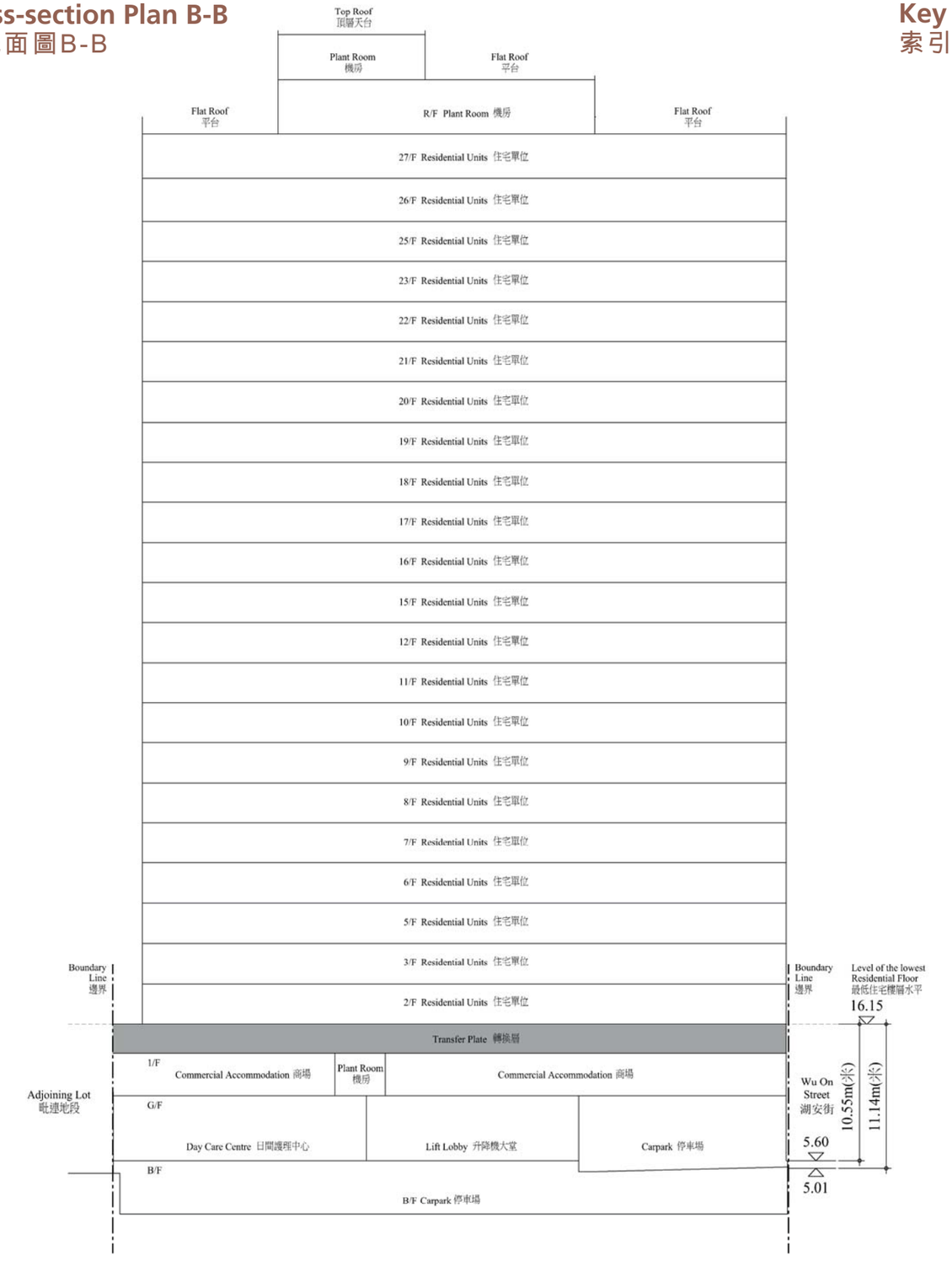
- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。

- The part of Wu Hong Street adjacent to the building is 5.01 to 5.60 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段湖康街為香港主水平基準以上 5.01 米至 5.60 米。

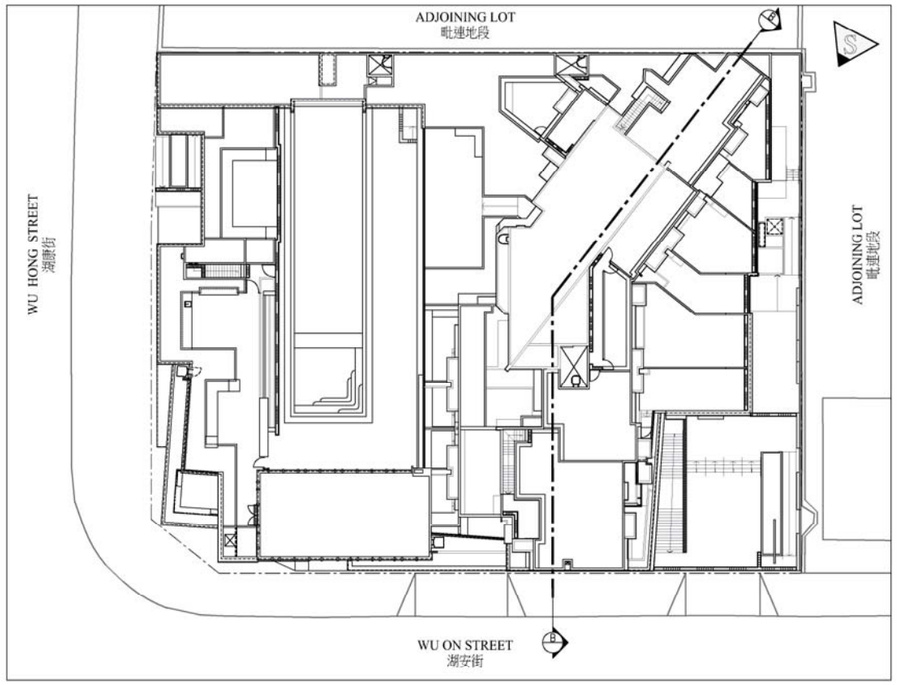
- The walkway within the Development adjacent to the building is 4.90 to 6.15 metres above the Hong Kong Principal Datum.
- 毗連建築物的發展項目內的通道為香港主水平基準以上 4.90 米至 6.15 米。

- The Wu Shan Tennis Court adjacent to the building is 4.40 to 4.65 metres above the Hong Kong Principal Datum.
- 毗連建築物的湖山網球場為香港主水平基準以上 4.40 米至 4.65 米。

Cross-section Plan B-B
橫截面圖B-B



Key Plan
索引圖



- ▽ denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。

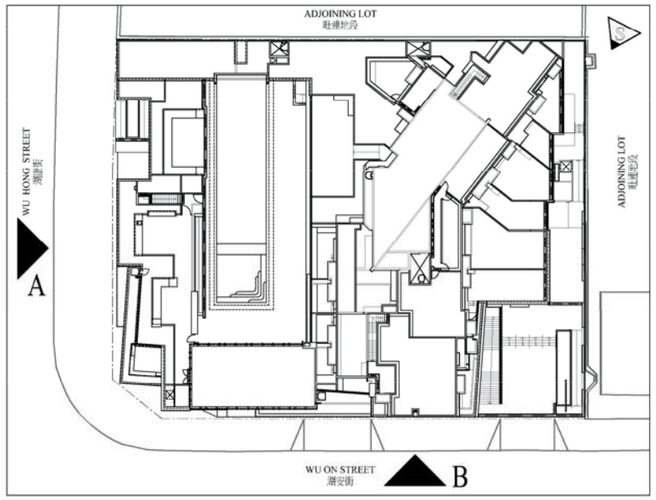
- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。

- The part of Wu On Street adjacent to the building is 5.01 to 5.60 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段湖安街為香港主水平基準以上 5.01 米至 5.60 米。

Elevation Plan A
立面圖A

Elevation Plan B
立面圖B

Key Plan
索引圖



Authorized Person for the Development has certified that the elevations shown on these plans :

(1) are prepared on the basis of the approved building plans for the Development as of 10 August 2016; and

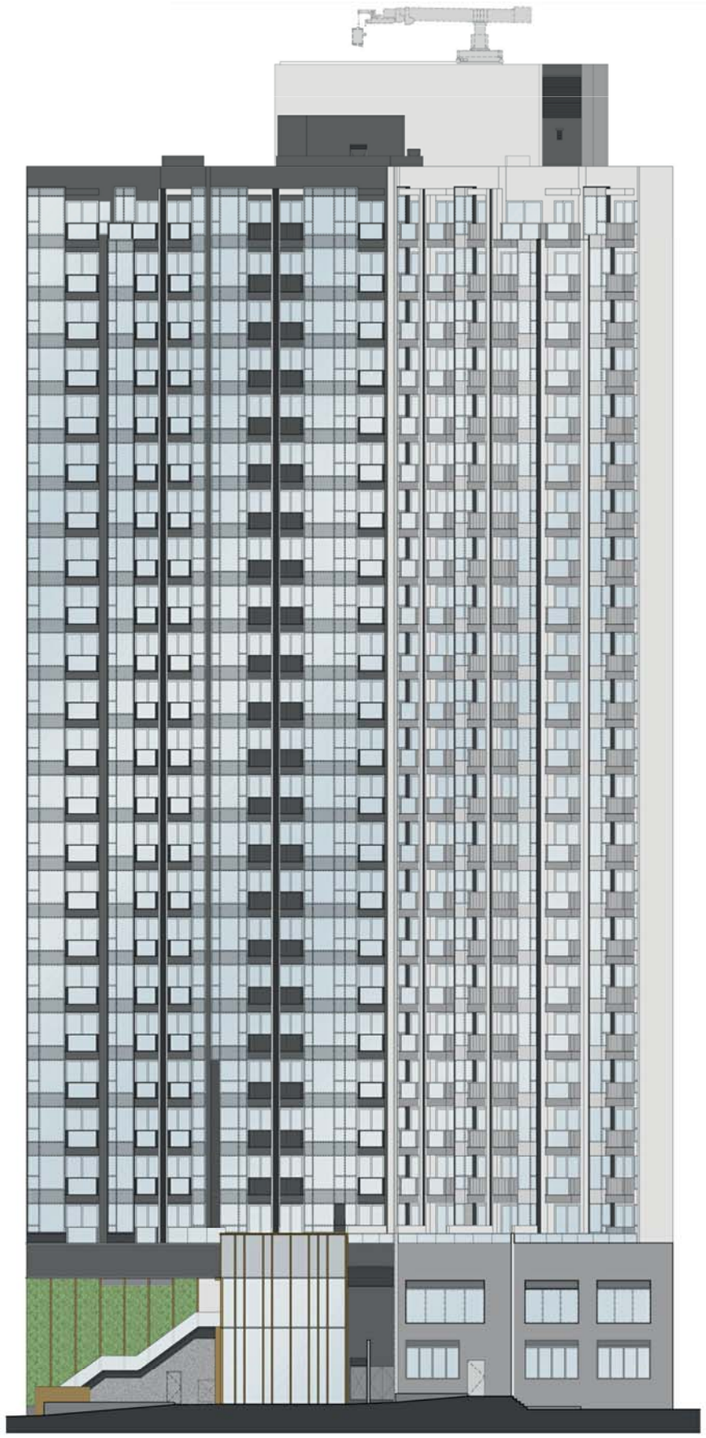
(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面 ;

(1) 以 2016 年 8 月 10 日的情況為準的發展項目的經批准的建築圖則為基礎擬備 ; 及

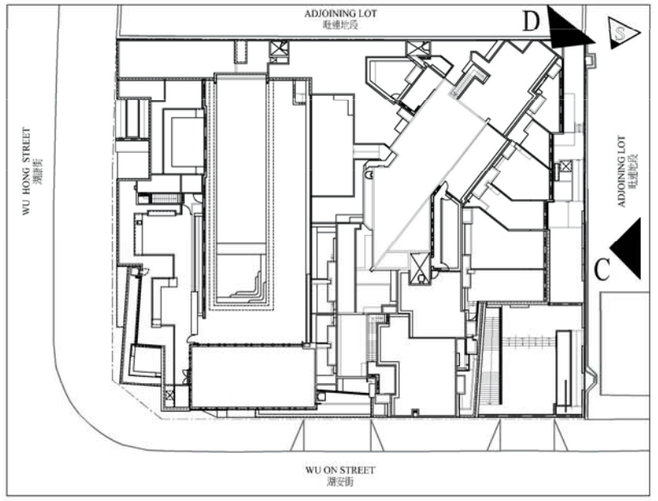
(2) 大致上與發展項目的外觀一致 。

Elevation Plan C
立面圖C



Elevation Plan D
立面圖D

Key Plan
索引圖



Authorized Person for the Development has certified that the elevations shown on these plans :

(1) are prepared on the basis of the approved building plans for the Development as of 10 August 2016; and

(2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面 ;

(1) 以 2016 年 8 月 10 日的情況為準的發展項目的經批准的建築圖則為基礎擬備 ; 及

(2) 大致上與發展項目的外觀一致 。

Common Facilities 公用設施	**Uncovered** 露天		**Covered** 有蓋		**Total Area** 總面積	
	Area (sq.m.) 面積（平方米）	**Area (sq.ft.)** 面積（平方呎）	**Area (sq.m.)** 面積（平方米）	**Area (sq.ft.)** 面積（平方呎）	**Area (sq.m.)** 面積（平方米）	**Area (sq.ft.)** 面積（平方呎）
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	597.335	6430	472.751	5089	1070.086	11518
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為空中花園或有其他名稱）	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

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

備註：以平方呎顯示之面積均依據 1 平方米=10.764 平方呎換算，並四捨五入至整數。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱 覽 圖 則 及 公 契

1. Copies of Outline Zoning Plans relating to the Development is available at www.ozp.tpb.gov.hk.

2. A copy of the latest draft deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold. The inspection is free of charge

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

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

1. Exterior Finishes 外部裝修物料			
Item 細項		Description 描述	
a.	External wall 外牆	Type of finishes 裝修物料的類型	Ceramic tiles, external paint, aluminum claddings, metal louvers, natural stone claddings, concrete block feature, vertical greenery, glass wall, glass balustrades, metal balustrades, metal grille feature and curtain wall 瓷磚、外牆漆、鋁板、金屬百葉、天然石材、石屎磚裝飾架、垂直綠化牆、玻璃牆、玻璃欄杆、金屬欄杆、金屬裝飾架及幕牆
b.	Window 窗	Material of frame 框的用料	Aluminum frames with fluorocarbon coating 氧化碳噴塗層鋁窗框
		Material of glass 玻璃的用料	Grey tinted single panel glass and clear single panel glass 單片灰玻璃及單片透明玻璃
c.	Bay Window 窗台	Material of bay window 窗台的用料	Not applicable 不適用
		Finishes of window sill 窗台板的裝修物料	Not applicable 不適用
d.	Planter 花槽	Type of finishes 裝修物料的類型	Natural stone 天然石材
e.	Verandah or balcony 陽台或露台	i) Type of finishes 裝修物料的類型	Balcony : Aluminum framed grey tinted tempered glass balustrade with aluminum top rail and aluminum balustrade 露台 : 鋁質框鑲灰色強化玻璃欄杆及鋁質頂欄及鋁欄杆 Floor : Homogeneous tiles 地台 : 均質瓷磚 Wall : Ceramic tiles 牆身 : 瓷磚 Ceiling : Exterior paint and ceramic tiles 天花 : 外用油漆及瓷磚 There are no verandahs. 不設陽台。
		ii) Whether it is covered 是否有蓋	All balconies are covered 所有露台均有蓋 There are no verandahs. 不設陽台。
f.	Drying facilities for clothing 乾衣設施	Type 類型	Not applicable 不適用
		Material 用料	Not applicable 不適用

2. Interior Finishes 室內裝修物料					
Item 細項		Description 描述			
			Wall 牆壁	Floor 地板	Ceiling 天花板
a.	Lobby 大堂	Residential entrance lobby finishes 地下住宅入口大堂裝修物料的類型	Natural stone, timber panel, glass panel, fabric panel, metal trimming, vertical greenery 天然石材、木皮飾面、玻璃飾面、布藝飾面、金屬片、垂直綠化牆	Natural stone 天然石材	Gypsum board false ceiling with emulsion paint 石膏板假天花及乳膠漆
		Common lift lobby finishes 公用升降機大堂裝修物料的類型	Porcelain tile, wood pattern plastic laminate, glass panel and metal trimming 瓷磚、木紋膠板、玻璃飾面及金屬片	Porcelain tile 地台瓷磚	Gypsum board false ceiling with emulsion paint and mirror panel 石膏板假天花及乳膠漆及鏡飾面
			Wall 牆壁	Ceiling 天花板	
b.	Internal wall and ceiling 內牆及天花板	Living/dining room finishes 客/飯廳裝修物料的類型	Emulsion paint, wood pattern plastic laminate (Except Flat A, 25/F, North Wing) 乳膠漆、木紋膠板 (北翼 25 樓 A 室除外) Wallpaper, wood pattern plastic laminate, glass (Flat A, 25/F, North Wing) 牆紙、木紋膠板、玻璃 (北翼 25 樓 A 室)	Emulsion paint, gypsum board false ceiling and bulkhead 乳膠漆、石膏板假天花	
		Bedroom finishes 睡房裝修物料的類型	Emulsion paint (Except Flat A, 25/F, North Wing) 乳膠漆 (北翼 25 樓 A 室除外) Wallpaper, glass, mirror, fabric upholstery (Flat A, 25/F, North Wing) 牆紙、玻璃、鏡、布藝飾面 (北翼 25 樓 A 室)	Emulsion paint, gypsum board false ceiling and bulkhead 乳膠漆、石膏板假天花	

2. Interior Finishes 室內裝修物料				
Item 細項		Description 描述		
			Floor 地板	Skirting 牆腳線
c.	Internal floor 內部地板	Material of living/dining room 客/飯廳的用料	Engineered wood flooring and natural stone except the following units: The following units finished with engineered wood flooring, natural stone and corridor finished with porcelain tiles <u>South Wing</u> Flat B : 2 - 3/F, 5 - 12/F, 15 - 23/F, 25 - 26/F Flat E : 2/F Flat F, G, H : 3/F, 5/F <u>North Wing</u> Flat B, D : 2 - 3/F, 5 - 12/F, 15 - 23/F, 25 - 26/F Flat C : 27/F 複合木地板及天然石（以下細列單位除外） 以下單位鋪砌複合木地板、天然石及走廊鋪砌瓷磚: <u>南翼</u> B 單位: 2 - 3 樓，5 - 12 樓，15 - 23 樓，25 - 26 樓 E 單位: 2 樓 F, G, H 單位: 3 樓，5 樓 <u>北翼</u> B, D 單位: 2 - 3 樓，5 - 12 樓，15 - 23 樓，25 - 26 樓 C 單位: 27 樓	Solid wood skirting with paint coated (There is no skirting in Flat A, 25/F, North Wing) 實木腳線及手掃漆 (北翼 25 樓 A 室沒有提供腳線）
		Material of bedroom 睡房的用料	Engineered wood flooring and natural stone 複合木地板及天然石	Solid wood skirting with paint coated (There is partial solid wood skirting with paint coated in Bedroom 1 and Bedroom 2 of Flat A, 25/F, North Wing) 實木腳線及手掃漆 (北翼25樓A室睡房1及睡房2部分牆身提供實木腳線及手掃漆)

2. Interior Finishes 室內裝修物料							
Item 細項		Description 描述					
			Wall 牆壁	Floor 地板	Ceiling 天花板		
d.	Bathroom 浴室	i) Type of finishes 裝修物料的類型	Porcelain tiles and glass panel 瓷磚及玻璃飾面	Porcelain tiles 瓷磚	Gypsum board false ceiling with emulsion paint 石膏板假天花及乳膠漆		
		ii) Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to the level of false ceiling 裝修物料鋪至假天花底				
			Wall 牆壁	Floor 地板	Ceiling 天花板	Cooking Bench Finishes 灶台裝修物料	
e.	Kitchen 廚房	i) Type of finishes 裝修物料的類型	Porcelain tiles and glass panel 瓷磚及 玻璃飾面	The following units with engineered wood flooring: <u>South Wing</u> Flat B: 27/F Flat C: 2 - 3/F, 5 - 12/F, 15 - 23/F, 25 - 27/F Flat D: 2 - 3/F, 5 - 12/F, 15 - 23/F, 25 - 26/F Flat E: 3/F, 5 - 12/F, 15 - 23/F, 25 - 26/F <u>North Wing</u> Flat B: 27/F Flat C: 2 - 3/F, 5 - 12/F, 15 - 23/F, 25 - 26/F Flat D: 27/F Flat E: 3/F, 5 - 12/F, 15 - 23/F, 25 - 26/F The remaining units finished with porcelain tiles 以下單位鋪砌複合木地板: <u>南翼</u> B 單位: 27 樓 C 單位: 2 - 3 樓，5 - 12 樓，15 - 23 樓，25 - 27 樓 D 單位: 2 - 3 樓，5 - 12 樓，15 - 23 樓，25 - 26 樓 E 單位: 3 樓，5 - 12 樓，15 - 23 樓，25 - 26 樓 <u>北翼</u> B 單位: 27 樓 C 單位: 2 - 3 樓，5 - 12 樓，15 - 23 樓，25 - 26 樓 D 單位: 27 樓 E 單位: 3 樓，5 - 12 樓，15 - 23 樓，25 - 26 樓 其餘單位鋪砌瓷磚	Gypsum board false ceiling with emulsion paint 石膏板假天花及 乳膠漆	Artificial stone 人造石	
		ii) Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to the level of false ceiling 裝修物料鋪至假天花底				

3. Interior Fittings 室內裝置			
Item 細項		Description 描述	
			Material, finishes, accessories 用料, 裝修物料, 配件
a.	Doors 門	Main entrance door 單位大門	Solid core wooden door finished with plastic laminate, veneered edging, lockset, concealed door closer and eye viewer 實心木門配以膠板飾面、木皮封邊、門鎖、暗氣鼓及防盜眼
		Balcony door 露台門	Aluminum frame door with tempered glass, lockset 鋁質框強化玻璃門、門鎖
		Utility platform door 工作平台門	Aluminum frame door with tempered glass, lockset 鋁質框強化玻璃門、門鎖
		Flat roof door 平台門	Aluminum frame door with tempered glass, lockset 鋁質框強化玻璃門、門鎖
		Bedroom door 睡房門	Hollow-core wooden door finished with plastic laminate, veneered edging and lockset 中空木門配以膠板飾面、木皮封邊及門鎖
		Bathroom door 浴室門	Hollow-core wooden door finished with plastic laminate, veneered edging and lockset. Some doors are equipped with wooden louver. 中空木門配以膠板飾面、木皮封邊及門鎖，部分設有木飾面百葉
		Kitchen door 廚房門	Laminated Glass door with stainless steel frame and handle for the following units: North Wing: Flat A: 2 - 3/F, 5/F; South Wing: Flat A: 2 - 3/F, 5 - 12/F, 15 - 23/F, 25 - 26/F; Flat D: 2 - 3/F, 5 - 12/F, 15 - 23/F, 25 - 27/F 以下單位裝設不銹鋼框夾層玻璃門連手抽: 北翼- A 單位: 2 - 3 樓，5 樓 南翼- A 單位: 2 - 3 樓，5 - 12 樓，15 - 23 樓，25 - 26 樓; D 單位: 2 - 3 樓，5 - 12 樓，15 - 23 樓，25 - 27 樓 Solid core wooden door with fire rated glass vision panel finished with plastic laminate, veneered edging and concealed door closer for the following units: North Wing- Flat A: 6 - 12/F, 15 - 23/F, 25 - 27/F South Wing- Flat A: 27/F 以下單位裝設實心木門配以防火玻璃小窗、膠板飾面及木皮封邊連暗氣鼓 北翼- A 單位: 6 - 12 樓，15 - 23 樓，25 - 27 樓 南翼- A 單位: 27 樓 Kitchen in other units do not have doors. 其他單位的廚房並無裝設門。
		Utility room door 多用途房門	Hollow-core wooden door finished with plastic laminate, veneered edging , lockset 中空木門配以膠板飾面、木皮封邊及門鎖
		Lavatory inside utility room 多用途房內的洗手間門	Aluminum frame door with glass, lockset 鋁質框玻璃門配以門鎖

3. Interior Fittings 室內裝置					
Item 細項		Description 描述			
			Fittings & equipment 裝置及設備	Type 類型	Material 用料
b.	Bathroom 浴室	i) Type and material of fittings and equipment 裝置及設備的類型及用料	Cabinet 櫃	1. Basin Cabinet 面盆櫃 2. Mirror Cabinet 鏡櫃	1. Timber carcase; natural stone counter top 木材櫃架天然石材台面 2. Timber carcase 木材櫃架
			Bathroom fittings 潔具	1. Wash basin 面盆	i) Vitreous China 搪瓷
				2. Water closet 坐廁	ii) Vitreous China 搪瓷
				3. Mixer 水龍頭	iii) Metal (chrome plated) 金屬 (鉻面)
				4. Towel bar 毛巾架	iv) Metal (chrome plated) 金屬 (鉻面)
				5. Paper holder 衛生紙架	v) Metal (chrome plated) 金屬 (鉻面)
			Bathroom appliances 浴室設備	For brand names and model number of appliances, please refer to “Appliances Schedule” 有關設備品牌及型號，請參考「設備說明表」	
		ii) Type and material of water supply system 供水系統的類型及用料		Cold water supply 冷水喉	Copper water pipes 銅喉
				Hot water supply 熱水喉	Copper water pipes 銅喉
		iii) Type and material of bathing facilities (including shower or bath tub if applicable) 沐浴設施 (包括花灑或浴缸，如適用的話)	Shower 花灑	Shower set 花灑套裝	Metal (chrome plated) 金屬 (鉻面)
				Shower Cubicle 浴屏	Tempered glass 強化玻璃
			Bath tub 浴缸	Bath tub 浴缸	Press steel with enamel finish (Only for Flat A, 27/F, South Wing) 搪瓷鋼板 (只限南翼 27 樓 A 單位)
		iv) Size of bath tub, if applicable 浴缸大小 (如適用的話)		1500(L) x 700(W) x 410(H)mm 1500(長) x 700(闊) x 410(高)毫米	

3. Interior Fittings 室內裝置					
Item 細項		Description 描述			
				Material 用料	
c.	Kitchen 廚房	i) Sink unit 洗滌盆		Stainless Steel 不銹鋼	
		ii) Water supply system 供水系統		Copper water pipes for cold and hot water supply 冷、熱水喉採用銅喉	
		iii) Kitchen cabinet 廚櫃		Material 用料	Finishes 裝修物料
				MDF door panel and timber carcase 纖維板材門及木櫃架	Lacquer paint finish for door panel and exterior surface of carcase; plastic laminate finish for inside 櫃門及櫃身外面用油漆飾面及櫃內部用膠板飾面
		iv) Type of all other fittings and equipment 所有其他裝置及設備的類型	Sink mixer 水龍頭	Metal 金屬	Chrome plated 鉻面
			Appliances 電器	For brand names and model number of appliances, please refer to “Appliances Schedule” 有關設備品牌及型號，請參考「設備說明表」	
				Fittings 裝置	Material 用料
d.	Bedroom 睡房	Fittings (including built-in wardrobe) 裝置 (包括嵌入式衣櫃)的類型及用料		Built-in wardrobe 嵌入式衣櫃	Not applicable 不適用
				Other fittings 其他裝置	Not applicable 不適用
e.	Telephone 電話	Location and number of connection points 接駁點的位置及數目		Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units” 請參考「住宅單位機電裝置數量說明表」	
f.	Aerials 天線	Location and number of connection points 接駁點的位置及數目		Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units” 請參考「住宅單位機電裝置數量說明表」	
g.	Electrical installations 電力裝置	i) Electrical fittings (including safety devices) 供電附件 (包括安全裝置)		Electrical fittings 供電附件	All switches and power sockets 提供電掣及電插座
				Safety devices 安全裝置	Three-phase electricity supply with miniature circuit breaker distribution board completed with residual current device 三相電力配電箱並裝妥漏電保護裝置
		ii) Whether conduits are concealed or exposed 導管是隱藏或外露		Conduits are partly concealed and partly exposed. (#) 部份隱藏及部份外露 (#)	
		iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目		Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units” 請參考「住宅單位機電裝置數量說明表」	

3. Interior Fittings 室內裝置			
Item 細項		Description 描述	
h.	Gas supply 氣體供應	Type 類型	Not applicable 不適用
		System 系統	Not applicable 不適用
		Location 位置	Not applicable 不適用
i.	Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units" 請參考「住宅單位機電裝置數量說明表」
		Design 設計	Water point of a design of 15mm in diameter and drain point of a design of 40mm in diameter 來水接駁喉位 (其設計為直徑 15 毫米) 及 去水接駁喉位 (其設計為直徑 40 毫米)
j.	Water supply 供水	i) Materials of water pipes 水管的用料	Copper water pipes for cold and hot water supply 冷、熱水喉採用銅喉
		ii) Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed. (*) 部份隱藏及部份外露 (*)
		iii) Whether hot water is available 有否熱水供應	Hot water supply to kitchen and bathroom 廚房及浴室供應熱水

Remarks:

(#) Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinet, claddings, non-concrete partition walls, designated pipe ducts or other materials.

(*) Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinet, claddings, non-concrete partition walls, designated pipe ducts or other materials.

備註：

(#) 除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

(*) 除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

4. Miscellaneous 雜項				
Item 細項		Description 描述		
a.	Lifts 升降機	Residential Lift 住宅升降機		
		i) Brand name and model number 品牌名稱及產品型號	Brand Name 品牌名稱	KONE 通力電梯
			Model Number 產品型號	MiniSpace
		ii) Number and floors served by them 升降機的數目及到達的樓層	Number of lifts 升降機的數目	4 nos. 4 部
			Floor served by the lifts 到達的樓層	L1 : B/F, G/F, 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F & 27/F 地庫、地下、1 樓、2 樓、3 樓、5 樓、6 樓、7 樓、8 樓、9 樓、10 樓、11 樓、12 樓、15 樓、16 樓、17 樓、18 樓、19 樓、20 樓、21 樓、22 樓、23 樓、25 樓、26 樓及 27 樓 L2 : B/F, G/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F & 27/F 地庫、地下、2 樓、3 樓、5 樓、6 樓、7 樓、8 樓、9 樓、10 樓、11 樓、12 樓、15 樓、16 樓、17 樓、18 樓、19 樓、20 樓、21 樓、22 樓、23 樓、25 樓、26 樓 及 27 樓 L3 & L4: G/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F & 27/F 地下、2 樓、3 樓、5 樓、6 樓、7 樓、8 樓、9 樓、10 樓、11 樓、12 樓、15 樓、16 樓、17 樓、18 樓、19 樓、20 樓、21 樓、22 樓、23 樓、25 樓、26 樓及 27 樓
		Retail Lift 商場升降機		
		i) Brand name and model number 品牌名稱及產品型號	Brand Name 品牌名稱	KONE 通力電梯
			Model Number 產品型號	MonoSpace
		ii) Number and floors served by them 升降機的數目及到達的樓層	Number of lifts 升降機的數目	1 no. 1 部
			Floor served by the lifts 到達的樓層	G/F, 1/F 地下、1 樓

4. Miscellaneous 雜項					
Item 細項		Description 描述			
b.	Letter box 信箱	Material 用料	Metal 金屬		
c.	Refuse collection 垃圾收集	iii) Means of refuse collection 垃圾收集的方法	Refuse will be collected from refuse storage and materials recovery rooms at each residential floors and centrally handled at the refuse storage and material recovery chamber at B/F 垃圾收集於每層垃圾儲存及物料回收室，並運送至地庫之垃圾房作中央處理		
		iv) Location of refuse room 垃圾房的位置	In the common area on each residential floor ; and on B/F 各住宅層之公用地方均設有垃圾房，另中央垃圾房設於地庫		
			Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
d.	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	i) Location 位置	Common water meter cabinet on each floor 每層之公用水錶櫃	Common electrical meter room on each floor 每層之公用電錶房	Not applicable 不適用
		ii) Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立或公用的錶	Separate meter 獨立	Separate meter 獨立	Not applicable 不適用

5. Security Facilities 保安系統		
Item 細項	Description 描述	
Security system and equipment 保安系統及設備	Access control & security system 入口通道控制及保安系統	Visitor panels with access card reader are installed at the main entrance lobby and clubhouse entrance lobby for resident access. Touch screen video door phone is provided in all residential units. 住宅入口大堂及會所大堂設有對講機系統及智能讀卡機。各住宅單位內裝配輕觸式屏幕作為視像對講機
	CCTV 閉路電視	CCTV system is provided at B/F carpark area, B/F lift lobby, G/F carpark area & main entrance lobby, 1/F retail corridor, 2/F clubhouse area and lift interior. 地庫停車場、地庫升降機大堂、地下停車場、住宅入口大堂、一樓商舖走廊、二樓會所及升降機內均設有閉路電視系統
Details of built-in provisions 嵌入式的裝備的細節	Video door phone connecting to the G/F caretaker's counter at the residential entrance lobby. 各住宅單位均設有視像對講機連接住客入口大堂管理處	
Location of built-in provisions 嵌入式裝備的位置	Video door phones are installed at living/dining room of all residential units. 視像對講機安裝於各住宅單位的客/飯廳	

6. Appliances 設備
For appliances and their brand names and model numbers, please refer to "Appliances Schedule" 有關設備及其品牌和型號，請參閱「設備說明表」

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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	Unit 單位								
				2/F 2樓								
				North Wing 北翼				South Wing 南翼				
				A	B	C	D	A	B	C	D	E
Living / Dining Room, and Bedroom 客/飯廳及睡房	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTWN35JV1	1	-	1	-	-	-	-	-	-
		Daikin 大金	FTN50JV1	2	1	1	1	1	1	1	1	1
		Daikin 大金	FTN60JV1	-	-	-	-	-	-	-	-	-
		Daikin 大金	FTKS25EVMA	-	-	-	-	-	-	1	1	-
		Daikin 大金	FTKS35EVMA	-	-	-	-	2	-	1	1	-
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）	Daikin 大金	RWN35JV1	1	-	1	-	-	-	-	-	-
		Daikin 大金	RN50JV1	2	1	1	1	1	1	1	1	1
		Daikin 大金	RN60JV1	-	-	-	-	-	-	-	-	-
		Daikin 大金	3MKS75EVMA	-	-	-	-	1	-	1	1	-
	2-in-1 Washer & Dryer 2合1洗衣乾衣機	Gorenje 歌爾	WDI73120	-	-	1	-	-	-	-	-	-
	Built-in Refrigerator (258 L) 嵌入式雪櫃	Gorenje 歌爾	NRKI4181CW	-	-	1	-	-	-	-	-	-
	Video Doorphone 視像對講機	Schneider Electric 施耐德電氣	VDETS07	1	1	1	1	1	1	1	1	1
Kitchen 廚房	Induction Hob (2 Zones) 電磁煮食爐（兩頭）	Gorenje 歌爾	IT332CSC	-	1	1	1	-	1	-	-	1
	Induction Hob (3 Zones) 電磁煮食爐（三頭）	Gorenje 歌爾	IT633SC	1	-	-	-	1	-	1	1	-
	Cooker Hood 抽油煙機	Gorenje 歌爾	DF6405X	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK125B	1	-	-	-	1	-	-	1	-
	2-in-1 Washer & Dryer 2合1洗衣乾衣機	Gorenje 歌爾	WDI73120	1	1	-	1	1	1	1	1	1
	Built-in Refrigerator (258 L) 嵌入式雪櫃	Gorenje 歌爾	NRKI4181CW	1	-	-	-	1	-	1	1	-
	Built-in Refrigerator (192 L) 嵌入式雪櫃	Gorenje 歌爾	RFI4121AW	-	1	-	1	-	1	-	-	1
	Built-in Microwave Oven 嵌入式微波爐	Gorenje 歌爾	BM171E2X	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 21 SLi	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK125B	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not provided".
3. 4/F, 13/F, 14/F and 24/F are omitted.
4. The Vendor undertakes that if lifts or appliances of the specfied brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

備註：
1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 上表 "-" 代表不提供。
3. 不設4樓、13樓、14樓及24樓。
4. 賣方承諾如發展項目人沒有安裝指明的品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule
設備説明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Unit 單位												
				3/F 3樓												
				North Wing 北翼					South Wing 南翼							
				A	B	C	D	E	A	B	C	D	E	F	G	H
Living / Dining Room, and Bedroom 客/飯廳及睡房	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTWN35JV1	1	-	1	-	1	-	-	-	-	-	-	-	-
		Daikin 大金	FTN50JV1	2	1	1	1	1	1	1	1	1	-	1	1	-
		Daikin 大金	FTN60JV1	-	-	-	-	-	-	-	-	-	1	-	-	1
		Daikin 大金	FTKS25EVMA	-	-	-	-	-	-	-	1	1	-	-	-	-
		Daikin 大金	FTKS35EVMA	-	-	-	-	-	2	-	1	1	-	-	-	-
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）	Daikin 大金	RWN35JV1	1	-	1	-	1	-	-	-	-	-	-	-	-
		Daikin 大金	RN50JV1	2	1	1	1	1	1	1	1	1	-	1	1	-
		Daikin 大金	RN60JV1	-	-	-	-	-	-	-	-	-	1	-	-	1
		Daikin 大金	3MKS75EVMA	-	-	-	-	-	1	-	1	1	-	-	-	-
	2-in-1 Washer & Dryer 2合1洗衣乾衣機	Gorenje 歌爾	WDI73120	-	-	1	-	-	-	-	-	-	-	-	-	-
	Built-in Refrigerator (258 L) 嵌入式雪櫃	Gorenje 歌爾	NRKI4181CW	-	-	1	-	-	-	-	-	-	-	-	-	-
	Video Doorphone 視像對講機	Schneider Electric 施耐德電氣	VDETS07	1	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen 廚房	Induction Hob (2 Zones) 電磁煮食爐（兩頭）	Gorenje 歌爾	IT332CSC	-	1	1	1	1	-	1	-	-	1	1	1	1
	Induction Hob (3 Zones) 電磁煮食爐（三頭）	Gorenje 歌爾	IT633SC	1	-	-	-	-	1	-	1	1	-	-	-	-
	Cooker Hood 抽油煙機	Gorenje 歌爾	DF6405X	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK125B	1	-	-	-	-	1	-	-	1	-	-	-	-
	2-in-1 Washer & Dryer 2合1洗衣乾衣機	Gorenje 歌爾	WDI73120	1	1	-	1	1	1	1	1	1	1	1	1	1
	Built-in Refrigerator (258 L) 嵌入式雪櫃	Gorenje 歌爾	NRKI4181CW	1	-	-	-	-	1	-	1	1	-	-	-	-
	Built-in Refrigerator (192 L) 嵌入式雪櫃	Gorenje 歌爾	RFI4121AW	-	1	-	1	1	-	1	-	-	1	1	1	1
	Built-in Microwave Oven 嵌入式微波爐	Gorenje 歌爾	BM171E2X	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 21 SLi	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK125B	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not provided".
3. 4/F, 13/F, 14/F and 24/F are omitted.
4. The Vendor undertakes that if lifts or appliances of the specfied brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

備註：
1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 上表 "-" 代表不提供。
3. 不設4樓、13樓、14樓及24樓。
4. 賣方承諾如發展項目人沒有安裝指明的品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule
設備説明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Unit 單位												
				5/F 5樓												
				North Wing 北翼					South Wing 南翼							
				A	B	C	D	E	A	B	C	D	E	F	G	H
Living / Dining Room, and Bedroom 客/飯廳及睡房	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTWN35JV1	1	-	1	-	1	-	-	-	-	-	-	-	-
		Daikin 大金	FTN50JV1	2	1	1	1	1	1	1	1	1	-	1	1	-
		Daikin 大金	FTN60JV1	-	-	-	-	-	-	-	-	-	1	-	-	1
		Daikin 大金	FTKS25EVMA	-	-	-	-	-	-	-	1	1	-	-	-	-
		Daikin 大金	FTKS35EVMA	-	-	-	-	-	2	-	1	1	-	-	-	-
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）	Daikin 大金	RWN35JV1	1	-	1	-	1	-	-	-	-	-	-	-	-
		Daikin 大金	RN50JV1	2	1	1	1	1	1	1	1	1	-	1	1	-
		Daikin 大金	RN60JV1	-	-	-	-	-	-	-	-	-	1	-	-	1
		Daikin 大金	3MKS75EVMA	-	-	-	-	-	1	-	1	1	-	-	-	
	2-in-1 Washer & Dryer 2合1洗衣乾衣機	Gorenje 歌爾	WDI73120	-	-	1	-	-	-	-	-	-	-	-	-	-
	Built-in Refrigerator (258 L) 嵌入式雪櫃	Gorenje 歌爾	NRKI4181CW	-	-	1	-	-	-	-	-	-	-	-	-	-
	Video Doorphone 視像對講機	Schneider Electric 施耐德電氣	VDETS07	1	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen 廚房	Induction Hob (2 Zones) 電磁煮食爐（兩頭）	Gorenje 歌爾	IT332CSC	-	1	1	1	1	-	1	-	-	1	1	1	1
	Induction Hob (3 Zones) 電磁煮食爐（三頭）	Gorenje 歌爾	IT633SC	1	-	-	-	-	1	-	1	1	-	-	-	-
	Cooker Hood 抽油煙機	Gorenje 歌爾	DF6405X	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK125B	1	-	-	-	-	1	-	-	1	-	-	-	-
	2-in-1 Washer & Dryer 2合1洗衣乾衣機	Gorenje 歌爾	WDI73120	1	1	-	1	1	1	1	1	1	1	1	1	1
	Built-in Refrigerator (258 L) 嵌入式雪櫃	Gorenje 歌爾	NRKI4181CW	1	-	-	-	-	1	-	1	1	-	-	-	-
	Built-in Refrigerator (192 L) 嵌入式雪櫃	Gorenje 歌爾	RFI4121AW	-	1	-	1	1	-	1	-	-	1	1	1	1
	Built-in Microwave Oven 嵌入式微波爐	Gorenje 歌爾	BM171E2X	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 21 SLi	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK125B	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not provided".
3. 4/F, 13/F, 14/F and 24/F are omitted.
4. The Vendor undertakes that if lifts or appliances of the specfied brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

備註：
1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 上表 "-" 代表不提供。
3. 不設4樓、13樓、14樓及24樓。
4. 賣方承諾如發展項目人沒有安裝指明的品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule
設備説明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Unit 單位									
				Typical Floor 6/F - 26/F 6樓至26樓									
				North Wing 北翼					South Wing 南翼				
				A	B	C	D	E	A	B	C	D	E
Living / Dining Room, and Bedroom 客/飯廳及睡房	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTWN35JV1	-	-	1	-	1	-	-	-	-	-
		Daikin 大金	FTN50JV18	-	1	1	1	1	1	1	1	1	-
		Daikin 大金	FTN60JV18	1	-	-	-	-	-	-	-	-	1
		Daikin 大金	FTKS25EVMA	1	-	-	-	-	-	-	1	1	-
		Daikin 大金	FTKS35EVMA	1	-	-	-	-	2	-	1	1	-
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）	Daikin 大金	RWN35JV1	-	-	1	-	1	-	-	-	-	-
		Daikin 大金	RN50JV1	-	1	1	1	1	1	1	1	1	-
		Daikin 大金	RN60JV1	1	-	-	-	-	-	-	-	-	1
		Daikin 大金	3MKS75EVMA	1	-	-	-	-	1	-	1	1	-
	2-in-1 Washer & Dryer 2合1洗衣乾衣機	Gorenje 歌爾	WDI73120	-	-	1	-	-	-	-	-	-	-
	Built-in Refrigerator (258 L) 嵌入式雪櫃	Gorenje 歌爾	NRKI4181CW	-	-	1	-	-	-	-	-	-	-
	Video Doorphone 視像對講機	Schneider Electric 施耐德電氣	VDETS07	1	1	1	1	1	1	1	1	1	1
Kitchen 廚房	Induction Hob (2 Zones) 電磁煮食爐（兩頭）	Gorenje 歌爾	IT332CSC	-	1	1	1	1	-	1	-	-	1
	Induction Hob (3 Zones) 電磁煮食爐（三頭）	Gorenje 歌爾	IT633SC	1	-	-	-	-	1	-	1	1	-
	Cooker Hood 抽油煙機	Gorenje 歌爾	DF6405X	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK125B	1	-	-	-	-	1	-	-	1	-
	2-in-1 Washer & Dryer 2合1洗衣乾衣機	Gorenje 歌爾	WDI73120	1	1	-	1	1	1	1	1	1	1
	Built-in Refrigerator (258 L) 嵌入式雪櫃	Gorenje 歌爾	NRKI4181CW	1	-	-	-	-	1	-	1	1	-
	Built-in Refrigerator (192 L) 嵌入式雪櫃	Gorenje 歌爾	RFI4121AW	-	1	-	1	1	-	1	-	-	1
	Built-in Microwave Oven 嵌入式微波爐	Gorenje 歌爾	BM171E2X	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 21 SLi	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK125B	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not provided".
3. 4/F, 13/F, 14/F and 24/F are omitted.
4. The Vendor undertakes that if lifts or appliances of the specfied brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

備註：
1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 上表 "-" 代表不提供。
3. 不設4樓、13樓、14樓及24樓。
4. 賣方承諾如發展項目人沒有安裝指明的品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule
設備説明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Unit 單位						
				27/F 27樓						
				North Wing 北翼				South Wing 南翼		
				A	B	C	D	A	B	C
Living / Dining Room, and Bedroom 客/飯廳及睡房	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Daikin 大金	FTWN35JV1	-	1	-	-	1	-	-
		Daikin 大金	FTN50JV1	1	1	1	-	-	1	1
		Daikin 大金	FTN60JV1	1	-	-	1	1	-	-
		Daikin 大金	FTKS25EVMA	1	-	-	-	-	1	1
		Daikin 大金	FTKS35EVMA	1	-	-	-	2	1	1
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）	Daikin 大金	RWN35JV1	-	1	-	-	1	-	-
		Daikin 大金	RN50JV1	1	1	1	-	-	1	1
		Daikin 大金	RN60JV1	1	-	-	1	1	-	-
		Daikin 大金	3MKS75EVMA	1	-	-	-	1	1	1
	2-in-1 Washer & Dryer 2合1洗衣乾衣機	Gorenje 歌爾	WDI73120	-	1	-	-	-	-	-
	Built-in Refrigerator (258 L) 嵌入式雪櫃	Gorenje 歌爾	NRKI4181CW	-	1	-	-	-	-	-
	Video Doorphone 視像對講機	Schneider Electric 施耐德電氣	VDETS07	1	1	1	1	1	1	1
Kitchen 廚房	Induction Hob (2 Zones) 電磁煮食爐（兩頭）	Gorenje 歌爾	IT332CSC	-	1	1	1	-	-	-
	Induction Hob (3 Zones) 電磁煮食爐（三頭）	Gorenje 歌爾	IT633SC	1	-	-	-	1	1	1
	Cooker Hood 抽油煙機	Gorenje 歌爾	DF6405X	-	1	1	1	-	1	1
			DF9405X	1	-	-	-	1	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK125B	1	-	-	-	1	-	1
	2-in-1 Washer & Dryer 2合1洗衣乾衣機	Gorenje 歌爾	WDI73120	1	-	1	1	1	1	1
	Built-in Refrigerator (258 L) 嵌入式雪櫃	Gorenje 歌爾	NRKI4181CW	1	-	-	-	1	1	1
	Built-in Refrigerator (192 L) 嵌入式雪櫃	Gorenje 歌爾	RFI4121AW	-	-	1	1	-	-	-
	Built-in Microwave Oven 嵌入式微波爐	Gorenje 歌爾	BM171E2X	1	1	1	1	1	1	1
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 21 SLi	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 SLi	1	-	-	-	1	-	-
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK125B	2	1	1	1	2	1	1
Utility 工作間	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK125B	1	-	-	-	1	-	-

Notes:
1. "1, 2, ……" as shown in the above table denotes the quantity of such provision(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not provided".
3. 4/F, 13/F, 14/F and 24/F are omitted.
4. The Vendor undertakes that if lifts or appliances of the specfied brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

備註：
1. 上表 "1, 2, ……" 代表此設備於該住宅單位內提供及/或安裝的裝置數量。
2. 上表 "-" 代表不提供。
3. 不設4樓、13樓、14樓及24樓。
4. 賣方承諾如發展項目人沒有安裝指明的品牌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 Units
住宅單位機電裝置數量説明表

Location 位置	Description 描述	Unit 單位 2/F 2樓								
		North Wing 北翼				South Wing 南翼				
		A	B	C	D	A	B	C	D	E
Main Entrance 大門入口	Door Bell Push Button門鈴按鈕	1	1	1	1	1	1	1	1	1
Living / Dining Room 客 / 飯廳	TV and FM Outlet 電視及電台天線插座	2	2	2	2	2	2	2	2	2
	Telephone Outlet電話插座	2	2	2	2	2	2	2	2	2
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	2	-	-	-	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	3	2	3	2	2	2	3	3	2
	Downlight筒燈	2	-	1	-	1	-	2	1	-
	Lighting Point燈位	3	2	2	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch單位單控燈掣	2	1	1	1	1	1	1	-	1
	1 Gang 2 Way Lighting Switch單位兩控燈掣	2	-	2	-	-	-	2	2	-
	2 Gang 1 Way Lighting Switch兩位單控燈掣	-	-	-	-	-	-	-	-	-
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	-	1	-	2	-	-	-	-
	3 Gang 1 Way Lighting Switch三位單控燈掣	-	-	-	-	-	-	-	-	-
	3 Gang 2 Way Lighting Switch三位兩控燈掣	1	1	-	1	-	1	1	1	1
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒連開關(供冷氣室內機)	2	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Refrigerator) 13安培單頭插座連開關(供雪櫃)	-	-	1	-	-	-	-	-	-
	13A Switched Single Socket Outlet (for Washing Machine) 13安培單頭插座連開關(供洗衣機)	-	-	1	-	-	-	-	-	-
	Drain Point for Washing Machine洗衣機去水位	-	-	1	-	-	-	-	-	-
	Water Point for Washing Machine洗衣機來水位	-	-	1	-	-	-	-	-	-
	Smoke Detector with Sounder Base煙霧偵測器配置聲響警報基座	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
Bedroom 1 睡房1	TV and FM Outlet 電視及電台天線插座	1	-	1	-	1	-	-	-	-
	Telephone Outlet電話插座	1	-	1	-	1	-	-	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	-	-	-	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	-	2	-	2	-	2	2	-
	Downlight筒燈	1	-	-	-	-	-	-	-	-
	Lighting Point燈位	1	-	1	-	1	-	1	1	-
	1 Gang 1 Way Lighting Switch單位單控燈掣	1	-	1	-	1	-	1	1	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	1	-	1	-	-	-	-	-	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒連開關(供冷氣室內機)	1	-	1	-	1	-	1	1	-
Bedroom 2 睡房2	TV and FM Outlet 電視及電台天線插座	-	-	-	-	-	-	1	1	-
	Telephone Outlet電話插座	-	-	-	-	-	-	1	1	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	1	-	-	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	-	-	-	-	1	-	2	2	-
	Downlight筒燈	-	-	-	-	-	-	-	-	-
	Lighting Point燈位	-	-	-	-	1	-	1	1	-
	1 Gang 1 Way Lighting Switch單位單控燈掣	-	-	-	-	1	-	1	1	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	1	1	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒連開關(供冷氣室內機)	-	-	-	-	1	-	1	1	-

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

Location 位置	Description 描述	Unit 單位								
		2/F 2樓								
		North Wing 北翼				South Wing 南翼				
		A	B	C	D	A	B	C	D	E
Bathroom 浴室	13A Single Socket Outlet 13安培單頭插座	1	1	1	1	1	1	1	1	1
	Downlight 筒燈	3	3	3	3	3	3	3	3	3
	2 Gang 1 Way Lighting Switch 兩位單控燈掣	1	1	1	1	1	1	1	1	1
	2 Gang 2 Way Lighting Switch 兩位兩控燈掣	-	-	-	-	-	-	-	-	-
	32A TP Isolator 32安培三相隔離器	1	1	1	1	1	1	1	1	1
	2 Gang Double Pole Switch 兩位雙極開關制	1	1	1	1	1	1	1	1	1
	13A Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒(供抽氣扇)	1	1	1	1	1	1	1	1	1
Kitchen 廚房	13A Switched Single Socket Outlet 13安培單頭插座連開關	1	1	1	1	1	1	1	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	1	1	1	2	1	1	1	1
	Downlight 筒燈	2	3	2	3	2	3	2	3	3
	1 Gang 1 Way Lighting Switch 單位單控燈掣	-	-	-	-	1	-	-	-	-
	1 Gang 2 Way Lighting Switch 單位兩控燈掣	-	-	-	-	-	-	-	-	-
	2 Gang 1 Way Lighting Switch 兩位單控燈掣	1	-	1	-	1	-	1	1	-
	2 Gang 2 Way Lighting Switch 兩位兩控燈掣	-	1	-	1	-	1	-	-	1
	13A Switched Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒連開關(供抽氣扇)	1	-	-	-	1	-	-	1	-
	20A Switched Connection Unit (for Induction Hob) 20安培連接盒連開關(供電磁爐)	-	1	1	1	-	1	-	-	1
	40A Switched Connection Unit (for Induction Hob) 40安培連接盒連開關(供電磁爐)	1	-	-	-	1	-	1	1	-
	32A Switched Connection Unit (for Electric Water Heater) 32安培連接盒連開關(供電熱水爐)	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Refrigerator) 13安培單頭插座連開關(供雪櫃)	1	1	-	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Exhaust Hood) 13安培單頭插座連開關(供抽油煙機)	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Washing Machine) 13安培單頭插座連開關(供洗衣機)	1	1	-	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Microwave Oven) 13安培單頭插座連開關(供微波爐)	1	1	1	1	1	1	1	1	1
	1 Gang Double Pole Switch 單位雙極開關制		1	1	1	-	1	1	-	1
	2 Gang Double Pole Switch 兩位雙極開關制	1	-	-	-	1	-	-	1	-
	Drain Point for Washing Machine 洗衣機去水位	1	1	-	1	1	1	1	1	1
	Water Point for Washing Machine 洗衣機來水位	1	1	-	1	1	1	1	1	1
	Sprinkler Head 消防花灑頭	1	1	1	1	1	1	1	1	1
Flat Roof 平台	Weatherproof 13A Single Socket Outlet 13安培防水單頭插座	1	1	1	1	-	-	2	2	1
	Lighting Point 燈位	2	3	4	4	-	-	2	4	1
	Weatherproof Isolator (for Outdoor AC Unit) 防水隔離器(供冷氣室外機)	3	1	2	1	2	1	2	2	1
Balcony 露台	Lighting Point 燈位	1	-	1	1	1	1	1	1	-
Utility Platform 工作平台	Lighting Point 燈位	1	1	1	-	1	-	1	1	-

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

Location 位置	Description 描述	Unit 單位 3/F 3樓												
		North Wing 北翼					South Wing 南翼							
		A	B	C	D	E	A	B	C	D	E	F	G	H
Main Entrance 大門入口	Door Bell Push Button門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1
Living / Dining Room 客 / 飯廳	TV and FM Outlet 電視及電台天線插座	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
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	2	2	-	-	-	-	-	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	3	2	3	2	2	2	2	3	3	3	2	2	2
	Downlight 筒燈	2	-	1	-	1	1	-	2	1	3	-	-	-
	Lighting Point 燈位	3	2	2	2	2	2	2	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch單位單控燈掣	3	1	2	1	2	1	1	2	1	1	1	1	1
	1 Gang 2 Way Lighting Switch單位兩控燈掣	1	-	1	-	1	-	-	1	1	1	-	-	-
	2 Gang 1 Way Lighting Switch兩位單控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	-	1	-	1	2	-	-	-	1	-	-	-
	3 Gang 1 Way Lighting Switch三位單控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-
	3 Gang 2 Way Lighting Switch三位兩控燈掣	1	1	-	1	-	-	1	1	1	1	1	1	1
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒連開關(供冷氣室內機)	2	1	1	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Refrigerator) 13安培單頭插座連開關(供雪櫃)	-	-	1	-	-	-	-	-	-	-	-	-	-
	13A Switched Single Socket Outlet (for Washing Machine) 13安培單頭插座連開關(供洗衣機)	-	-	1	-	-	-	-	-	-	-	-	-	-
	Drain Point for Washing Machine洗衣機去水位	-	-	1	-	-	-	-	-	-	-	-	-	-
	Water Point for Washing Machine洗衣機來水位	-	-	1	-	-	-	-	-	-	-	-	-	-
	Smoke Detector with Sounder Base煙霧偵測器配置聲響警報基座	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	1	1	1	1
	Miniature Circuit Breakers Board總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 1 睡房1	TV and FM Outlet 電視及電台天線插座	1	-	1	-	1	1	-	-	-	-	-	-	-
	Telephone Outlet 電話插座	1	-	1	-	1	1	-	-	-	-	-	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	-	2	-	2	2	-	2	2	-	-	-	-
	Downlight 筒燈	1	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	1	-	1	1	-	1	1	-	-	-	-
	1 Gang 1 Way Lighting Switch單位單控燈掣	2	-	2	-	2	1	-	1	1	-	-	-	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒(供冷氣室內機)	1	-	1	-	1	1	-	1	1	-	-	-	-
Bedroom 2 睡房2	TV and FM Outlet 電視及電台天線插座	-	-	-	-	-	-	-	1	1	-	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	1	1	-	-	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	-	1	-	-	-	-	-	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	-	-	-	-	-	1	-	2	2	-	-	-	-
	Downlight 筒燈	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	1	-	1	1	-	-	-	-
	1 Gang 1 Way Lighting Switch單位單控燈掣	-	-	-	-	-	1	-	2	2	-	-	-	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒(供冷氣室內機)	-	-	-	-	-	1	-	1	1	-	-	-	-

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

Location 位置	Description 描述	Unit 單位 3/F 3樓 North Wing 北翼 A	B	C	D	E	South Wing 南翼 A	B	C	D	E	F	G	H
Bathroom 浴室	13A Single Socket Outlet 13安培單頭插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Downlight 筒燈	3	3	3	3	3	3	3	3	3	3	3	3	3
	2 Gang 1 Way Lighting Switch兩位單控燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-
	32A TP Isolator 32安培三相隔離器	1	1	1	1	1	1	1	1	1	1	1	1	1
	2 Gang Double Pole Switch兩位雙極開關制	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒(供抽氣扇)	1	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen 廚房	13A Switched Single Socket Outlet 13安培單頭插座連開關	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	1	1	1	1	2	1	1	1	1	1	1	1
	Downlight 筒燈	2	3	2	3	3	2	3	2	3	3	3	3	3
	1 Gang 1 Way Lighting Switch單位單控燈掣	-	-	-	-	-	1	-	-	-	-	-	-	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-
	2 Gang 1 Way Lighting Switch兩位單控燈掣	1	-	1	-	1	1	-	1	1	1	-	-	-
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	1	-	1	-	-	1	-	-	-	1	1	1
	13A Switched Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒連開關(供抽氣扇)	1	-	-	-	-	1	-	-	1	-	-	-	-
	20A Switched Connection Unit (for Induction Hob) 20安培連接盒連開關(供電磁爐)	-	1	1	1	1	-	1	-	-	1	1	1	1
	40A Switched Connection Unit (for Induction Hob) 40安培連接盒連開關(供電磁爐)	1	-	-	-	-	1	-	1	1	-	-	-	-
	32A Switched Connection Unit (for Electric Water Heater) 32安培連接盒連開關(供電熱水爐)	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Refrigerator) 13安培單頭插座連開關(供雪櫃)	1	1	-	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Exhaust Hood) 13安培單頭插座連開關(供抽油煙機)	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Washing Machine) 13安培單頭插座連開關(供洗衣機)	1	1	-	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Microwave Oven) 13安培單頭插座連開關(供微波爐)	1	1	1	1	1	1	1	1	1	1	1	1	1
	1 Gang Double Pole Switch單位雙極開關制	-	1	1	1	1	-	1	1	-	1	1	1	1
	2 Gang Double Pole Switch兩位雙極開關制	1	-	-	-	-	1	-	-	1	-	-	-	-
	Drain Point for Washing Machine洗衣機去水位	1	1	-	1	1	1	1	1	1	1	1	1	1
	Water Point for Washing Machine洗衣機來水位	1	1	-	1	1	1	1	1	1	1	1	1	1
	Sprinkler Head 消防花灑頭	1	1	1	1	1	1	1	1	1	1	1	1	1
Flat Roof 平台	Weatherproof 13A Single Socket Outlet 13 安培防水單頭插座	-	-	-	-	1	-	-	-	-	1	1	1	1
	Lighting Point 燈位	-	-	-	-	3	-	-	-	-	2	2	2	2
	Weatherproof Isolator (for Outdoor AC Unit) 防水隔離器(供冷氣室外機)	-	-	-	-	2	-	1	2	2	1	1	1	1
Balcony 露台	Lighting Point 燈位	1	-	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位	1	1	1	-	-	1	-	1	1	-	-	-	-
A.C. Platform 冷氣平台	Weatherproof Isolator (for Outdoor AC Unit) 防水隔離器(供冷氣室外機)	3	1	2	1	-	2	-	-	-	-	-	-	-

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

Location 位置	Description 描述	Unit 單位 5/F 5樓												
		North Wing 北翼					South Wing 南翼							
		A	B	C	D	E	A	B	C	D	E	F	G	H
Main Entrance 大門入口	Door Bell Push Button門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1
Living / Dining Room 客 / 飯廳	TV and FM Outlet 電視及電台天線插座	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
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	2	2	-	-	-	-	-	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	3	2	3	2	2	2	2	3	3	3	2	2	2
	Downlight筒燈	2	-	1	-	1	1	-	2	1	3	-	-	-
	Lighting Point燈位	3	2	2	2	2	2	2	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch單位單控燈掣	3	1	2	1	2	1	1	2	1	1	1	1	1
	1 Gang 2 Way Lighting Switch單位兩控燈掣	1	-	1	-	1	-	-	1	1	1	-	-	-
	2 Gang 1 Way Lighting Switch兩位單控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	-	1	-	1	2	-	-	-	1	-	-	-
	3 Gang 1 Way Lighting Switch三位單控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-
	3 Gang 2 Way Lighting Switch三位兩控燈掣	1	1	-	1	-	-	1	1	1	1	1	1	1
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒連開關(供冷氣室內機)	2	1	1	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Refrigerator) 13安培單頭插座連開關(供雪櫃)	-	-	1	-	-	-	-	-	-	-	-	-	-
	13A Switched Single Socket Outlet (for Washing Machine) 13安培單頭插座連開關(供洗衣機)	-	-	1	-	-	-	-	-	-	-	-	-	-
	Drain Point for Washing Machine洗衣機去水位	-	-	1	-	-	-	-	-	-	-	-	-	-
	Water Point for Washing Machine洗衣機來水位	-	-	1	-	-	-	-	-	-	-	-	-	-
	Smoke Detector with Sounder Base煙霧偵測器配置聲響警報基座	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	1	1	1	1
	Miniature Circuit Breakers Board總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 1 睡房1	TV and FM Outlet 電視及電台天線插座	1	-	1	-	1	1	-	-	-	-	-	-	-
	Telephone Outlet電話插座	1	-	1	-	1	1	-	-	-	-	-	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	-	2	-	2	2	-	2	2	-	-	-	-
	Downlight筒燈	1	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point燈位	1	-	1	-	1	1	-	1	1	-	-	-	-
	1 Gang 1 Way Lighting Switch單位單控燈掣	2	-	2	-	2	1	-	1	1	-	-	-	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒(供冷氣室內機)	1	-	1	-	1	1	-	1	1	-	-	-	-
Bedroom 2 睡房2	TV and FM Outlet 電視及電台天線插座	-	-	-	-	-	-	-	1	1	-	-	-	-
	Telephone Outlet電話插座	-	-	-	-	-	-	-	1	1	-	-	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	-	1	-	-	-	-	-	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	-	-	-	-	-	1	-	2	2	-	-	-	-
	Downlight筒燈	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point燈位	-	-	-	-	-	1	-	1	1	-	-	-	-
	1 Gang 1 Way Lighting Switch單位單控燈掣	-	-	-	-	-	1	-	2	2	-	-	-	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒(供冷氣室內機)	-	-	-	-	-	1	-	1	1	-	-	-	-

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

Location 位置	Description 描述	Unit 單位 5/F 5樓 North Wing 北翼					Unit 單位 5/F 5樓 South Wing 南翼							
		A	B	C	D	E	A	B	C	D	E	F	G	H
Bathroom 浴室	13A Single Socket Outlet 13安培單頭插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Downlight 筒燈	3	3	3	3	3	3	3	3	3	3	3	3	3
	2 Gang 1 Way Lighting Switch 兩位單控燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	2 Gang 2 Way Lighting Switch 兩位兩控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-
	32A TP Isolator 32安培三相隔離器	1	1	1	1	1	1	1	1	1	1	1	1	1
	2 Gang Double Pole Switch 兩位雙極開關制	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒(供抽氣扇)	1	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen 廚房	13A Switched Single Socket Outlet 13安培單頭插座連開關	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	1	1	1	1	2	1	1	1	1	1	1	1
	Downlight 筒燈	2	3	2	3	3	2	3	2	3	3	3	3	3
	1 Gang 1 Way Lighting Switch 單位單控燈掣	-	-	-	-	-	1	-	-	-	-	-	-	-
	1 Gang 2 Way Lighting Switch 單位兩控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-
	2 Gang 1 Way Lighting Switch 兩位單控燈掣	1	-	1	-	1	1	-	1	1	1	-	-	-
	2 Gang 2 Way Lighting Switch 兩位兩控燈掣	-	1	-	1	-	-	1	-	-	-	1	1	1
	13A Switched Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒連開關(供抽氣扇)	1	-	-	-	-	1	-	-	1	-	-	-	-
	20A Switched Connection Unit (for Induction Hob) 20安培連接盒連開關(供電磁爐)	-	1	1	1	1	-	1	-	-	1	1	1	1
	40A Switched Connection Unit (for Induction Hob) 40安培連接盒連開關(供電磁爐)	1	-	-	-	-	1	-	1	1	-	-	-	-
	32A Switched Connection Unit (for Electric Water Heater) 32安培連接盒連開關(供電熱水爐)	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Refrigerator) 13安培單頭插座連開關(供雪櫃)	1	1	-	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Exhaust Hood) 13安培單頭插座連開關(供抽油煙機)	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Washing Machine) 13安培單頭插座連開關(供洗衣機)	1	1	-	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Microwave Oven) 13安培單頭插座連開關(供微波爐)	1	1	1	1	1	1	1	1	1	1	1	1	1
	1 Gang Double Pole Switch 單位雙極開關制	-	1	1	1	1	-	1	1	-	1	1	1	1
	2 Gang Double Pole Switch 兩位雙極開關制	1	-	-	-	-	1	-	-	1	-	-	-	-
	Drain Point for Washing Machine 洗衣機去水位	1	1	-	1	1	1	1	1	1	1	1	1	1
	Water Point for Washing Machine 洗衣機來水位	1	1	-	1	1	1	1	1	1	1	1	1	1
	Sprinkler Head 消防花灑頭	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
Utility Platform 工作平台	Lighting Point 燈位	1	1	1	-	1	1	-	1	1	-	-	-	-
A.C. Platform 冷氣平台	Weatherproof Isolator (for Outdoor AC Unit) 防水隔離器(供冷氣室外機)	3	1	2	1	2	2	-	-	2	1	-	-	-
Flat Roof 平台	Weatherproof Isolator (for Outdoor AC Unit) 防水隔離器(供冷氣室外機)	-	-	-	-	-	-	1	2	-	-	1	1	1

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

Location 位置	Description 描述	Unit 單位 6/F 6樓									
		North Wing 北翼					South Wing 南翼				
		A	B	C	D	E	A	B	C	D	E
Main Entrance 大門入口	Door Bell Push Button門鈴按鈕	1	1	1	1	1	1	1	1	1	1
Living / Dining Room 客 / 飯廳	TV and FM Outlet 電視及電台天線插座	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
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	2	2	-	-	-	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	3	2	3	2	2	2	2	3	3	3
	Downlight筒燈	2	-	1	-	1	1	-	2	1	3
	Lighting Point燈位	2	2	2	2	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch單位單控燈掣	2	1	2	1	2	1	1	2	1	1
	1 Gang 2 Way Lighting Switch單位兩控燈掣	1	-	1	-	1	-	-	1	1	-
	2 Gang 1 Way Lighting Switch兩位單控燈掣	-	-	-	-	-	-	-	-	-	-
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	-	1	-	1	2	-	-	-	2
	3 Gang 1 Way Lighting Switch三位單控燈掣	-	-	-	-	-	-	-	-	-	-
	3 Gang 2 Way Lighting Switch三位兩控燈掣	1	1	-	1	-	-	1	1	1	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒連開關(供冷氣室內機)	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Refrigerator) 13安培單頭插座連開關(供雪櫃)	-	-	1	-	-	-	-	-	-	-
	13A Switched Single Socket Outlet (for Washing Machine) 13安培單頭插座連開關(供洗衣機)	-	-	1	-	-	-	-	-	-	-
	Drain Point for Washing Machine洗衣機去水位	-	-	1	-	-	-	-	-	-	-
	Water Point for Washing Machine洗衣機來水位	-	-	1	-	-	-	-	-	-	-
	Smoke Detector with Sounder Base煙霧偵測器配置聲響警報基座	-	1	1	1	1	1	1	1	1	1
	Door Bell門鈴	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board總電掣箱	1	1	1	1	1	1	1	1	1	1
Bedroom 1 睡房1	TV and FM Outlet 電視及電台天線插座	1	-	1	-	1	1	-	-	-	-
	Telephone Outlet電話插座	1	-	1	-	1	1	-	-	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	-	-	-	-	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	-	2	-	2	2	-	2	2	-
	Downlight筒燈	1	-	-	-	-	-	-	-	-	-
	Lighting Point燈位	1	-	1	-	1	1	-	1	1	-
	1 Gang 1 Way Lighting Switch單位單控燈掣	2	-	2	-	2	1	-	1	1	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-	-	-	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒(供冷氣室內機)	1	-	1	-	1	1	-	1	1	-
Bedroom 2 睡房2	TV and FM Outlet 電視及電台天線插座	-	-	-	-	-	-	-	1	1	-
	Telephone Outlet電話插座	-	-	-	-	-	-	-	1	1	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	-	1	-	-	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	-	-	-	-	1	-	2	2	-
	Downlight筒燈	-	-	-	-	-	-	-	-	-	-
	Lighting Point燈位	1	-	-	-	-	1	-	1	1	-
	1 Gang 1 Way Lighting Switch單位單控燈掣	1	-	-	-	-	1	-	2	2	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-	-	-	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒(供冷氣室內機)	1	-	-	-	-	1	-	1	1	-

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

Location 位置	Description 描述	Unit 單位 6/F 6樓 North Wing 北翼 A	B	C	D	E	South Wing 南翼 A	B	C	D	E
Bathroom 浴室	13A Single Socket Outlet 13安培單頭插座	1	1	1	1	1	1	1	1	1	1
	Downlight筒燈	3	3	3	3	3	3	3	3	3	3
	2 Gang 1 Way Lighting Switch兩位單控燈掣	1	1	1	1	1	1	1	1	1	1
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	-	-	-	-	-	-	-	-	-
	32A TP Isolator 32安培三相隔離器	1	1	1	1	1	1	1	1	1	1
	2 Gang Double Pole Switch兩位雙極開關制	1	1	1	1	1	1	1	1	1	1
	13A Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒(供抽氣扇)	1	1	1	1	1	1	1	1	1	1
Kitchen 廚房	13A Switched Single Socket Outlet 13安培單頭插座連開關	1	1	1	1	1	1	1	1	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	1	1	1	1	2	1	1	1	1
	Downlight筒燈	2	3	2	3	3	2	3	2	3	3
	1 Gang 1 Way Lighting Switch單位單控燈掣	-	-	-	-	-	1	-	-	-	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-	-	-	-
	2 Gang 1 Way Lighting Switch兩位單控燈掣	1	-	1	-	1	1	-	1	1	1
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	1	-	1	-	-	1	-	-	-
	13A Switched Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒連開關(供抽氣扇)	1	-	-	-	-	1	-	-	1	-
	20A Switched Connection Unit (for Induction Hob) 20安培連接盒連開關(供電磁爐)	-	1	1	1	1	-	1	-	-	1
	40A Switched Connection Unit (for Induction Hob) 40安培連接盒連開關(供電磁爐)	1	-	-	-	-	1	-	1	1	-
	32A Switched Connection Unit (for Electric Water Heater) 32安培連接盒連開關(供電熱水爐)	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Refrigerator) 13安培單頭插座連開關(供雪櫃)	1	1	-	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Exhaust Hood) 13安培單頭插座連開關(供抽油煙機)	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Washing Machine) 13安培單頭插座連開關(供洗衣機)	1	1	-	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Microwave Oven) 13安培單頭插座連開關(供微波爐)	1	1	1	1	1	1	1	1	1	1
	1 Gang Double Pole Switch單位雙極開關制	-	1	1	1	1	-	1	1	-	1
	2 Gang Double Pole Switch兩位雙極開關制	1	-	-	-	-	1	-	-	1	-
	Drain Point for Washing Machine洗衣機去水位	1	1	-	1	1	1	1	1	1	1
	Water Point for Washing Machine洗衣機來水位	1	1	-	1	1	1	1	1	1	1
	Sprinkler Head 消防花灑頭	-	1	1	1	1	1	1	1	1	1
Flat Roof 平台	Weatherproof 13A Single Socket Outlet 13安培防水單頭插座	-	-	-	-	-	-	-	-	-	1
	Lighting Point燈位	-	-	-	-	-	-	-	-	-	3
	Weatherproof Isolator (for Outdoor AC Unit) 防水隔離器(供冷氣室外機)	-	-	-	-	-	-	1	2	2	1
Balcony 露台	Lighting Point燈位	1	-	1	1	1	1	1	1	1	-
Utility Platform 工作平台	Lighting Point燈位	1	1	1	-	1	1	-	1	1	-
A.C. Platform 冷氣平台	Weatherproof Isolator (for Outdoor AC Unit) 防水隔離器(供冷氣室外機)	2	1	2	1	2	2	-	-	-	-

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

Location 位置	Description 描述	Unit 單位									
		Typical Floor 7/F - 26/F 7樓至26樓									
		North Wing 北翼					South Wing 南翼				
		A	B	C	D	E	A	B	C	D	E
Main Entrance 大門入口	Door Bell Push Button門鈴按鈕	1	1	1	1	1	1	1	1	1	1
Living / Dining Room 客 / 飯廳	TV and FM Outlet 電視及電台天線插座	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
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	2	2	-	-	-	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	3	2	3	2	2	2	2	3	3	3
	Downlight筒燈	3	-	1	-	1	1	-	2	1	3
	Lighting Point燈位	2	2	2	2	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch單位單控燈掣	2	1	2	1	2	1	1	2	1	2
	1 Gang 2 Way Lighting Switch單位兩控燈掣	1	-	1	-	1	-	-	1	1	-
	2 Gang 1 Way Lighting Switch兩位單控燈掣	-	-	-	-	-	-	-	-	-	-
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	-	1	-	1	2	-	-	-	2
	3 Gang 1 Way Lighting Switch三位單控燈掣	-	-	-	-	-	-	-	-	-	-
	3 Gang 2 Way Lighting Switch三位兩控燈掣	1	1	-	1	-	-	1	1	1	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒連開關(供冷氣室內機)	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Refrigerator) 13安培單頭插座連開關(供雪櫃)	-	-	1	-	-	-	-	-	-	-
	13A Switched Single Socket Outlet (for Washing Machine) 13安培單頭插座連開關(供洗衣機)	-	-	1	-	-	-	-	-	-	-
	Drain Point for Washing Machine洗衣機去水位	-	-	1	-	-	-	-	-	-	-
	Water Point for Washing Machine洗衣機來水位	-	-	1	-	-	-	-	-	-	-
	Smoke Detector with Sounder Base煙霧偵測器配置聲響警報基座	-	1	1	1	1	1	1	1	1	1
	Door Bell門鈴	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board總電掣箱	1	1	1	1	1	1	1	1	1	1
Bedroom 1 睡房1	TV and FM Outlet 電視及電台天線插座	1	-	1	-	1	1	-	-	-	-
	Telephone Outlet電話插座	1	-	1	-	1	1	-	-	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	-	-	-	-	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	-	2	-	2	2	-	2	2	-
	Downlight筒燈	1	-	-	-	-	-	-			-
	Lighting Point燈位	1	-	1	-	1	1	-	1	1	-
	1 Gang 1 Way Lighting Switch單位單控燈掣	2	-	2	-	2	1	-	1	1	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-			-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒(供冷氣室內機)	1	-	1	-	1	1	-	1	1	-
Bedroom 2 睡房2	TV and FM Outlet 電視及電台天線插座	-	-	-	-	-	-	-	1	1	-
	Telephone Outlet電話插座	-	-	-	-	-	-	-	1	1	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	-	1	-	-	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	-	-	-	-	1	-	2	2	-
	Downlight筒燈	-	-	-	-	-	-	-	-	-	-
	Lighting Point燈位	1	-	-	-	-	1	-	1	1	-
	1 Gang 1 Way Lighting Switch單位單控燈掣	1	-	-	-	-	1	-	2	2	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-	-	-	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒(供冷氣室內機)	1	-	-	-	-	1	-	1	1	-

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

Location 位置	Description 描述	Unit 單位									
		Typical Floor 7/F - 26/F 7樓至26樓									
		North Wing 北翼					South Wing 南翼				
		A	B	C	D	E	A	B	C	D	E
Bathroom 浴室	13A Single Socket Outlet 13安培單頭插座	1	1	1	1	1	1	1	1	1	1
	Downlight筒燈	3	3	3	3	3	3	3	3	3	3
	2 Gang 1 Way Lighting Switch兩位單控燈掣	1	1	1	1	1	1	1	1	1	1
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	-	-	-	-	-	-	-	-	-
	32A TP Isolator 32安培三相隔離器	1	1	1	1	1	1	1	1	1	1
	2 Gang Double Pole Switch兩位雙極開關制	1	1	1	1	1	1	1	1	1	1
	13A Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒(供抽氣扇)	1	1	1	1	1	1	1	1	1	1
Kitchen 廚房	13A Switched Single Socket Outlet 13安培單頭插座連開關	1	1	1	1	1	1	1	1	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	1	1	1	1	2	1	1	1	1
	Downlight筒燈	2	3	2	3	3	2	3	2	3	3
	1 Gang 1 Way Lighting Switch單位單控燈掣	-	-	-	-	-	1	-	-	-	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-	-	-	-
	2 Gang 1 Way Lighting Switch兩位單控燈掣	1	-	1	-	1	1	-	1	1	1
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	1	-	1	-	-	1	-	-	-
	13A Switched Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒連開關(供抽氣扇)	1	-	-	-	-	1	-	-	1	-
	20A Switched Connection Unit (for Induction Hob) 20安培連接盒連開關(供電磁爐)	-	1	1	1	1	-	1	-	-	1
	40A Switched Connection Unit (for Induction Hob) 40安培連接盒連開關(供電磁爐)	1	-	-	-	-	1	-	1	1	-
	32A Switched Connection Unit (for Electric Water Heater) 32安培連接盒連開關(供電熱水爐)	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Refrigerator) 13安培單頭插座連開關(供雪櫃)	1	1	-	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Exhaust Hood) 13安培單頭插座連開關(供抽油煙機)	1	1	1	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Washing Machine) 13安培單頭插座連開關(供洗衣機)	1	1	-	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Microwave Oven) 13安培單頭插座連開關(供微波爐)	1	1	1	1	1	1	1	1	1	1
	1 Gang Double Pole Switch單位雙極開關制	-	1	1	1	1	-	1	1	-	1
	2 Gang Double Pole Switch兩位雙極開關制	1	-	-	-	-	1	-	-	1	-
	Drain Point for Washing Machine洗衣機去水位	1	1		1	1	1	1	1	1	1
	Water Point for Washing Machine洗衣機來水位	1	1		1	1	1	1	1	1	1
	Sprinkler Head 消防花灑頭	-	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
Utility Platform 工作平台	Lighting Point燈位	1	1	1	-	1	1	-	1	1	1
A.C. Platform 冷氣平台	Weatherproof Isolator (for Outdoor AC Unit) 防水隔離器(供冷氣室外機)	2	1	2	1	2	2	1	2	2	1

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

Location 位置	Description 描述	Unit 單位 27/F 27樓						
		North Wing 北翼				South Wing 南翼		
		A	B	C	D	A	B	C
Main Entrance 大門入口	Door Bell Push Button門鈴按鈕	1	1	1	1	1	1	1
Living / Dining Room 客 / 飯廳	TV and FM Outlet電視及電台天線插座	2	2	2	2	2	2	2
	Telephone Outlet電話插座	2	2	2	2	2	2	2
	13A Switched Single Socket Outlet 13安培單頭插座連開關	2	-	-	1	2	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	3	2	3	2	3	3
	Downlight 筒燈	3	1	3	2	2	2	1
	Lighting Point燈位	2	2	2	2	2	2	2
	1 Gang 1 Way Lighting Switch單位單控燈掣	1	2	1	3	2	2	1
	1 Gang 2 Way Lighting Switch單位兩控燈掣	1	1	-	1	-	1	1
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	-	-	-	-	-	-
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	1	-	1	2	-	-
	3 Gang 1 Way Lighting Switch三位單控燈掣	-	-	-	-	-	-	-
	3 Gang 2 Way Lighting Switch三位兩控燈掣	2	-	1	-	-	1	1
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒連開關(供冷氣室內機)	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Refrigerator) 13安培單頭插座連開關(供雪櫃)	-	1	-	-	-	-	-
	13A Switched Single Socket Outlet (for Washing Machine) 13安培單頭插座連開關(供洗衣機)	-	1	-	-	-	-	-
	Drain Point for Washing Machine洗衣機去水位	-	1	-	-	-	-	-
	Water Point for Washing Machine洗衣機來水位	-	1	-	-	-	-	-
	Smoke Detector with Sounder Base煙霧偵測器配置聲響警報基座	-	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
Master Bedroom 主人睡房	TV and FM Outlet電視及電台天線插座	1	-	-	-	1	-	-
	Telephone Outlet電話插座	1	-	-	-	1	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	1	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	-	-	-	2	-	-
	Downlight 筒燈	1	-	-	-	-	-	-
	Lighting Point燈位	1	-	-	-	1	-	-
	1 Gang 1 Way Lighting Switch單位單控燈掣	2	-	-	-	1	-	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒(供冷氣室內機)	1	-	-	-	1	-	-
Bedroom 1 睡房1	TV and FM Outlet電視及電台天線插座	-	1	-	-	1	-	-
	Telephone Outlet電話插座	-	1	-	-	1	-	-
	13A Switched Single Socket Outlet 13安培單頭插座連開關	-	-	-	-	-	-	-
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	2	2	-	-	2	2	2
	Downlight 筒燈	-	-	-	-	-	-	-
	Lighting Point燈位	1	1	-	-	1	1	1
	1 Gang 1 Way Lighting Switch單位單控燈掣	1	2	-	-	1	1	1
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒(供冷氣室內機)	1	1	-	-	1	1	1

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

Location 位置	Description 描述	Unit 單位 27/F 27樓						
		North Wing 北翼				South Wing 南翼		
		A	B	C	D	A	B	C
Bedroom 2 睡房2	TV and FM Outlet 電視及電台天線插座	2	-	-	-	-	1	1
	Telephone Outlet 電話插座	2	-	-	-	-	1	1
	13A Switched Single Socket Outlet 13 安培單頭插座連開關	-	-	-	-	1	-	-
	13A Switched Twin Socket Outlet 13 安培雙頭插座連開關	2	-	-	-	1	2	2
	Downlight 筒燈	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	1	1	1
	1 Gang 1 Way Lighting Switch 單位單控燈掣	2	-	-	-	2	2	2
	1 Gang 2 Way Lighting Switch 單位兩控燈掣	-	-	-	-	-	-	-
	13A Switched Fused Connection Unit (for Indoor AC Unit) 13安培有熔斷器的連接盒(供冷氣室內機)	1	-	-	-	1	1	1
Master Bathroom 主人浴室	13A Single Socket Outlet 13安培單頭插座	1	-	-	-	1	-	-
	Downlight 筒燈	3	-	-	-	3	-	-
	2 Gang 1 Way Lighting Switch 兩位單控燈掣	1	-	-	-	1	-	-
	2 Gang 2 Way Lighting Switch 兩位兩控燈掣	-	-	-	-	-	-	-
	40A TP Isolator 40安培三相隔離器	1	-	-	-	1	-	-
	2 Gang Double Pole Switch 兩位雙極開關制	1	-	-	-	1	-	-
	13A Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒(供抽氣扇)	1	-	-	-	1	-	-
Bathroom 浴室	13A Single Socket Outlet 13安培單頭插座	1	1	1	1	1	1	1
	Downlight 筒燈	3	3	3	3	3	3	3
	2 Gang 2 Way Lighting Switch 兩位兩控燈掣	-	-	-	-	-	-	-
	32A TP Isolator 32安培三相隔離器	-	1	1	1	-	1	1
	40A TP Isolator 40安培三相隔離器	1	-	-	-	1	-	-
	2 Gang Double Pole Switch 兩位雙極開關制	1	1	1	1	1	1	1
	13A Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒(供抽氣扇)	1	1	1	1	1	1	1

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

Location 位置	Description 描述	Unit 單位 27/F 27樓						
		North Wing 北翼				South Wing 南翼		
		A	B	C	D	A	B	C
Kitchen 廚房	13A Switched Single Socket Outlet 13安培單頭插座連開關	1	1	1	1	1	1	1
	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	1	1	1	1	2	1	1
	Downlight 筒燈	2	2	3	3	3	2	3
	1 Gang 1 Way Lighting Switch單位單控燈掣	-	-	-	-	-	-	-
	1 Gang 2 Way Lighting Switch單位兩控燈掣	-	-	-	-	-	-	-
	2 Gang 1 Way Lighting Switch兩位單控燈掣	1	1	-	1	1	1	1
	2 Gang 2 Way Lighting Switch兩位兩控燈掣	-	-	1	-	-	-	-
	13A Switched Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒連開關(供抽氣扇)	1	-	-	-	1	-	1
	20A Switched Connection Unit (for Induction Hob) 20安培連接盒連開關(供電磁爐)	-	1	1	1	-	-	-
	40A Switched Connection Unit (for Induction Hob) 40安培連接盒連開關(供電磁爐)	1	-	-	-	1	1	1
	32A Switched Connection Unit (for Electric Water Heater) 32安培連接盒連開關(供電熱水爐)	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Refrigerator) 13安培單頭插座連開關(供雪櫃)	1	-	1	1	1	1	1
	13A Switched Single Socket Outlet (for Exhaust Hood) 13安培單頭插座連開關(供抽油煙機)	1	1	1	1	1	1	1
	13A Switched Single Socket Outlet (for Washing Machine) 13安培單頭插座連開關(供洗衣機)	1	-	1	1	1	1	1
	13A Switched Single Socket Outlet (for Microwave Oven) 13安培單頭插座連開關(供微波爐)	1	1	1	1	1	1	1
	1 Gang Double Pole Switch單位雙極開關制	-	1	1	1	-	1	-
	2 Gang Double Pole Switch兩位雙極開關制	1	-	-	-	1	-	1
	Drain Point for Washing Machine洗衣機去水位	1	-	1	1	1	1	1
	Water Point for Washing Machine洗衣機來水位	1	-	1	1	1	1	1
	Sprinkler Head 消防花灑頭	-	1	1	1	-	1	1
	Door Bell 門鈴	-	-	-	-	1	-	-
Utility 工作間	13A Switched Twin Socket Outlet 13安培雙頭插座連開關	1	-	-	-	1	-	-
	Downlight 筒燈	2	-	-	-	2	-	-
	2 Gang 1 Way Lighting Switch兩位單控燈掣	1	-	-	-	1	-	-
	13A Switched Fused Connection Unit (for Exhaust Fan) 13安培有熔斷器的連接盒連開關(供抽氣扇)	1	-	-	-	1	-	-
	Miniature Circuit Breakers Board總電掣箱	-	-	-	-	1	-	-
	1 Gang Double Pole Switch單位雙極開關制	1	-	-	-	1	-	-
Flat Roof 平台	Weatherproof 13A Single Socket Outlet 13安培防水單頭插座	2	1	-	1	2	2	1
	Lighting Point燈位	7	5	-	3	10	4	4
	1 Gang 1 Way Weatherproof Lighting Switch單位單控防水燈掣	-	1	-	1	-	1	1
Balcony 露台	Lighting Point燈位	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point燈位	1	1	-	1	1	1	1
A.C. Platform 冷氣平台	Weatherproof Isolator (for Outdoor AC Unit) 防水隔離器(供冷氣室外機)	2	2	1	1	1	2	2
A.C. Plant Room 冷氣機房	Weatherproof Isolator (for Outdoor AC Unit) 防水隔離器(供冷氣室外機)	1	-	-	-	2	-	-

SERVICE AGREEMENTS
服 務 協 議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應

電力由中華電力有限公司供應

GOVERNMENT RENT
地 稅

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

賣方將會或已經(視屬何情況而定)繳付有關該地段由批地文件之日期起計直至相關買方轉讓契日期(包括該日)之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER
買 方 的 雜 項 付 款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.

2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Note:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the DMC, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註:

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

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

凡物業或於買賣合約列出裝設於物業內的裝置、裝修物料設備有欠妥之處，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，盡快自費作出補救。

MAINTENANCE OF SLOPES
斜 坡 維 修

Not applicable

不適用

MODIFICATION
修 訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT
賣 方 就 發 展 項 目 指 定 的 互 聯 網 網 站 的 網 址

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

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

Breakdown of GFA Concessions Obtained for All Features
獲寬免總樓面面積的設施分項

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.
於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		Area (m^2) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第 23(3)(b)條不計算的總樓面面積		
1. (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	2343.329
2	Plant rooms and similar services 機房及相類設施	N/A 不適用
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	177.984
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	892.505
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	13.398
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		
3	Balcony 露台	205.446
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A 不適用
5	Communal sky garden 公用空中花園	N/A 不適用
6	Acoustic fin 隔聲鰭	5.310
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用

		Area (m^2) 面積 (平方米)
	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	
8	Non-structural prefabricated external wall 非結構預製外牆	N/A 不適用
9	Utility platform 工作平台	129.990
10	Noise barrier 隔音屏障	N/A 不適用
	Amenity Features 適意設施	
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衞室和廁所 、業主立案法團辦公室	N/A 不適用
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	472.751
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	N/A 不適用
14	Horizontal screens/covered walkways, trellis 橫向屏障 ／有蓋人行道、花棚	N/A 不適用
15	Larger lift shaft 擴大升降機井道	172.552
16	Chimney shaft 煙囪管道	N/A 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite, master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	N/A 不適用
18 (#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	134.273
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	N/A 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	N/A 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	N/A 不適用
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過 750 毫米的平台	N/A 不適用

		Area (m^2) 面積 (平方米)
Other Exempted Items 其他項目		
23 (#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A 不適用
24 (#)	Other projections 其他伸出物	N/A 不適用
25	Public transport terminus 公共交通總站	N/A 不適用
26 (#)	Party structure and common staircase 共用構築物及樓梯	N/A 不適用
27 (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯 、 升降機槽及垂直管道的水平面積	N/A 不適用
28 (#)	Public passage 公眾通道	N/A 不適用
29	Covered set back area 因建築物後移導致的覆蓋面積	N/A 不適用
Bonus GFA 額外總樓面面積		
30	Bonus GFA 額外總樓面面積	N/A 不適用

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。

Environment Assessment Of The Building 建築物的環境評估

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

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督發展項目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部份	
Provision of Central Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施:	1. Lighting Installation 照明裝置 2. Air Conditioning Installation 空調裝置 3. Electrical Installation 電力裝置 4. Lift & Escalator Installation 升降機及自動扶梯裝置

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/部分樓宇預計每年能源消耗量 (註腳1)					
Location 位置	Internal Floor Area Location Served (m2) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline (Note 2) 基線樓宇 (註腳2) 每年能源消耗量		Annual Energy Use of Building Proposed Building 擬興建樓宇每年能源消耗量	
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	2607.2	Electricity kWh/m2/annum 電力 千瓦小時/ 平方米/ 年	Town Gas/ LPG Unit/m2/annum 煤氣/石油氣 用量單位/ 平方米/ 年	Electricity kWh/m2/annum 電力 千瓦小時/ 平方米/ 年	Town Gas/ LPG Unit/m2/annum 煤氣/石油氣 用量單位/ 平方米/ 年
		128	N/A	120	N/A

Part III : The following installation(s) is / 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/m2 /annum) and town gas/LPG consumption (unit/m2 /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。

1. Gondola Systems

Gondola systems in the Development may operate in or through the airspace over any balcony, utility platform or flat roof forming part of a Unit.

2. Fire Safety Management Plan

According to the deed of mutual covenant in respect of the Development (the "DMC"):

(a) Each owner and the Manager shall observe and comply with the fire safety management plan.

(b) The owner of any Unit which contains an open kitchen (i.e. all Flat except Flats A, North Wing from 6/F to 27/F of the Development and Flat A, South Wing on 27/F of the Development) shall:

(i) not remove or obstruct any smoke detector provided inside his Unit or at the common lobby outside any Unit;

(ii) not remove or obstruct the sprinkler head provided at the ceiling immediately above the open kitchen in his Unit;

(iii) not remove the full height wall having an FRR (fire resistance rating) of not less than -/30/30 adjacent to the exit door of the Unit; and

(iv) allow the fire service installations mentioned in (i) and (ii) above to be subject to annual or other maintenance, testing and commissioning conducted by the Manager's registered fire service installation contractor, and shall allow access to his Unit to the Manager and the aforesaid contractor for the purpose of carrying out the aforesaid maintenance, testing and commissioning, such maintenance, testing and commissioning shall be at the cost of the owner concerned.

(c) The Manager shall assist the owners of the Units which contain open kitchens to carry out the maintenance, testing and commissioning referred to in paragraph (b)(iv) above and submit the maintenance certificate to the Fire Services Department at the cost of the owner concerned Provided That the Manager shall not be under any personal liability to do the same if, having used all reasonable endeavours, the Manager has not been able to obtain access to the Unit concerned from the owner of the Unit concerned.

The above is subject to the provisions of the DMC.

3. Noise Mitigation Measures

(a) Special Condition No.(53) of the Land Grant requires submission to the Director of Environmental Protection for his approval a noise impact assessment (the "NIA") of the electricity substation in Wu Hong Street and the wholesale fish market at Wu Shan Road in connection with the development of the Lot, and to implement mitigation measures, improvement works and other measures and works to be approved by him in all respects to his satisfaction. Noise impact assessment has been carried out by the Vendor.

(b) An NIA has been approved by the Director of Environmental Protection. The NIAR will be made available in the sales office for inspection by prospective purchaser free of charge.

(c) According to the NIA, there will be/are noise mitigation measures specified in the "Design of Noise Mitigation Measures" below (the "Noise Mitigation Measures") in the Development. The Noise Mitigation Measures are more particularly described in the NIA.

(d) The Deed of Mutual Covenant and Management Agreement of the Development contains the following provisions:

Clause 14.23: "The First Owner shall deposit a full copy of the NIA in the management office of the Development within one month of the date of this Deed. After the depositing of the NIA, all Owners may inspect the same at the management office of the Development during normal office hours free of charge. A photocopy of the NIA shall be provided to any Owner upon request at the expense of such Owner and on the payment of a reasonable charge. Any monies paid as such a charge shall be credited to the Special Fund."

Paragraph 1(n) of Schedule 5: "[Each Owner shall] comply with the NIA in respect of all Noise Mitigation Measures forming part of his Unit."

Paragraph 3(c) of Schedule 5: "[Each Owner shall to at his own expense inspect, maintain and carry out all necessary works for the maintenance of] all Noise Mitigation Measures forming part of his Unit in accordance with the NIA."

Paragraph 4(i) of Schedule 5: "[Each Owner shall not] alter the design and location of any Noise Mitigation Measures forming part of his Unit."

Appendix 2: "Use and locations of Noise Mitigation Measures

North Wing		Locations	Noise Mitigation Measures
Floor	Unit		
2nd	A	At the exterior of Bedroom 1	0.5m-long vertical fins
		At Bedroom 1	Fixed glazing
		At the Kitchen	Fixed glazing
3rd	A	At the exterior of the Bedroom	0.5m-long vertical fins
		At the Bedroom	Fixed glazing
		At the Kitchen	Fixed glazing
	E	At the Living/Dining Room	Fixed glazing
		At the exterior of the Living/Dining Room	2.4m-long vertical fins
		Surrounding the Flat Roof	1.6m-high solid parapet wall
5th	A	At the exterior of Bedroom 1	0.5m-long vertical fins
		At Bedroom 1	Fixed glazing
		At the Kitchen	Fixed glazing
	E	At the Living/Dining Room	Fixed glazing
		At the exterior of the Living/Dining Room	2.4m-long vertical fins
6th – 16th	A	At the exterior of Bedroom 1	0.5m-long vertical fins
		At Bedroom 1	Fixed glazing
	E	At Bedroom 1	Fixed glazing
		At the Living/Dining Room	Fixed glazing
		At the exterior of the Living/Dining Room	1.5m-long vertical fins
17th – 26th	A	At the exterior of Bedroom 1	0.5m-long vertical fins
27th	A	At the exterior of Master Bedroom	0.5m-long vertical fins

Notes:

(1) There are no 4th, 13th, 14th and 24th floors.

(2) The use of vertical fins is to further reduce the view angle to nearby transformer station.

(3) The use of fixed glazing is to have no opening facing towards the nearby transformers from the relevant noise sensitive receivers.

(4) The use of solid parapet wall is to provide shielding for the relevant noise sensitive receivers.

(5) Further details of the Noise Mitigation Measures are provided in the NIA."

1. **吊船系統**

發展項目之吊船系統可能會在或通過屬於單位一部分之露台、工作平台或平台上空操作。

2. **消防安全管理計劃**

根據發展項目公契（「公契」）：

(a) 每名業主及管理人須遵守和遵從消防安全管理計劃。

(b) 每個開放式廚房單位（即發展項目中所有住宅單位，發展項目北翼6至27樓A單位及發展項目南翼27樓A單位除外）的業主：

(i) 不可拆除或阻礙其單位內或其單位外公用大堂之煙霧探測器；

(ii) 不可拆除或阻礙其單位內開放式廚房正上方天花之花灑頭；

(iii) 不可拆除單位出口大門旁耐火時效不少於 -/30/30之全高度牆壁；及

(iv) 准許管理人之註冊消防裝置承辦商為上文(i)及(ii)段之消防裝置進行年度或其他維修、測試及試驗，並准許管理人及前述之承辦商進入其單位以進行前述之維修、測試及試驗，該等維修、測試及試驗之費用由有關業主負責。

(c) 管理人須協助開放式廚房單位的業主進行上文(b)(iv)段提及之維修、測試及試驗及提交保養證明書予消防處，費用由有關業主負責，但如管理人已盡所有合理的努力仍未能從有關單位的業主獲准進入有關單位，則管理人無任何個人責任進行前述事項。

上文以公契條款為準。

3. **噪音影響評估及噪音緩解措施**

(a) 根據批地文件特別條件第（53）條，發展項目須遞交湖康街變電站及湖山路魚類批發市場的噪音影響評估（「噪音影響評估」）給環境保護署署長批准，並執行署長批准之緩解措施、改善工程及其他措施及工程，至使署長在各方面滿意的程度。賣方已完成噪音影響評估。

(b) 噪音影響評估已獲保護署署長批准。噪音影響評估可於售樓處供準買家免費參閱。

(c) 根據噪音影響評估，發展項目內將會存有或存有下文「噪音緩解措施的用途及位置」所列之噪音緩解措施（「噪音緩解措施」）。噪音緩解措施之詳情，請參閱噪音影響評估。

(d) 發展項目公共契約暨管理合約有以下條款：

第14.23條：「第一業主須於本公契簽立日期後一個月內在發展項目的管理處備存噪音影響評估全文文本。於備存噪音影響評估之後，所有業主可在發展項目管理處於正常辦公時間內免費查閱。應業主要求，噪音影響評估的副本須提供予該業主，而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。」

附表五第1(n)段：「[每名業主須]就屬其單位之所有噪音緩解措施遵守噪音影響評估。」

附表五第3(c)段：「[每名業主須根據噪音影響評估自費檢查、保養及進行所有必需的工程以保養]屬其單位之所有噪音緩解措施。」

附表五第4(i)段：「[每名業主不得]改動屬其單位之任何噪音緩解措施之設計及位置。」

附件二：「噪音緩解措施的用途及位置

北翼		位置	噪音緩解措施
樓層	單位		
二樓	A	於睡房1外圍	0.5米長垂直鰭
		於睡房1	固定窗戶
		於廚房	固定窗戶
三樓	A	於睡房外圍	0.5米長垂直鰭
		於睡房	固定窗戶
		於廚房	固定窗戶
	E	於客飯廳	固定窗戶
		於客飯廳外圍	2.4米長垂直鰭
		於平台周圍	1.6米高實心護牆
五樓	A	於睡房1外圍	0.5米長垂直鰭
		於睡房1	固定窗戶
		於廚房	固定窗戶
	E	於客飯廳	固定窗戶
		於客飯廳外圍	2.4米長垂直鰭
六樓至十六樓	A	於睡房1外圍	0.5米長垂直鰭
		於睡房1	固定窗戶
	E	於睡房1	固定窗戶
		於客飯廳	固定窗戶
		於客飯廳外圍	1.5米長垂直鰭
十七至二十六樓	A	於睡房1外圍	0.5米長垂直鰭
二十七樓	A	於主人房外圍	0.5米長垂直鰭

備註:

(1) 不設四樓、十三樓、十四樓及廿四樓。

(2) 垂直鰭的用途為進一步減低鄰近電力站的視角。

(3) 固定窗戶的用途為使有關噪音感應強的地方沒有面向鄰近電力變壓站的開口。

(4) 實心護牆的用途為為噪音感應強的地方提供屏蔽。

(5) 噪音緩解設施的進一步詳情見噪音影響評估報告。」

INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT
地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (the "Agreement") to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the residential unit or the parking space specified in the Agreement, sub-sell that residential unit or parking space or transfer the benefit of the Agreement of that residential unit or parking space in any manner whatsoever enter into any agreement so to do before completion of the sale and purchase and execution of the assignment.

2. If the Vendor, at the request of the purchaser under an Agreement, agrees (at its own discretion) to cancel the Agreement or the obligations of the purchaser under the Agreement, the Vendor is entitled to retain the sum of 5% of the total purchase price of the residential unit and the parking space specified in the Agreement and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement.

3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an Agreement has the right of access to and will, upon his request, be provided with a hard copy of an updated record of the information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

5. Information and requirements relating to "the Green Area" as referred to in Special Condition Nos.(2), (3), (4) and (5) of the Land Grant: please refer to the sections "Summary of Land Grant" and "Information on public facilities and public open spaces".

6. (1) According to Special Condition No.(10)(e) of the Land Grant, the minimum number of residential units in the Development is 220.

   (2) The Deed of Mutual Covenant and Management Agreement of the Development contains the following provisions:

   (A) Clause 8.13: "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 paragraph 4(j) of Schedule 5 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."

   (B) Paragraph 4(j) of Schedule 5: "[Each Owner shall not] carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat except with the prior written consent of the Director of Lands or 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."

   (3) A total number of 222 residential units are provided in the Development.

7. Information and requirements relating to the noise impact assessment prepared under Special Condition No.(53) of the Land Grant and the noise mitigation measures mentioned therein: please refer to the section "Relevant Information".

1. 買方須於正式買賣合約(「買賣合約」)下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益，或訂立住何有關上述提名、轉售或轉移權益之協議。

2. 若賣方應買賣合約下買方要求同意(同意與否賣方有酌情權決定)取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停單位總售價5%之金額，另買方須向賣方繳付或補還(視屬何情況而定)所有與取消買賣合約有關之法律費用、收費及開銷(包括任何印花稅)。

3. 賣方將會支付或已經支付(視情況而定)由批地文件之日起直至有關個別買方簽署轉讓契之日(包括簽署轉讓契當日)止，所有有關該正在興建的發展項目所處地段的地稅。

4. 已簽署買賣合約之買方，如已支付不多於港幣$100之象徵式費用，有權獲取(而當其要求時須獲提供)以下資料之最新紀錄印本：完成發展項目的總建築費用及總專業費用及截至該要求作出當月前之月份完結時已支出和繳付之總建築費用及總專業費用。

5. 關於批地文件特別條件第(2)、(3)、(4)及(5)條提及的「綠色範圍」資料及要求：請參閱以下兩節：「批地文件的摘要」及「公共設施及公眾休憩用地的資料」。

6. (1) 根據批地文件特別條件第(10)(e)條，發展項目住宅單位數目最少為220個。

   (2) 發展項目公共契約暨管理合約有以下條款：

   (a) 第8.13條：「管理人須在發展項目的管理處備存由地政總署署長或任何其他政府部門提供、載有關於第五附表第4(i)段提及之同意書的資訊的紀錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的紀錄。應業主要求，該備存的紀錄的副本須提供予該業主，而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。」

   (b) 第五附表第4(j)段：「[每名業主不得]進行或容許或容受進行任何與任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建），除非獲地政總署署長事先書面同意，地政總署署長可按其絕對酌情權發出或拒絕同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用）。」

   (3) 發展項目共提供222個住宅單位。

7. 關於按批地文件特別條件第(53)條擬備的噪音影響評估及其內提及的噪音緩解措施的資料及要求：請參閱「有關資料」一節。

There may be future changes to the Development and the surrounding areas.
發展項目及其周邊地區日後可能出現改變。

Date of Printing : 6 October 2016
印製日期：2016年10月6日

EXAMINATION RECORD
檢 視 記 錄

Examination/ Revision Date 檢視/ 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
13 October 2016 2016年10月13日	33	The section "Area of residential properties in the development" is revised 修訂「發展項目中的住宅物業的面積」一節
	42, 44	Information on number of management shares in the section "Summary of deed of mutual covenant" is revised 修訂「公契的摘要」一節中關於管理份數數目的資料
14 November 2016 2016年11月14日	83	Information on location of build-in provisions of security facilities in the section "Fittings, Finishes and Appliances" is revised 修訂「裝置、裝修物料及設備」一節中保安系統之嵌入式裝備的位置的資料
	84-88	Information on appliance schedule in the section "Fittings, Finishes and Appliances" is revised 修訂「裝置、裝修物料及設備」一節中設備說明表的資料
18 January 2017 2017年1月18日	12	Information in the section "Location Plan of The Development" is revised 修訂「發展項目的所在位置圖」一節中的資料
10 February 2017 2017年2月10日	76	Information in the section "Fittings, Finishes and Appliances" is revised 修訂「裝置、裝修物料及設備」一節中的資料
10 May 2017 2017年5月10日	12	Information in the section "Location Plan of The Development" is revised 修訂「發展項目的所在位置圖」一節中的資料
	15	Information in the section "Layout Plan of The Development" is revised 修訂「發展項目的布局圖」一節中的資料
	19, 21, 23, 25, 27, 29	Information in the section "Floor Plans of Residential Properties in The Development" is revised 修訂「發展項目的住宅物業的樓面平面圖」一節中的資料
	38	Information in the section "Floor Plans of Parking Spaces in The Development" is revised 修訂「發展項目中的停車位的樓面平面圖」一節中的資料
	65	Information in the section "Information on Public Facilities and Public Open Spaces" is revised 修訂「公共設施及公眾休憩用地的資料」一節中的資料
	68, 69	Information in the section "Cross-Section Plan of Building in The Development" is revised 修訂「發展項目中的建築物的橫截面圖」一節中的資料
	70, 71	Information in the section "Elevation Plan" is revised 修訂「立面圖」一節中的資料

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Examination/ Revision Date 檢視/ 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
13 July 2017 2017年7月13日	19, 21, 23, 25, 27, 29	Information in the section "Floor Plans of Residential Properties in The Development" is revised 修訂「發展項目的住宅物業的樓面平面圖」一節中的資料
	38, 39	Information in the section "Floor Plans of Parking Spaces in The Development" is revised 修訂「發展項目中的停車位的樓面平面圖」一節中的資料
	65	Information in the section "Information on Public Facilities and Public Open Spaces" is revised 修訂「公共設施及公眾休憩用地的資料」一節中的資料
14 August 2017 2017年8月14日	2, 3, 4, 5	Information in the section "Notes to Purchasers of First-Hand Residential Properties" is revised 修訂「一手住宅物業買家須知」一節中的資料
	5A, 5B (additional page) (加頁)	Information in the section "Notes to Purchasers of First-Hand Residential Properties" is revised and added in this page 修訂「一手住宅物業買家須知」一節中的資料及增添至此頁
	6	Information in the section "Information on the Development" is revised 修訂「發展項目的資料」一節中的資料
	9	Information in the section "Information on Design of the Development" is revised 修訂「發展項目的設計的資料」一節中的資料
	12	Information in the section "Location Plan of The Development" is revised 修訂「發展項目的所在位置圖」一節中的資料
	15	Information in the section "Layout Plan of the Development" is revised 修訂「發展項目的布局圖」一節中的資料
14 November 2017 2017年11月14日	6	Information in the section "Information on the Development" is revised 修訂「發展項目的資料」一節中的資料
	12	Information in the section "Location Plan of The Development" is revised 修訂「發展項目的所在位置圖」一節中的資料
	27	Information in the section "Floor Plans of Residential Properties in The Development" is revised 修訂「發展項目的住宅物業的樓面平面圖」一節中的資料
30 November 2017 2017年11月30日	13	Information in the section “Aerial Photograph of the Development” is revised 修訂「發展項目的鳥瞰照片」一節中的資料
	14	Information in the section “Outline Zoning Plan Relating to the Development " is revised 修訂「關乎發展項目的分區計劃大綱圖」一節中的資料

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Examination/ Revision Date 檢視/ 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
28 February 2018 2018年2月28日	12	Information in the section "Location Plan of The Development" is revised 修訂「發展項目的所在位置圖」一節中的資料