

THE
ESPLANADE
弦海

SALES BROCHURE
售樓說明書



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 plans¹ 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 property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes.

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.

You are advised to note this if you want to buy furniture before handing over of the residential property.

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

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

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

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

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 date³ 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.

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。

- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料¹。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第 621 章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 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。

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。

- 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。

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8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「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

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。

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
- 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

2 INFORMATION ON THE DEVELOPMENT

發展項目的資料

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

101 Yip Wong Road

(Note: This provisional street number is subject to confirmation when the Development is completed)

The Development consists of one multi-unit building

Total number of storeys of this multi-unit building

24 storeys (excluding basement and roof)

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

Basement, G/F, 1/F to 3/F, 5/F to 13/F, 15/F to 23/F, 25/F to 26/F and Roof

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

4/F, 14/F and 24/F

Refuge floor (if any) of this multi-unit building

Not Applicable

The Development is an uncompleted development

- (a) Estimated material date for the Development as provided by the Authorized Person for the Development is 31 July 2020.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) Under the Land Grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the Agreement for Sale and Purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

發展項目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

業旺路101號

(備註：此臨時門牌號數有待發展項目建成時確認。)

發展項目包含一幢多單位建築物

每幢多單位建築物的樓層的總數

24層 (不包括地庫、天台)

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

地庫，地下，1樓至3樓，5樓至13樓，15樓至23樓，25樓至26樓及天台

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

4樓、14樓及24樓。

每幢多單位建築物內的庇護層(如有)

不適用

發展項目屬未落成發展項目

- (a) 由發展項目的認可人士提供該項目的預計關鍵日期為2020年7月31日。
- (b) 預計關鍵日期是受到買賣合約的所允許的任何延期所規限的。
- (c) 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明該發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該發展項目已落成或當作已落成(視屬何情況而定)的確證。

Vendor

China Cyberworld Limited

Holding companies of the Vendor

Chuang's China Investments Limited

Profit Stability Investments Limited

Chuang's Consortium International Limited

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

Ms. Chan Wan Ming of P&T Architects and Engineers Limited

Building Contractor for the Development

Treasure Construction Engineering Limited

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

Deacons

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

The Hongkong and Shanghai Banking Corporation Limited

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

Chuang's China Investments Limited

賣方

中國數碼世界有限公司

賣方的控權公司

莊士中國投資有限公司

Profit Stability Investments Limited

莊士機構國際有限公司

發展項目的認可人士及以其專業身分擔任經營人、董事或僱員的商號或法團
巴馬丹拿建築及工程師有限公司之陳韻明女士

發展項目的承建商

海悅建築工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的
近律師行

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

已為發展項目的建造提供貸款的任何其他人
莊士中國投資有限公司

(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；	Nil 沒有
(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；	Nil 沒有
(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; 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	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; 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	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；	Nil 沒有
(ii)	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；	Nil 沒有

(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；	Nil 沒有
(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；	Nil 沒有
(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項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	Nil 沒有
(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；	Nil 沒有
(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；	Nil 沒有
(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; 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	Nil 沒有
(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。	Nil 沒有

5 INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.
 發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls is 150mm.
 非結構的預製外牆的厚度為150毫米。

Total Area of the non-structural prefabricated external walls of each residential property 每個住宅物業的非結構的預製外牆的總面積		
Floor 樓層	Unit 單位	Total area of non-structural prefabricated external walls (sq.m.) 非結構的預製外牆的總面積 (平方米)
5/F 5樓	A	0.734
	B	0.075
	C	0.075
	D	0.115
	E	1.074
	F	0.251
	G	0.060
	H	0.058
	J	0.058
	K	0.060
	L	0.259
	M	0.078
	N	1.058
	P	0.075
	Q	0.075
	R	0.531
	S	0.531
	T	0.075
	U	0.075

Total Area of the non-structural prefabricated external walls of each residential property 每個住宅物業的非結構的預製外牆的總面積		
Floor 樓層	Unit 單位	Total area of non-structural prefabricated external walls (sq.m.) 非結構的預製外牆的總面積 (平方米)
6/F - 10/F 6樓至10樓	A	0.880
	B	0.259
	C	0.258
	D	0.420
	E	1.399
	F	0.399
	G	0.268
	H	0.235
	J	0.235
	K	0.268
	L	0.429
	M	0.313
	N	1.297
	P	0.259
	Q	0.258
	R	0.727
	S	0.727
	T	0.259
	U	0.258

Total Area of the non-structural prefabricated external walls of each residential property 每個住宅物業的非結構的預製外牆的總面積		
Floor 樓層	Unit 單位	Total area of non-structural prefabricated external walls (sq.m.) 非結構的預製外牆的總面積 (平方米)
11/F - 23/F (14/F omitted) 11樓 - 23樓 (不設14樓)	A	0.880
	B	0.259
	C	0.258
	D	0.420
	E	1.399
	F	0.399
	G	0.268
	H	0.236
	J	0.236
	K	0.268
	L	0.429
	M	0.313
	N	1.297
	P	0.259
	Q	0.258
	R	0.727
	S	0.727
	T	0.259
	U	0.258

Total Area of the non-structural prefabricated external walls of each residential property 每個住宅物業的非結構的預製外牆的總面積		
Floor 樓層	Unit 單位	Total area of non-structural prefabricated external walls (sq.m.) 非結構的預製外牆的總面積 (平方米)
25/F 25樓	A	0.880
	B	0.259
	C	0.258
	D	0.420
	E	1.399
	F	-
	G	-
	H	-
	J	-
	K	-
	L	-
	M	0.313
	N	1.297
	P	0.259
	Q	0.258
	R	0.727
	S	0.727
	T	0.259
	U	0.258
26/F 26樓	A	0.880
	B	0.259
	C	0.258
	D	0.420
	E	1.399
	F	-
	G	-
	H	0.727
	J	0.259
	K	0.258

5

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的幕牆。

The thickness of curtain walls is 200mm.
幕牆之厚度為200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		
Floor 樓層	Unit 單位	Total area of curtain walls (sq.m.) 幕牆的總面積 (平方米)
5/F 5樓	A	-
	B	-
	C	-
	D	-
	E	-
	F	-
	G	-
	H	-
	J	-
	K	-
	L	-
	M	-
	N	-
	P	-
	Q	-
	R	-
	S	-
	T	-
	U	-

Total area of the curtain walls of each residential property 每個住宅物業的幕牆的總面積		
Floor 樓層	Unit 單位	Total area of curtain walls (sq.m.) 幕牆的總面積 (平方米)
6/F - 10/F 6樓至10樓	A	-
	B	-
	C	-
	D	-
	E	-
	F	-
	G	-
	H	-
	J	-
	K	-
	L	-
	M	-
	N	-
	P	-
	Q	-
	R	-
	S	-
	T	-
	U	-

Total area of the curtain walls of each residential property 每個住宅物業的幕牆的總面積		
Floor 樓層	Unit 單位	Total area of curtain walls (sq.m.) 幕牆的總面積 (平方米)
11/F - 23/F (14/F omitted) 11樓 - 23樓 (不設14樓)	A	-
	B	-
	C	-
	D	-
	E	-
	F	-
	G	-
	H	-
	J	-
	K	-
	L	-
	M	-
	N	-
	P	-
	Q	-
	R	-
	S	-
	T	-
	U	-

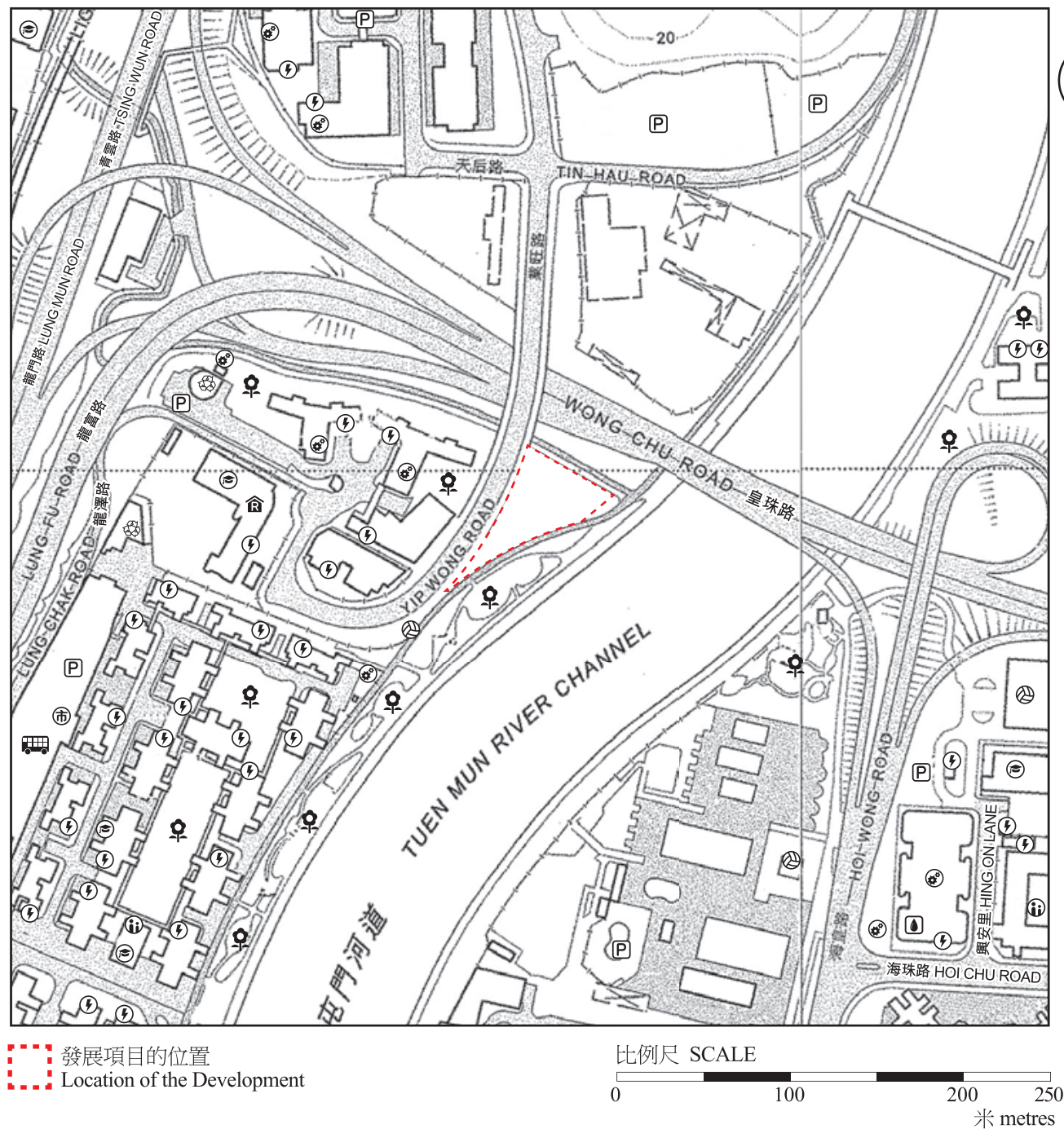
Total area of the curtain walls of each residential property 每個住宅物業的幕牆的總面積		
Floor 樓層	Unit 單位	Total area of curtain walls (sq.m.) 幕牆的總面積 (平方米)
25/F 25樓	A	-
	B	-
	C	-
	D	-
	E	-
	F	0.981
	G	0.596
	H	0.596
	J	0.596
	K	0.596
	L	1.021
	M	-
	N	-
	P	-
	Q	-
	R	-
	S	-
	T	-
	U	-
26/F 26樓	A	-
	B	-
	C	-
	D	-
	E	-
	F	3.166
	G	-
	H	-
	J	-
	K	-

The latest draft of the Deed of Mutual Covenant does not provide the name of the manager of the Development, and the Vendor intends to appoint Jones Lang LaSalle Management Services Limited as the manager of the Development upon the signing of the Deed of Mutual Covenant.

公契的最新擬稿未有提供發展項目管理人名稱，而賣方擬在公契簽立時委任仲量聯行物業管理有限公司為發展項目的管理人。

7 LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



圖例 NOTATION

- | | |
|---|---|
| 學校 (包括幼稚園)
School (including Kindergarten) | 公共交通總站 (包括鐵路車站)
Public Transport Terminal (including Rail Station) |
| 體育設施 (包括運動場及游泳池)
Sports Facilities
(including Sports Ground and Swimming Pool) | 宗教場所 (包括教堂、廟宇及祠堂)
Religious Institution
(including Church, Temple and Tsz Tong) |
| 社會福利設施 (包括老人中心及弱智人士護理院)
Social Welfare Facilities
(including Elderly Centre and Home for the Mentally Disabled) | 垃圾收集站
Refuse Collection Point |
| 公用事業設施裝置
Public Utility Installation | 公眾停車場 (包括貨車停泊處)
Public Car Park (including Lorry Park) |
| 市場 (包括濕貨市場及批發市場)
Market (including Wet Market and Wholesale Market) | 油庫
Oil Depot |
| 發電廠 (包括電力分站)
Power Plant (including Electricity Sub-stations) | 公園
Public Park |

The above location plan is prepared by the Vendor with reference to the Survey Sheet No. 5-SE-B dated 13th July 2018 and 6-SW-A dated 28th August 2018 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

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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 that the boundary of the Development is irregular.

上述位置圖是參考地政總署測繪處日期為2018年7月13日之測繪圖編號為5-SE-B及2018年8月28日之測繪圖編號為6-SW-A，並由賣方擬備，有需要處經修正處理。

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59/2018。

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



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. E032083C, date of flight 29th December 2017.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E032083C，飛行日期：2017年12月29日。

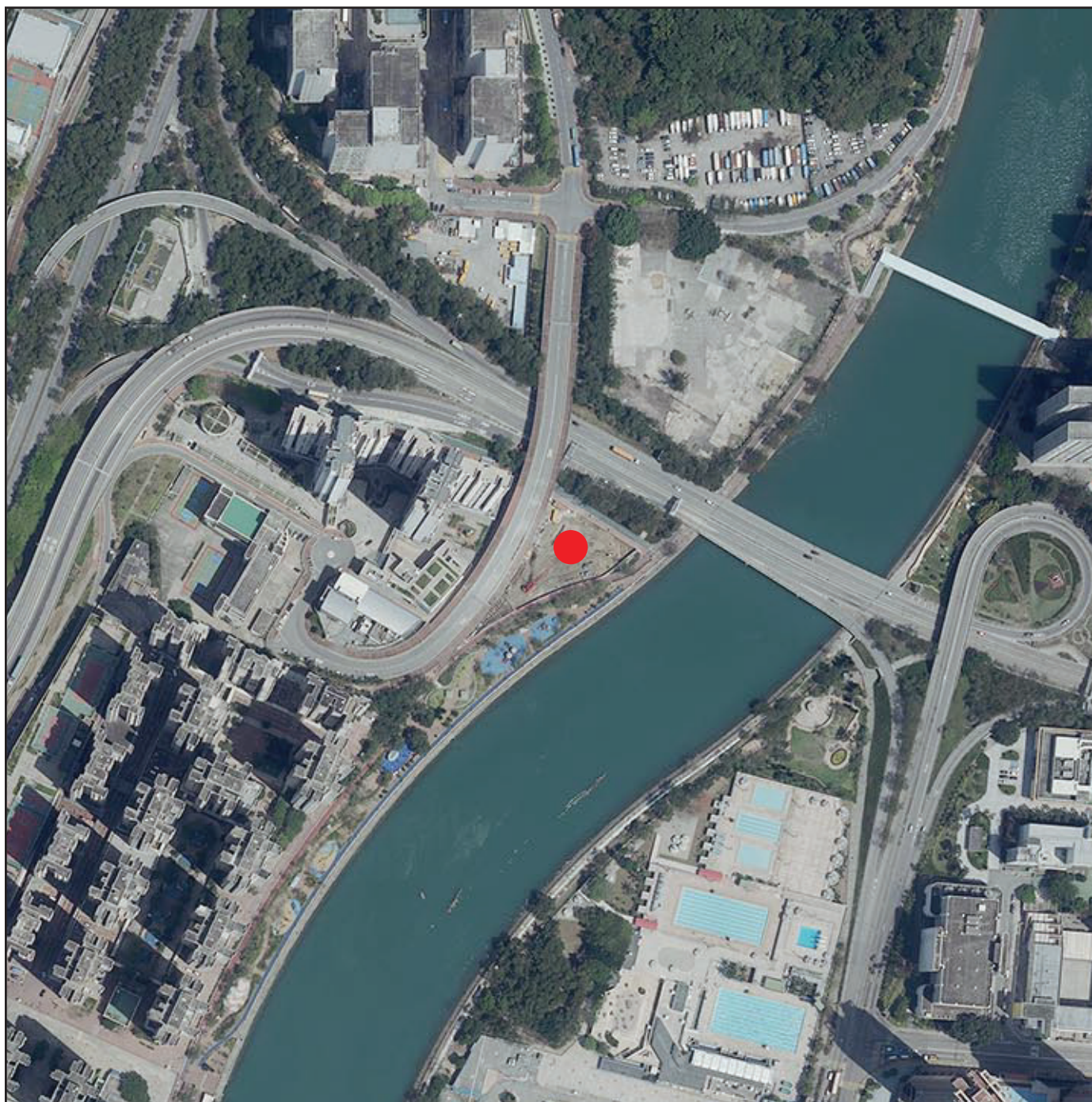
● Location of the Development
發展項目的位置

附註：

1. 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。
2. 由於發展項目的邊界不規則的技術原因，此照片顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

Notes :

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2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.



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. E016701C, date of flight 2nd April 2017.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E016701C，飛行日期：2017年4月2日。

● Location of the Development
發展項目的位置

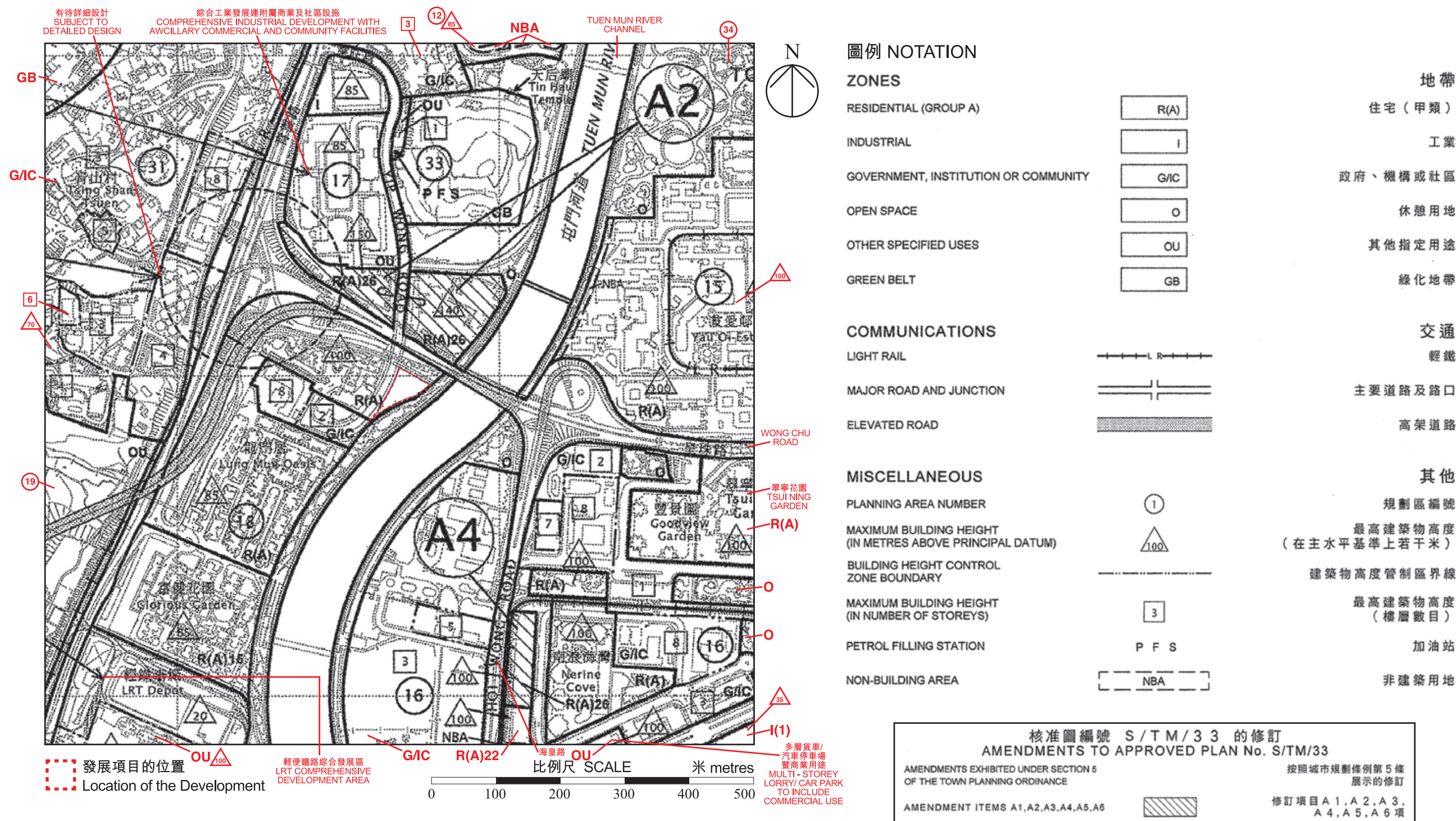
附註：

1. 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。
2. 由於發展項目的邊界不規則的技術原因，此照片顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

Notes :

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2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

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Adopted from part of the draft Tuen Mun Outline Zoning Plan No. S/TM/34, gazetted on 3rd November 2017, with adjustments where necessary as shown in red.

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

Notes:

The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

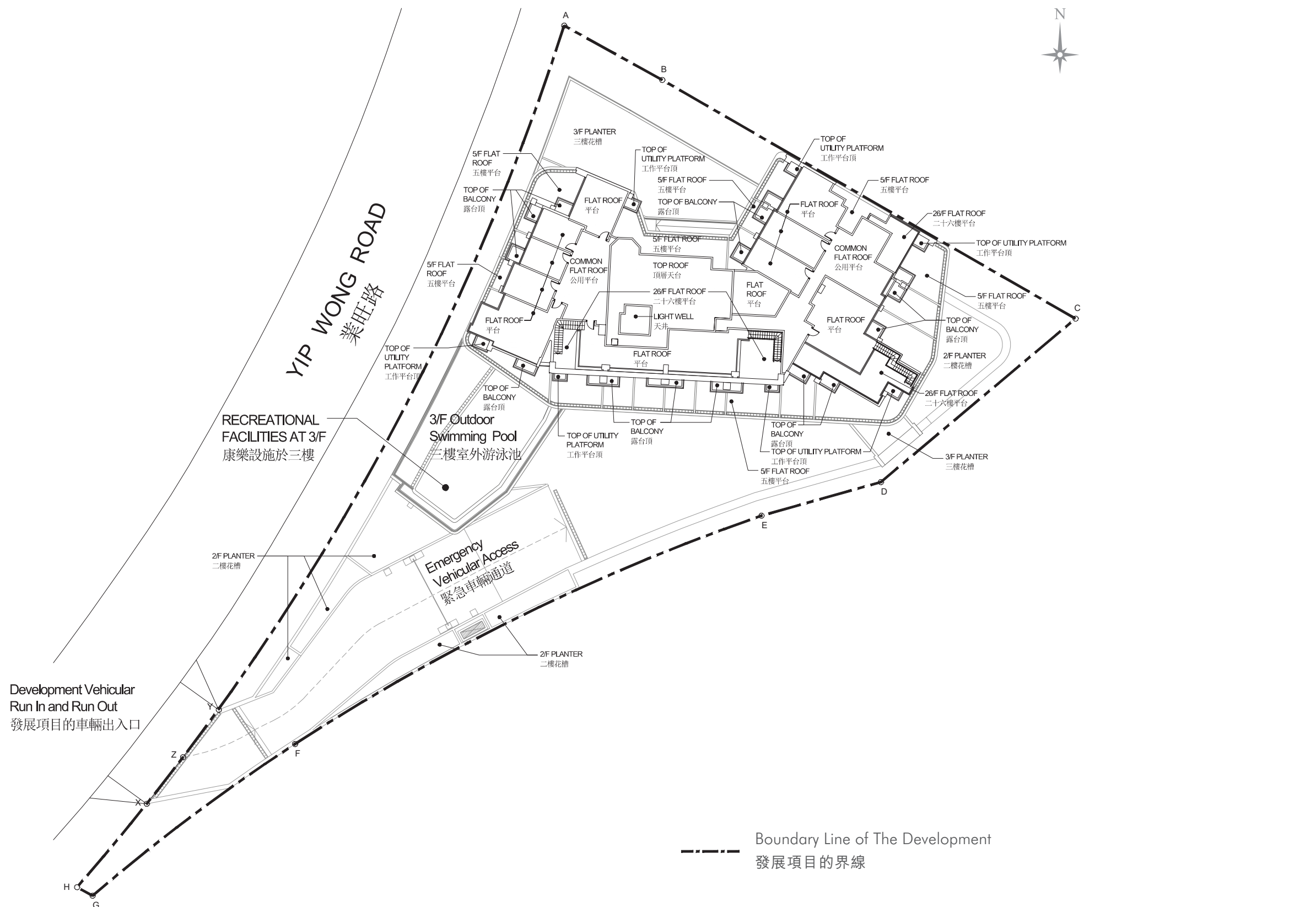
摘錄自2017年11月3日刊憲之屯門分區計劃大綱草圖，圖則編號為S/TM/34，有需要處經修正處理，以紅色顯示。

大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

備註：

由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。

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



The estimated date of completion of the building or facilities as provided by the Authorized Person for the Development is 27 October 2019.

由發展項目的認可人士提供的建築物及設施的預計落成日期為2019年10月27日。

11 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 in the floor plans of residential properties in the Development

發展項目的住宅物業的樓面平面圖中所使用名詞及簡稱之圖例

A/C PLATFORM = AIR CONDITIONER PLATFORM = 冷氣機平台

ACOUSTIC BAL. = ACOUSTIC BALCONY = 隔音露台

ACOUSTIC FINS = 隔聲鰭

ACOUSTIC WINDOW (TOP HUNG TYPE) = 減音窗(上懸式)

BAL. = BALCONY = 露台

BATH = BATHROOM = 浴室

BED RM. = BEDROOM = 睡房

BED RM.1 = BEDROOM 1 = 睡房 1

BED RM.2 = BEDROOM 2 = 睡房 2

BUILDING LINE AT __/F = 於__樓的建築物邊線

CANOPY = 簷篷

COMMON FLAT ROOF = 公用平台

COMMON FLAT ROOF (ACCESSIBLE BY GONDOLA ONLY) = 公用平台(只供吊船使用)

D = DOWN = 落

ELE = ELECTRIC ROOM = 電掣房

ELE & ELV CABLE DUCT = 電掣及特低壓電管道

ELV = EXTRA LOW VOLTAGE DUCT = 特低壓電線槽

E/M = ELECTRIC & MECHANICAL PLAT ROOM = 機電房

EMERGENCY GENERATOR ROOM = 緊急發電機房

EMR = ELECTRICAL METER ROOM = 電錶房

FIXED GLAZING = 隔音玻璃

FLAT ROOF = 平台

F.S.P.D. = FIRE SERVICES PIPE DUCT = 消防管道

GLASS BALUSTRADE 1250mm H. W/ SOUND ABSORPTION MATERIAL ON INNER SIDE

= 內層附有吸音物料的1250mm高玻璃圍欄

HR = HOSE REEL = 消防喉轆

KIT. = KITCHEN = 廚房

LAV. = LAVATORY = 廁所

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIGHT WELL = 天井

LIV./ DIN. = LIVING ROOM / DINING ROOM = 客廳/飯廳

METAL AF. = METAL ARCHITECTURAL FEATURE = 金屬建築裝飾

M. BATH = MASTER BATHROOM = 主人浴室

MBR = MASTER BEDROOM = 主人睡房

M.G. = METAL GRILLE = 金屬格柵

OVER RUN = LIFT OVER RUN = 升降機緩衝

P.D. = PIPE DUCT = 管槽

R.C. FENCE WALL 1500H. A.F.F.L. = 1500mm 高鋼筋混凝土圍牆

RS & MRR. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM = 垃圾及物料回收房

SELF CLOSING FRENCH DR. = SELF CLOSING FRENCH DOOR = 落地玻璃門附設自動關閉設施

U = UP = 上

UP = UTILITY PLATFORM = 工作平台

UTIL. = UTILITY ROOM = 工作間

V.D. = VENT DUCT = 風槽

WMR = WATER METER ROOM = 水錶房

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5/F Floor Plan
5樓樓面平面圖



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Floor 樓層	Units 單位																		
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	5/F 5樓	150, 175	150	150	150	150	150, 175	150	150	150	150	150, 175	150	150	150	150	175	175	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimetre.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

6/F - 10/F Floor Plan
6樓至10樓樓面平面圖



⊗ ACOUSTIC BALCONY 隔音露台 ■■■■■ MAINTENANCE WINDOW 維修窗口 ——— ABSORPTION MATERIAL 吸音物料

比例
Scale : 0 5M/米

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Floor 樓層	Units 單位																		
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	6/F - 10F 6樓至10樓	150, 175	150	150	150	150	150, 175	150	150	150	150	150, 175	150	150	150	150	175	175	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimetre.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

11/F - 23/F (14/F omitted) Floor Plan
11樓至23樓(不設14樓)樓面平面圖



⊗ ACQUSTIC BALCONY 隔音露台 ■■■■■ MAINTENANCE WINDOW 維修窗口 ■■■■■ ABSORPTION MATERIAL 吸音物料

比例
Scale : 0 5M/米

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Floor 樓層	Units 單位																		
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	11/F - 23/F (14/F omitted) 11樓至23樓 (不設14樓)	150, 175	150	150	150	150	150, 175	150	150	150	150	150, 175	150	150	150	150	175	175	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimetre.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

25/F Floor Plan
25樓樓面平面圖



MAINTENANCE WINDOW 維修窗口

ABSORPTION MATERIAL 吸音物料

比例
Scale : 0 5M/米

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

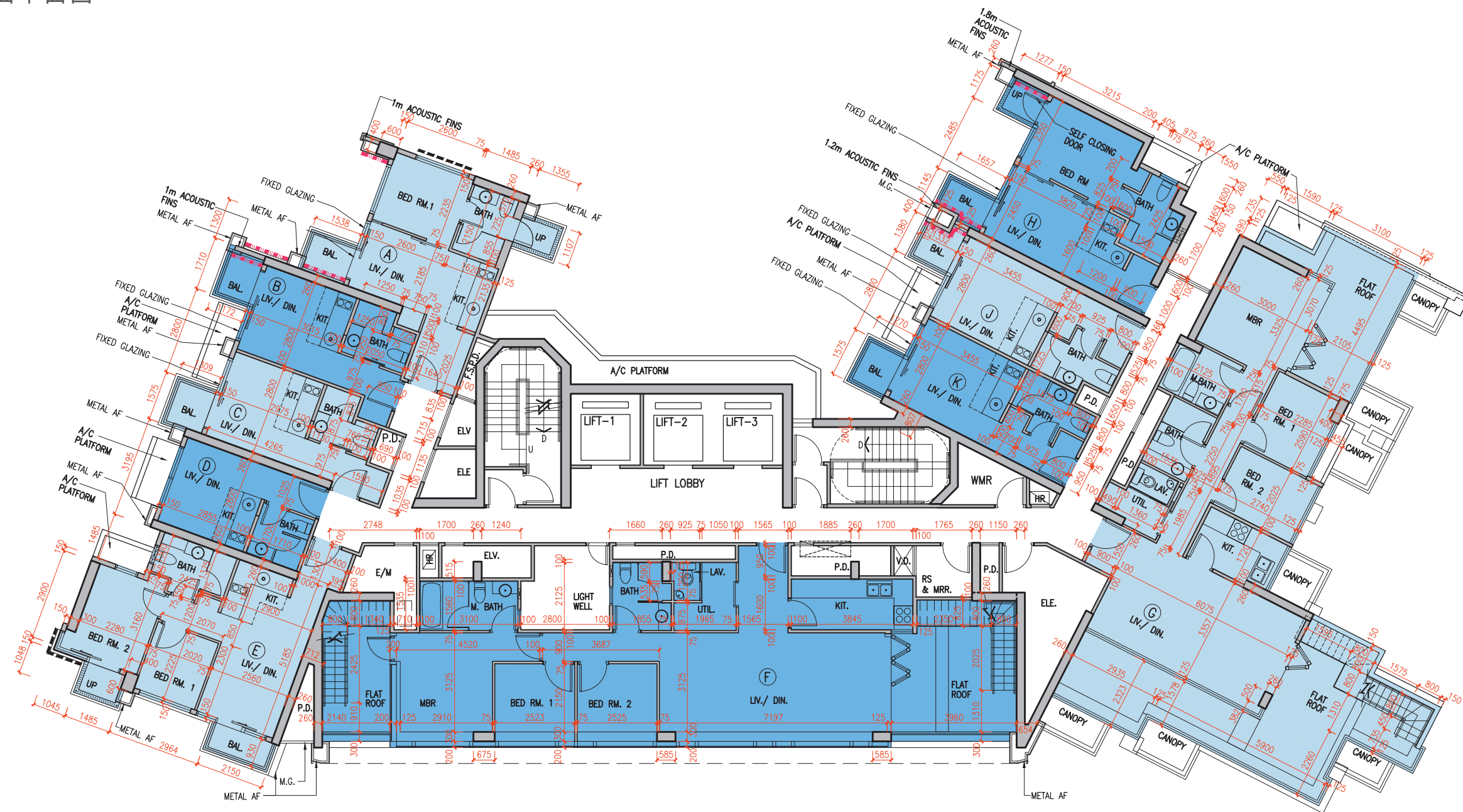
	Floor 樓層	Units 單位																		
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	25/F 25樓	150, 175	150	150	150	150	150, 175	150	150	150	150	150, 250	150	150	150	150	150	175	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3500	3500	3500	3500	3500	3150, 3500, 3650, 3850	3150, 3300, 3500, 3650, 3850	3150, 3300, 3500, 3650, 3850	3500, 3650, 3850	3500, 3650, 3850	3500, 3650, 3850	3500	3500	3150, 3300, 3500, 3650, 3850	3150, 3300, 3500, 3650, 3850	3500, 3850	3500	3300, 3500	3300, 3500

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

26/F Floor Plan
26樓樓面平面圖



MAINTENANCE WINDOW 維修窗口

ABSORPTION MATERIAL 吸音物料

比例
Scale : 0 5M/米

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Floor 樓層	Units 單位									
		A	B	C	D	E	F	G	H	J	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	26/F 26樓	150, 175	150	150	150	150	150, 175	150	175	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		4000, 4350	4000, 4350	4000, 4350	4000, 4350	4000, 4300, 4350, 4650	4000, 4350	4000, 4350	4000, 4350	4000, 4350	4000, 4350

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimetre.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Floor 樓層	Units 單位									
		A	B	C	D	E	F	G	H	J	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Roof 天台	Not Applicable 不適用									
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)											

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in the floor plans are all structural dimensions in millimetre.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
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
5/F 5樓	A	27.860 (300) 露台 Balcony : -- 工作平台 Utility Platform : 1.500 (16)	-	-	-	16.281 (175)	-	-	-	-	-	-
	B	16.638 (179) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	5.187 (56)	-	-	-	-	-	-
	C	16.380 (176) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	4.908 (53)	-	-	-	-	-	-
	D	15.005 (162) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	3.197 (34)	-	-	-	-	-	-
	E	37.986 (409) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	20.485 (221)	-	-	-	-	-	-
	F	28.746 (309) 露台 Balcony : -- 工作平台 Utility Platform : 1.500 (16)	-	-	-	16.892 (182)	-	-	-	-	-	-
	G	18.807 (202) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	10.603 (114)	-	-	-	-	-	-
	H	18.828 (203) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	10.622 (114)	-	-	-	-	-	-
	J	18.828 (203) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	10.622 (114)	-	-	-	-	-	-
	K	18.844 (203) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	10.603 (114)	-	-	-	-	-	-

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the Development.

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

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數平方呎。該計算所得之平方呎面積可能與以平方米表述之面積有些微差異。
2. 發展項目不設陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
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
5/F 5樓	L	29.846 (321) 露台 Balcony : -- 工作平台 Utility Platform : 1.500 (16)	-	-	-	17.501 (188)	-	-	-	-	-	-
	M	15.367 (165) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	14.138 (152)	-	-	-	-	-	-
	N	39.754 (428) 露台 Balcony : -- 工作平台 Utility Platform : 1.500 (16)	-	-	-	28.080 (302)	-	-	-	-	-	-
	P	18.554 (200) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	19.949 (215)	-	-	-	-	-	-
	Q	18.079 (195) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	16.535 (178)	-	-	-	-	-	-
	R	29.206 (314) 露台 Balcony : -- 工作平台 Utility Platform : 1.500 (16)	-	-	-	19.721 (212)	-	-	-	-	-	-
	S	30.312 (326) 露台 Balcony : -- 工作平台 Utility Platform : 1.500 (16)	-	-	-	10.081 (109)	-	-	-	-	-	-
	T	18.720 (202) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	6.281 (68)	-	-	-	-	-	-
	U	19.549 (210) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	7.802 (84)	-	-	-	-	-	-

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the Development.

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

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數平方呎。該計算所得之平方呎面積可能與以平方米表述之面積有些微差異。
2. 發展項目不設陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
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
6/F - 10/F 6樓至10樓	A	29.860 (321) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	18.638 (201) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	C	18.379 (198) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	D	15.004 (162) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	E	41.487 (447) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	30.747 (331) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	20.807 (224) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	H	20.828 (224) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	J	20.828 (224) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	K	20.845 (224) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the Development.

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

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數平方呎。該計算所得之平方呎面積可能與以平方米表述之面積有些微差異。
2. 發展項目不設陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
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
6/F - 10/F 6樓至10樓	L	31.846 (343) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	M	17.367 (187) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	N	41.554 (447) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	P	20.753 (223) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	Q	20.078 (216) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	R	31.205 (336) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	S	32.312 (348) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	T	20.720 (223) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	U	21.549 (232) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the Development.

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

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數平方呎。該計算所得之平方呎面積可能與以平方米表述之面積有些微差異。
2. 發展項目不設陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
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
11/F - 23/F (14/F omitted) 11樓至23樓 (不設14樓)	A	29.860 (321) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	18.638 (201) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	C	18.379 (198) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	D	15.004 (162) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	E	41.487 (447) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	30.747 (331) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	20.807 (224) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	H	20.827 (224) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	J	20.827 (224) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	K	20.845 (224) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
- There is no verandah in the Development.

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

附註：

- 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數平方呎。該計算所得之平方呎面積可能與以平方米表述之面積有些微差異。
- 發展項目不設陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
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
11/F - 23/F (14/F omitted) 11樓至23樓 (不設14樓)	L	31.846 (343) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	M	17.367 (187) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	N	41.554 (447) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	P	20.753 (223) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	Q	20.078 (216) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	R	31.205 (336) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	S	32.312 (348) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	T	20.720 (223) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	U	21.549 (232) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the Development.

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

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數平方呎。該計算所得之平方呎面積可能與以平方米表述之面積有些微差異。
2. 發展項目不設陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
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
25/F 25樓	A	29.860 (321) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	18.638 (201) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	C	18.379 (198) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	D	15.004 (162) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	E	41.487 (447) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	27.246 (293) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	G	18.807 (202) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	H	18.828 (203) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	J	18.828 (203) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	K	18.844 (203) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
- There is no verandah in the Development.

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

附註：

- 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數平方呎。該計算所得之平方呎面積可能與以平方米表述之面積有些微差異。
- 發展項目不設陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
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
25/F 25樓	L	28.345 (305) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	M	17.367 (187) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	N	41.554 (447) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	P	20.753 (223) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	Q	20.078 (216) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	R	31.205 (336) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	S	32.312 (348) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	T	20.720 (223) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-
	U	21.549 (232) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	-	-	-	-	-	-	-

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the Development.

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

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數平方呎。該計算所得之平方呎面積可能與以平方米表述之面積有些微差異。
2. 發展項目不設陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
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
26/F 26樓	A	29.860 (321) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	23.368 (252)	-	-	-	-	-	-
	B	18.638 (201) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	13.722 (148)	-	-	-	-	-	-
	C	18.379 (198) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	12.914 (139)	-	-	-	-	-	-
	D	15.004 (162) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	15.538 (167)	-	-	-	-	-	-
	E	41.460 (446) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	37.711 (406)	-	-	-	-	-	-
	F	88.617 (954) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	70.452 (758)	-	-	-	-	-	-
	G	73.043 (786) 露台 Balcony : -- 工作平台 Utility Platform : --	-	-	-	82.436 (887)	-	-	-	-	-	-
	H	32.312 (348) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	-	-	-	28.605 (308)	-	-	-	-	-	-
	J	20.720 (223) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	19.553 (210)	-	-	-	-	-	-
	K	21.549 (232) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : --	-	-	-	18.974 (204)	-	-	-	-	-	-

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the Development.

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

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數平方呎。該計算所得之平方呎面積可能與以平方米表述之面積有些微差異。
2. 發展項目不設陽台。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖



Number, Dimensions and Area of Parking Spaces
車位數目、尺寸及車位面積

Floor 樓層	Category of Parking Space 車位類別	Parking Space Number 停車位編號	Number 數目	Dimension (L x W)(m) 尺寸(長 x 闊) (米)	Area of Each of the Parking Space (sq.m.) 每個車位面積 (平方米)
Basement 地庫	Residential Car Parking Space 住客車位	P1 - P28, P46 - P47 P1至P28, P46至P47	30	5.0 x 2.5	12.5
	Visitors' Car Park 訪客車位	P34 - P37 P34至P37	4	5.0 x 2.5	12.5
	Visitors' Car Park (Disabled Parking Space) 訪客車位(傷健人士車位)	P45 P45	1	5.0 x 3.5	17.5
	Commercial Car Parking Space 商用車位	P29 - P33, P38 - P44 P29至P33, P38至P44	12	5.0 x 2.5	12.5
	Residential Motor Cycle Parking Space 住客電單車車位	M1 - M4 M1至M4	4	2.4 x 1.0	2.4
	Commercial Motor Cycle Parking Space 商用電單車車位	M5 - M6 M5至M6	2	2.4 x 1.0	2.4

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

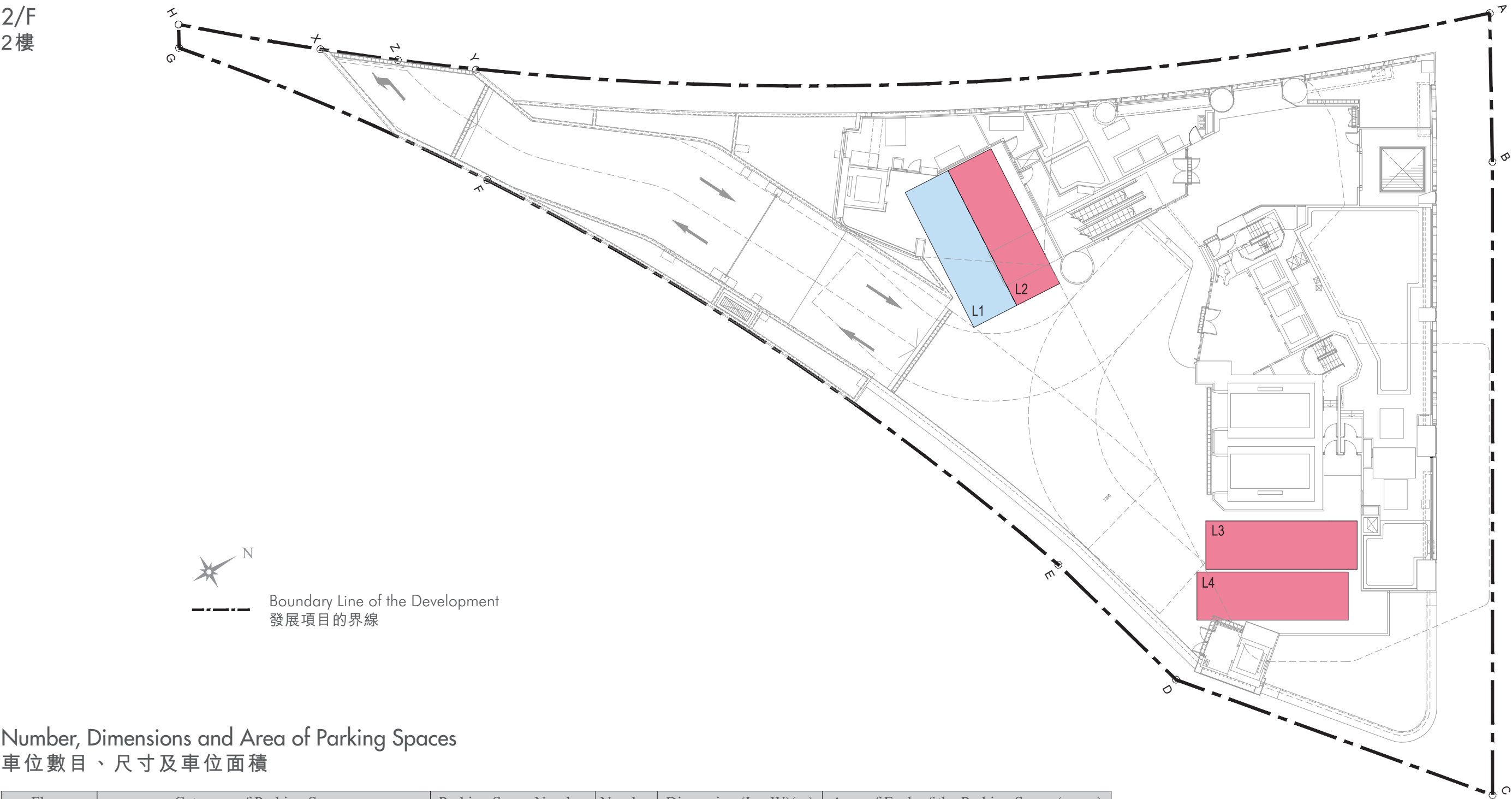


Number, Dimensions and Area of Parking Spaces
車位數目、尺寸及車位面積

Floor 樓層	Category of Parking Space 車位類別	Parking Space Number 停車位編號	Number 數目	Dimension (L x W)(m) 尺寸(長 x 闊)(米)	Area of Each of the Parking Space (sq.m.) 每個車位面積 (平方米)
Ground Floor 地下	Bicycle Parking Space 住客單車車位	B1 - B25 B1至B25	25	2.0 x 0.5	1.0

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖



Number, Dimensions and Area of Parking Spaces
車位數目、尺寸及車位面積

Floor 樓層	Category of Parking Space 車位類別	Parking Space Number 停車位編號	Number 數目	Dimension (L x W)(m) 尺寸(長 x 闊)(米)	Area of Each of the Parking Space (sq.m.) 每個車位面積 (平方米)
2/F 2樓	Loading and Unloading Space (For Residential) 住客上落貨停車位	L1 L1	1	11.0 x 3.5	38.5
	Loading and Unloading Space (For Commercial) 商用上落貨停車位	L2 - L4 L2至L4	3	11.0 x 3.5	38.5

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement").
1. 在簽署臨時買賣合約("該臨時合約")時須支付款額為5%的臨時訂金。
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.
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement -
(a) the Preliminary Agreement is terminated;
(b) the preliminary deposit is forfeited; and
(c) the owner does not have any further claim against the purchaser for the failure.
3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日之內簽立買賣合約 —
(a) 該臨時合約即告終止;
(b) 有關的臨時訂金即予沒收; 及
(c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

1) Common parts of the Development

“Common Areas” means the Estate Common Areas, the Commercial Common Areas, the Residential Common Areas and the Car Park Common Areas.

“Common Facilities” means the Estate Common Facilities, the Commercial Common Facilities, the Residential Common Facilities and the Car Park Common Facilities.

“Car Park Common Areas” means those parts of the Lot and the Development (excluding those parking spaces shown and delineated on the car park layout plan approved by the Building Authority) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Car Parks and the Commercial Car Parks (which do not form part of the Units, the Estate Common Areas, the Commercial Common Areas or the Residential Common Areas) and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular Residential Car Park or a particular Commercial Car Park and shall include but not limited to driveways, access areas, circulation passages, car lift shafts, staircases and landings, corridors, fan rooms, car lift machine rooms, vent duct and vent shafts. The Car Park Common Areas are for the purpose of identification shown and coloured Indigo on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

“Car Park Common Facilities” means those facilities and ancillary equipment for the common use and benefit of the Residential Car Parks and the Commercial Car Parks but not other parts of the Development and not for the use and benefit of a particular Residential Car Park or a particular Commercial Car Park exclusively and shall include but not limited to carpark control system, lighting, petrol interceptor, plumbing and drainage system, fire services equipment and installation, car lifts, electrical and mechanical installation, plant and machinery, mechanical ventilation system and security system but excluding the Estate Common Facilities, the Commercial Common Facilities and the Residential Common Facilities.

“Commercial Common Areas” means those parts of the Lot and the Development and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owner(s) of the Commercial Accommodation and not otherwise specifically assigned to or

for the exclusive use of the Owner of a particular part of the Commercial Accommodation (which do not form part of the Units, the Estate Common Areas, the Residential Common Areas or the Car Park Common Areas) and shall include but not limited to pipe ducts, the loading and unloading spaces on the Second Floor provided pursuant to Special Condition No.(25)(a)(iii) of the Government Grant designed or intended to be used for the loading and unloading of goods vehicles in connection with the Commercial Accommodation by the Owner(s) thereof and for the purpose of identification only as shown and marked “L2”, “L3” and “L4” on the Second Floor Plan annexed to the DMC and those parts of the Commercial Accommodation to be designated under the Sub-Deed of the Commercial Accommodation intended for the common use and benefit of the Owner(s) of the Commercial Accommodation. The Commercial Common Areas are for the purpose of identification shown and coloured Brown on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

“Commercial Common Facilities” means those facilities and ancillary equipment for the common use and benefit of the Owner(s) of the Commercial Accommodation and not for the use and benefit of a particular part of the Commercial Accommodation exclusively including but not limited to those facilities and ancillary equipment to be designated under the Sub-Deed of the Commercial Accommodation intended for the common use and benefit of the Owner(s) of the Commercial Accommodation but excluding the Estate Common Facilities, the Residential Common Facilities and the Car Park Common Facilities.

“Estate Common Areas” means the whole of the Lot and the Development which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, the Commercial Common Areas, the Residential Common Areas or the Car Park Common Areas) and shall include but not limited to the Air Sensitive Area referred to in Special Condition No.(11) of the Government Grant, the Pink Cross-hatched Black Area referred to in Special Condition No.(12) of the Government Grant, the Pink Stippled Red Area referred to in Special Condition No.(43)(b) of the Government Grant, the area shown edged brown and marked “CABLE AREA” on the plan annexed to the Government Grant and referred to in Special Condition No.(44) of the Government Grant, the Vehicular Access Link and all associated structures thereof within the Lot as referred to in Special Condition No.(23)(c) of the Government Grant, part of the Greenery Areas, load bearing walls, structural walls, foundations, columns, beams and floor slabs of the Development (which do not form part of the Units,

the Commercial Common Areas, the Residential Common Areas or the Car Park Common Areas), parts of the External Walls of the Development as for identification purpose only shown and coloured Green on the Elevation Plans (certified as to its accuracy by the Authorized Person) annexed to the DMC, enclosing walls of the Estate Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s)), such part of the Slope and Retaining Structures (if any) within the Lot, sump pump room, lift lobbies, lift pits, lift shafts, staircases and landings, corridors, passageways, planters, low voltage switch room, cable riser room, pipe ducts, fire services pipe ducts, electrical rooms, pump rooms and tank rooms for various building services, water meter cabinets, escalators, transformer room, sewage treatment plant room, signage, driveway, circulation area, fire services control room, covered landscape, planters, sprinkler and fire services inlet, cable ducts, refuse chamber, fireman lift lobbies, pipe ducts, T.B.E. room, electrical and extra low voltage cable ducts, air-conditioning platforms, E/M room, extra low voltage rooms, hose reel, emergency generator room, lift machine room, flat roofs, transfer plate and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, the Commercial Common Areas, the Residential Common Areas or the Car Park Common Areas). The Estate Common Areas are for the purpose of identification shown and coloured Green on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

“Estate Common Facilities” means :-

- (a) such of lifts, fire service control, master meter, main switch, telecommunication broadcasting equipment, air-conditioning system, water tanks and pumps for various building services, fire alarm system, fire hydrant/hose reel system, drains, pipes, gutters, wells (if any), sewers, wires and cables, electrical generator, aerial broadcast distribution facilities, telecommunications network facilities, TV antennae, plant and machinery, drop-gate, mechanical ventilation system, electrical and mechanical installation, building services monitoring system, security system, watchman tour system and irrigation and drainage system for vertical green wall servicing the Estate Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Development through which water, sewage, electricity and any other services are supplied to the Lot and the Development or any part or parts thereof which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;

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- (b) lighting including facade lighting within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
- (c) automatic sprinkler system, fire detection and alarm system and fire hydrant and hose reel system within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
- (d) burglar alarm, metal gate, manned gate, drop-gate and security system(s) (if any) which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;

and other facilities and systems for the common use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively. For avoidance of doubt, the term "Estate Common Facilities" shall not include those facilities, equipment and other like structures forming part of the Commercial Common Facilities, the Residential Common Facilities or the Car Park Common Facilities.

"Residential Common Areas" means those parts of the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit (which do not form part of the Units, the Estate Common Areas, the Commercial Common Areas or the Car Park Common Areas) and shall include but not limited to :-

- (a) the Recreational Areas;
- (b) the Visitors' Car Parks;
- (c) the Disabled Parking Space;
- (d) bicycle parking spaces on Ground Floor provided pursuant to Special Condition No.(24)(e) of the Government Grant for the parking of bicycles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees;
- (e) the loading and unloading space on Second Floor provided pursuant to Special Condition No.(25)(a)(i) of the Government Grant and for the purpose of identification only as shown and marked "L1" on the Second Floor Plan annexed to the DMC;
- (f) cable riser room, transformer room, low voltage switch room, lift pit, filtration plant room, entrance lobby, part of the Greenery Areas, lift lobbies and corridors (including widen lift lobbies as for identification purpose only shown and coloured Yellow Cross-hatched Black on the plans (certified as to its accuracy by the Authorized Person) annexed to the DMC), cable duct, covered landscape,

green roof, planters, staircases and landings, hose reels, steel platform, flat roofs, air-conditioning platforms, pipe ducts, vent ducts, meter rooms, refuse storage and material recovery chambers, fire services pipe ducts, electrical and extra low voltage rooms, canopies, light well;

- (g) parts of the External Walls of the Development as for identification purpose only shown and coloured Yellow on the Elevation Plans (certified as to its accuracy by the Authorized Person) annexed to the DMC;
- (h) enclosing walls of the Residential Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s));
- (i) structural walls, partitions, columns, beams, floor slabs and other structural elements and supports of or within Residential Units or any of them;
- (j) parts of Noise Mitigation Measures including the acoustic fins, sound absorption materials and blank walls/non-noise sensitive facade which are for the purpose of identification shown and coloured Red, Light Pink and Light Green respectively on the Noise Mitigation Measure plans (certified as to their accuracy by the Authorized Person) annexed to the DMC;

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit. The Residential Common Areas are for the purpose of identification shown and coloured Yellow and Yellow Cross-hatched Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

"Residential Common Facilities" means those facilities and ancillary equipment for the common use and benefit of the Owners of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, water pumps, drains, pipes, gutters, sewers, fire-fighting system, wires and cables, electrical equipment, air-conditioning and mechanical system, lighting, burglar alarm, metal gate, security system, lifts, manual fire alarm and access control system for the use and benefit of the Residential Units but excluding the Estate Common Facilities, the Commercial Common Facilities and the Car Park Common Facilities.

2) Number of undivided shares assigned to each residential property in the Development

Floor	Unit	Number of Undivided Shares allocated to each residential property
5/F	A	296
	B	173
	C	169
	D	155
	E	401
	F	305
	G	200
	H	200
	J	200
	K	200
	L	317
	M	169
	N	427
	P	206
	Q	198
	R	313
	S	315
	T	195
6/F – 23/F (14/F omitted)	U	204
	A	299
	B	187
	C	184
	D	151
	E	415
	F	308
	G	209
	H	209
	J	209
	K	209
	L	319
	M	174
	N	416
	P	208
	Q	201
	R	313
	S	324
	T	208
	U	216

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Floor	Unit	Number of Undivided Shares allocated to each residential property
25/F	A	299
	B	187
	C	184
	D	151
	E	415
	F	273
	G	189
	H	189
	J	189
	K	189
	L	284
	M	174
	N	416
	P	208
	Q	201
	R	313
26/F	S	324
	T	208
	U	216
	A	323
	B	201
	C	197
	D	167
	E	453
	F	958
	G	814
	H	353
	J	228
	K	235

3) Term of years for which the manager of the Development is appointed

Subject to the provisions of the Building Management Ordinance (Cap.344), the management of the Lot and the Development shall for an initial period of two years from the date of the DMC be undertaken by the Management Company. Prior to the formation of the Corporation, the Owners' Committee may at any time terminate the Manager's appointment without compensation by giving not less than three (3) months' notice in writing to the Manager and by a resolution passed by a majority of votes of Owners voting either personally or by proxy in an Owners' meeting and supported by the Owners of not less than 50% of the Undivided Shares in aggregate (excluding the Undivided Shares allocated to the Common Areas and Common Facilities).

4) Basis on which the management expenses are shared among the owners of the residential properties in the Development

The Owners of each of the Residential Units shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares allocated to his Residential Unit PROVIDED THAT no Owner shall be called upon to pay more than his appropriate shares of the Management Expenses as stated in the following:

A) where any expenditure relates to or is for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Commercial Common Areas, Car Park Common Areas, Residential Common Facilities, Commercial Common Facilities or Car Park Common Facilities), the Estate Common Areas and/or the Estate Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares held by them;

B) where any expenditure relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them;

C) where any expenditure relates solely to or is solely for the benefit of the Residential Car Parks and the Commercial Car Parks (but does not relate solely to or is not solely for the benefit of any particular Residential Car Park or Commercial Car Park), the Car Park Common Areas and/or the Car Park Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Residential Car Parks and the Commercial Car Parks in proportion to the number of Management Shares held by them PROVIDED THAT a fair proportion of such expenditure (excluding the expenditure relating solely to or being solely for the benefit of the Residential Car Parks and the Commercial Car Parks) equivalent to the total gross floor area of the Visitors' Car Parks (including Disabled Parking Space) divided by the total gross floor area of all Commercial Car Parks, Residential Car Parks, and Visitors' Car Parks (including the Disabled Parking Space) shall be contributed by and apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them;

D) where any expenditure relates solely to or is solely for the benefit of a Unit, the full amount of such expenditure shall be borne by the Owner of such Unit.

5) Basis on which the management fee deposit is fixed

The management fee deposit in respect of each Unit shall be a sum equivalent to 3 months' Management Fee payable in accordance with the budget for the first year.

6) The area (if any) in the Development retained by the owner for that owner's own use

Not applicable.

Note:

Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms as defined in the Deed of Mutual Covenant ("DMC").

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1) 發展項目的公用部分

「公用地方」指屋苑公用地方、商業公用地方、住宅公用地方及停車場公用地方。

「公用設施」指屋苑公用設施、商業公用設施、住宅公用設施及停車場公用設施。

「停車場公用地方」指該地段及發展項目內指定或擬供住宅停車位及商業停車位的業主共同使用與享用，而並非特別轉讓或供予個別住宅停車位或個別商業停車位的業主獨家使用的該地段及發展項目的該等部分（不包括在經建築事務監督批准的停車場平面圖上顯示及劃定的該等停車位）和建築物管理條例（第344章）附表1界定的所有其他公用地方（如有）（不構成單位、屋苑公用地方、商業公用地方或住宅公用地方的一部分），包括但不限於車道、通道區、迴旋通道、車輛升降機槽、樓梯及梯台、走廊、風扇房、車輛升降機機房、通風管及通風井。停車場公用地方在公契附錄的圖則（經認可人士核實其為準確）上用靛藍色顯示，僅供識別。

「停車場公用設施」指供住宅停車位及商業停車位但並非發展項目其他部分共同使用與享用，和並非供個別住宅停車位或個別商業停車位獨家使用與享用的該等設施及輔助設備，並包括但不限於停車場控制系統、照明、截油器、管道及排水系統、消防設備及裝置、車輛升降機、機電裝置、機器及設備、機械通風系統及保安系統，但不包括屋苑公用設施、商業公用設施及住宅公用設施。

「商業公用地方」指該地段及發展項目內指定或擬供商用部分業主共同使用與享用，而並非特別轉讓給或供商用部分個別部分的業主獨家使用的該地段及發展項目的該等部分和建築物管理條例（第344章）附表1界定的所有其他公用地方（如有）（不構成單位、屋苑公用地方、住宅公用地方或停車場公用地方的一部分），包括但不限於管道槽、按政府批地文件特別條款第(25)(a)(iii)條在2樓提供及指定或擬供其業主用作裝卸商用部分貨車的裝卸貨車位（在公契附錄的2樓圖則上顯示並標明“L2”、“L3”及“L4”僅供識別）和根據商用部分分公契指定供商用部分業主共同使用與享用的商用部分該等部分。商業公用地方在公契附錄的圖則（經認可人士核實其為準確）上用棕色顯示，僅供識別。

「商業公用設施」指擬供商用部分業主共同使用與享用，而並非供商用部分個別部分的業主獨家使用的該等設施及輔助設備，包括但不限於根據商用部分分公契指定擬供商用部分業主共同使用與享用的該等設施及輔助設備，但不包括屋苑公用設施、住宅公用設施及停車場公用設施。

「屋苑公用地方」指整個該地段及發展項目並非特別轉讓或供予個別業主獨家使用，而是設定或擬供業主共同使用與享用的所有地方（不構成單位、商業公用地方、住宅公用地方或停車場公用地方的一部分），包括但不限於政府批地文件特別條款第(11)條提及的易受空氣污染影響範圍、政府批地文件特別條款第(12)條提及的粉紅色加交叉黑斜線範圍、政府批地文件特別條款第(43)(b)條提及的粉紅色加紅點範圍、政府批地文件特別條件第(44)條提及在政府批地文件附錄的圖則上用棕色圍邊顯示並標明「CABLE AREA」的區域、政府批地文件特別條款第(23)(c)條提及的車輛接駁通道及其所有在該地段內相關構築物、部分綠化地方、發展項目的承重牆、結構牆、地基、支柱、橫樑及樓板（不構成單位、商業公用地方、住宅公用地方或停車場公用地方的一部分）、在公契附錄的立面圖（經認可人士核實為準確）上用綠色顯示（僅供識別）的發展項目部分外牆、屋苑公用地方的圍封牆（但如果是毗連任何單位的圍封牆，不包括有關單位內該圍封牆內面的灰泥及覆蓋物）、該地段內的部分斜坡及護土牆（如有）、污水泵房、升降機大堂、升降機井、升降機槽、樓梯及梯台、走廊、通道、花槽、低壓電掣房、電纜立管房、管槽、消防管槽、電力房、供各項屋宇設備使用的泵房及水箱房、水錶櫃、扶手電梯、變壓器房、污水處理機房、標誌牌、車道、迴旋處、消防控制室、有蓋園藝區、花槽、花灑及消防進水口、電纜槽、垃圾房、消防升降機大堂、管槽、通訊廣播設備室、電力及超低壓電纜槽、空調機平台、機電房、超低電壓房、喉轆、緊急發電機房、升降機機房、平台、轉換樓層和建築物管理條例（第344章）附表1界定該地段及發展項目內指定或擬供業主共同使用與享用，而並非特別轉讓或供予個別業主獨家使用的所有其他公用地方（如有）（不構成單位、商業公用地方、住宅公用地方或停車場公用地方的一部分）。屋苑公用地方在公契附錄的圖則（經認可人士核實其為準確）上用綠色顯示，僅供識別。

「屋苑公用設施」指：

- (a) 服務屋苑公用地方的升降機、消防控制、主儀錶、總電掣、電訊廣播設備、空調系統、供各種屋宇設備使用的水箱及泵、火警警報系統、消防栓/喉轆系統、排水渠、管道、明渠、井（如有）、污水渠、電線及電纜、發電機、公共天線分佈設施、電訊網絡設施、電視天線、機器及設備、起落閘、機械通風系統、機電裝置、屋宇設備監察系統、保安

系統、看更巡邏系統及垂直綠化牆的灌溉及排水系統，和供予該地段及發展項目使用與享用，而並非供予個別單位使用或享用目前或任何時候在該地段及發展項目之內、之下、之上或經過將水、排污、電力及其他服務提供給該地段及發展項目或其任何部份的其他服務設施（不論有否通過管道輸送）；

- (b) 供予該地段及發展項目使用與享用，而並非供予個別單位使用或享用的照明，包括發展項目內的正面外牆照明；
- (c) 供予該地段及發展項目使用與享用，而並非供予個別單位使用或享用該發展項目內的自動灑水系統、火警探測器及火警鐘系統及消防栓及喉轆系統；
- (d) 供予該地段及發展項目使用與享用，而並非供予個別單位使用或享用的防盜鐘、鐵閘、人工閘、起落閘及保安系統（如有）；

和供予該地段及發展項目使用與享用，而並非供予個別單位獨家使用或享用的其他設施及系統。為免存疑，「屋苑公共設施」一詞不包括構成商業公用設施、住宅公用設施或停車場公用設施的一部分之該等設施、設備及其他類似構築物。

「住宅公用地方」指該地段及發展項目內指定或擬供住宅單位的業主共同使用與享用，而並非特別轉讓或供予個別住宅單位的業主獨家使用的該地段及發展項目的該等部分（不構成單位、屋苑公用地方、商業公用地方或停車場公用地方的一部分），包括但不限於：

- (a) 康樂地方；
- (b) 訪客停車位；
- (c) 殘疾人士停車位；
- (d) 按政府批地文件特別條款第(24)(e)條規定在地下提供給住宅單位住戶和他們的真正來賓、訪客或獲邀請人停泊他們的單車的單車停車位；
- (e) 按政府批地文件特別條款第(25)(a)(i)條規定在2樓提供的裝卸貨車位，在公契附錄的2樓圖則上顯示並標明“L1”，僅供識別；
- (f) 電纜豎管房、變壓器房、低壓電掣房、升降機井、過濾機房、入口大堂、部分綠化地方、升降機大堂及走廊（包括加闊升降機大堂，在公契附錄的圖則（經認可人士核實其為準確）上用黃色加交叉黑斜線顯示，僅供識別）、電纜槽、有蓋園藝區、綠化天台、花槽、樓梯及梯台、喉轆、鋼製平台、平台、空調機平台、管槽、通風管、儀錶房、垃圾存放及物料回收室、消防管槽、電力及超低電壓房、簷篷、天井；

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- (g) 發展項目部分外牆（在公契附錄的立面圖（經認可人士核實其為準確）上用黃色顯示，僅供識別）；
- (h) 住宅公用地方的圍封牆（但如果是毗連任何單位的圍封牆，不包括有關單位內該圍封牆內面的灰泥及覆蓋物）；
- (i) 住宅單位或其中任何部分所擁有或其內部的結構牆、間隔、支柱、橫樑、樓板及其他結構件及承托件；
- (j) 部分噪音緩解措施，包括隔音簾、吸音物料及密封牆/不易受噪音影響的外牆，在公契附錄的噪音緩解措施圖則（經認可人士核實其為準確）上分別用紅色、淺粉紅色及淺綠色顯示，僅供識別；

和建築物管理條例（第344章）附表1界定該地段及發展項目內指定或擬供住宅單位業主共同使用與享用，而並非特別轉讓或供予個別住宅單位業主獨家使用的所有其他公用地方（如有）。住宅公用地方在公契附錄的圖則（經認可人士核實其為準確）上用黃色和黃色加交叉黑斜線顯示，僅供識別。

「住宅公用設施」指供予住宅單位的業主共同使用與享用，而並非特別轉讓或供予個別住宅單位的業主獨家使用的該等設施及輔助設備，包括但不限於供予住宅單位的業主共同使用與享用的康樂設施、水泵、排水管、水管、明渠、污水渠、消防系統、電線及電纜、電力設備、空調及機械系統、照明、防盜鐘、鐵閘、保安系統、升降機、人工火警鐘及出入控制系統，但不包括屋苑公用設施、商業公用設施及停車場公用設施。

2. 分配予發展項目每個住宅物業的不分割份數的數目

樓層	單位	分配予每個住宅物業的不分割份數數目
5樓	A	296
	B	173
	C	169
	D	155
	E	401
	F	305
	G	200
	H	200
	J	200
	K	200
	L	317
	M	169
	N	427
	P	206
	Q	198
	R	313
	S	315
	T	195
	U	204
6樓-23樓 (不設14樓)	A	299
	B	187
	C	184
	D	151
	E	415
	F	308
	G	209
	H	209
	J	209
	K	209
	L	319
	M	174
	N	416
	P	208
	Q	201
	R	313
	S	324
	T	208
	U	216

樓層	單位	分配予每個住宅物業的不分割份數數目
25樓	A	299
	B	187
	C	184
	D	151
	E	415
	F	273
	G	189
	H	189
	J	189
	K	189
	L	284
	M	174
	N	416
	P	208
	Q	201
	R	313
	S	324
26樓	T	208
	U	216
	A	323
	B	201
	C	197
	D	167
	E	453
	F	958
	G	814
	H	353
	J	228
	K	235

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

3. 發展項目管理人的委任年期

受限於建築物管理條例（第344章）規定，管理公司將負責該地段及發展項目的管理，初始任期從公契之日起計2年。在成立業主立案法團之前，業主委員會可在任何時候在業主大會上由出席會議的業主或投票代表以大多數票通過決議並由持有不少於不可分割份數總數（不包括公用地方及公用設施的不可分割份數）50%的業主附議並提前不少於3個月向管理人發出書面通知後，終止對管理人的委任而毋須補償。

4. 管理開支在發展項目的住宅物業的業主之間分擔的基準

每個住宅單位業主須按他的住宅單位獲分配的管理份數之比例每月提前支付管理費給管理人，但是任何業主毋須支付超過下述管理開支中他的適當部分：

- A) 如果任何開支涉及或有利於該地段及發展項目（但並非僅涉及或僅有利於任何單位、住宅公用地方、商業公用地方、停車場公用地方、住宅公用設施、商業公用設施或停車場公用設施）、屋苑公用地方及/或屋苑公用設施，該等開支的全部款項須在發展項目的所有業主之間按他們持有的管理份數數目之比例進行分攤；
- B) 如果任何開支僅涉及或僅有利於住宅單位（但並非僅涉及或僅有利於任何個別住宅單位）、住宅公用地方及/或住宅公用設施，該等開支的全部款項須在住宅單位的業主之間按他們持有的管理份數數目之比例進行分攤；
- C) 如果任何開支僅涉及或僅有利於住宅停車位和商業停車位（但並非僅涉及或僅有利於任何個別住宅停車位或商業停車位）、停車場公用地方及/或停車場公用設施，該等開支的全部款項須在住宅停車位和商業停車位的業主之間按他們持有的管理份數數目之比例進行分攤，惟該等開支（不包括僅涉及或僅有利於住宅停車位和商業停車位之開支）中相等於訪客停車位（包括殘疾人士停車位）的總樓面面積除於所有商業停車位、住宅停車位及訪客停車位（包括殘疾人士停車位）的總樓面面積的比例須在住宅單位的業主之間按他們持有的管理份數數目之比例進行分攤及支付；
- D) 如果任何開支僅涉及或僅有利於個別單位，該等開支的全部款項須由該單位的業主承擔。

5. 計算管理費按金的基準

每個單位的管理費按金相等於按首年預算應付的每月管理費之3個月款項。

6. 擁有人在發展項目中保留作為自用的範圍（如有的話）

不適用。

附註：

除本售樓說明書另有界定外，公契的摘要使用的名詞具有在公契中界定該等名詞的相同意義。

16 SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is situated on Tuen Mun Town Lot No. 514 ("the lot").
2. The lot is held from the Government under New Grant No.22052 dated 9 March 2015 ("the Land Grant") for a term of 50 years from 9 March 2015 and expiring on 8 March 2065.
3. **User restrictions**

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

- "(a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol 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 provided that for the avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;
 - (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 and petrol filling station) purposes.
- (c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition Nos. (24) (as may be varied under Special Condition No. (26) hereof) and (25) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause (c) shall be final and binding on the Purchaser.
- (d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors and whether a

floor or floors constitute a basement level or basement levels shall be final and binding on the Purchaser."

Special Condition No. (47) of the Land Grant stipulates that:

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

4. Indemnity by Purchaser

General Condition No. 5(c) of the Land Grant stipulates that:

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

5. Maintenance

General Condition No. 7 of the Land Grant stipulates that:

- "(a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
- (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
- (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by sound and

substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."

6. Private streets, roads and lanes

General Condition No. 9 of the Land Grant stipulates that:

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

7. The Green Area

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

- "(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, overpasses, 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 in accordance with Special Condition No. (3) hereof.
- (b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding 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."

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

"For the purpose only of carrying out the necessary works specified in Special Condition No. (2) 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 times while he is in possession of the Green Area allow free and uninterrupted 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."

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

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

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

"(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, repair, 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."

8. Building covenant

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

"The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2020."

9. Preservation of trees

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

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

10. Landscaping

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

"(a) The Purchaser 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 sub-clause (b) of this Special Condition.

- (b) (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
- (ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
- (iii) The decision of the Director as to which landscaping works proposed by the Purchaser constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Purchaser.
- (iv) The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.
- (c) The Purchaser 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.
- (d) The Purchaser 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 area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (21)(a)(v) hereof."

11. Air Sensitive Area

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

- "(a) (i) Except with the prior written consent of the Director, no building, structure, support for any building or buildings or structure or structures, or installation or installations for air in-take of ventilation system shall be erected, constructed or placed on, over or above the ground level or levels of that portion of the lot shown coloured pink hatched black on the plan annexed hereto (hereinafter referred to as "the Air Sensitive Area") except that landscaping works to be provided in accordance with Special Condition No.(9) hereof may be erected, constructed or placed on such part or parts of the Air

Sensitive Area not falling within the Cable Area referred to in Special Condition No. (44)(a)(i) hereof.

- (ii) Except with the prior written consent of the Director, no projection shall be erected, constructed or placed over or above the ground level or levels of the Air Sensitive Area.
- (iii) In addition to the requirement stipulated in sub-clauses (a)(i) and (a)(ii) of this Special Condition, no tree shall be planted and no boundary wall, fence or planter shall be erected, constructed or placed on or above such part of the Air Sensitive Area falling within the Cable Area referred to in Special Condition No. (44)(a)(i) hereof.
- (b) For the purpose of this Special Condition, the decision of the Director as to what constitute installation or installations for air in-take of ventilation system and the ground level or levels of the Air Sensitive Area shall be final and binding on the Purchaser."

12. Building set back

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

- "(a) Except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure, support for any building or buildings or structure or structures, or projection shall be erected or constructed within that portion of the lot shown coloured pink cross-hatched black on the plan annexed hereto (hereinafter referred to as "the Pink Cross-hatched Black Area") at the ground level or levels or within the air space extending upwards from the ground level or levels of the Pink Cross-hatched Black Area to a height of 15 metres.
- (b) In addition to the requirement stipulated in sub-clause (a) of this Special Condition, no tree shall be planted and no boundary wall, fence or planter shall be erected, constructed or placed on or above such part of the Pink Cross-hatched Black Area falling within the Cable Area referred to in Special Condition No. (44)(a)(i) hereof.
- (c) For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or levels of the Pink Cross-hatched Black Area shall be final and binding on the Purchaser."

13. Recreational Facilities

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

- "(a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (10)(c) hereof, subject to Special Condition No. (46)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):
- (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (21)(a)(v) hereof;
- (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
- (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons."

14. Construction of Vehicular Access Link

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

- "(a) The Purchaser shall have no right of ingress or egress to or from the lot for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan annexed hereto (which points X, Y and Z shall be at such level or levels as shall be determined by the Director whose determination shall be final and binding on the Purchaser) or at such other points as may be approved in writing by the Director. Upon development or redevelopment of the lot, a temporary access for construction vehicles into the lot may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Purchaser shall at his own expense within the time limit specified by the Director and in

- all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.
- (b) For the purpose of providing passage of motor vehicles referred to in sub-clause (a) of this Special Condition, the Purchaser shall within such time limit as shall be specified by the Director, at his own expense and in all respects to the satisfaction of the Director erect, construct and provide an elevated vehicular access bridge link (hereinafter referred to as "the Vehicular Access Link") projecting over and above the area shown edged red on the plan annexed hereto linking up the lot and Yip Wong Road (hereinafter referred to as "the Edged Red Area") subject to the following conditions:
- (i) the Vehicular Access Link shall be erected, constructed and provided in such manner with such materials and to such standards, levels, alignment, disposition and designs as shall be required or approved by the Director including but not limited to the erection, construction and provision of such supports, structures, carriageway, movement joints, drains, fixtures and such lighting fittings as the Director in his sole discretion may require; and
- (ii) no structure or structures or support or supports of the Vehicular Access Link shall be erected or constructed or provided at the ground level or levels or within the air space extending upwards from the ground level or levels of the Edged Red Area to a height of 2 metres and the Purchaser shall at all times provide and maintain a minimum clearance of 2 metres above the ground level or levels of the Edged Red Area.
- (c) Throughout the term hereby agreed to be granted, the Purchaser shall at his own expense and in all respects to the satisfaction of the Director cleanse, repair, maintain, renew and replace the Vehicular Access Link and all the associated structures of the Vehicular Access Link within the lot (hereinafter collectively referred to as "structures maintained by the Purchaser") and all the movement joints separating the structures maintained by the Government outside the lot for Yip Wong Road and the structures maintained by the Purchaser.
- (d) In the event of the non-fulfilment of any of the Purchaser's obligations under 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. For the purpose of carrying the works aforesaid, the Government, the Director and his officers, contractors and agents and any persons authorized by the Director shall have the free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon. The Government, the Director and his officers, contractors and agents and

any persons authorized by the Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise by it or them of the right of entry conferred under this sub-clause (d), and no claim whatsoever shall be made against it or them by the Purchaser in respect of any loss, damage, nuisance or disturbance.

- (e) For the purpose of this Special Condition, the decision of the Director as to what constitute the ground level or levels of the Edged Red Area, the movement joints referred to in this Special Condition and the location, extent and alignment of Yip Wong Road shall be final and binding on Purchaser."

15. Parking, loading and unloading requirements

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

- "(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below:

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 15 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8.6 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.9 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.1 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.8 residential unit or part thereof
Not less than 160 square metres	One space for every 0.6 residential unit or part thereof

- (ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table in sub-clause (a)(i) of this Special Condition and for the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:

- (I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of the gross floor area stipulated in Special Condition No. (10)(c) hereof; and
- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of the gross floor area stipulated in Special Condition No. (10)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

$$\text{The total gross floor area of the Residential Common Area} \times \frac{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}$$

- (iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes shall be provided at the following rates or at such other rates as may be approved by the Director:
 - (I) five spaces for every block of residential units erected or to be erected on the lot which contains more than 75 residential units (hereinafter referred to as "block of more than 75 residential units"); and
 - (II) one space for every 15 residential units (excluding the residential units in any block of more than 75 residential units) or part thereof subject to a minimum of two spaces being provided.
- (iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (26) hereof) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (b) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at the following rates unless the Director consents to other rates:
 - (I) one space for every 150 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for office purposes; and
 - (II) one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for non-industrial (excluding office, godown, hotel, petrol filling station and private residential) purposes.
- (ii) For the purpose of calculating the number of spaces to be provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be respectively varied under Special Condition No. (26) hereof), any floor area to be used for parking, loading and unloading purposes shall be excluded.

- (iii) The spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be respectively varied under Special Condition No. (26) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (c) (i) Out of the spaces provided under sub-clauses (a)(i), (a)(iii), (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be respectively varied under Special Condition No. (26) hereof), the Purchaser 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 (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (26) hereof) and that the Purchaser shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (26) hereof) to become the Parking Spaces for the Disabled Persons.
- (ii) The Parking Spaces for the Disabled Persons shall be located at such position and level or shall be approved in writing by the Director.
- (iii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed

under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation at the following rates unless the Director consents to other rates:

- (I) one space for every 100 residential units or part thereof in the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes (hereinafter referred to as "the Residential Motor Cycle Parking Spaces");
- (II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition (as may be varied under Special Condition No. (26) hereof); and
- (III) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition (as may be varied under Special Condition No. (26) hereof).

If the number of spaces to be provided under this sub-clause (d)(i) is a decimal number, the same shall be rounded up to the next whole number.

- (ii) The spaces provided under sub-clause (d)(i)(I) of this Special Condition (as may be varied under Special Condition No. (26) hereof) 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 building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes and their bona fide guests, visitors or invitees and in particular the Residential Motor Cycle Parking 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 spaces provided under sub-clause (d)(i)(II) and (d)(i)(III) of this Special Condition (as may be respectively varied under Special Condition No. (26) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

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- (e) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rates as may be approved by the Director."

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

- "(a) Spaces for the loading and unloading of goods vehicles shall be provided within the lot to the satisfaction of the Director at the following rates:
- (i) one space for every block of residential units erected or to be erected on the lot for private residential purposes or at such other rates as may be approved by the Director, such loading and unloading space to be located adjacent to or within each block of residential units;
 - (ii) one space for every 2,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for office purposes; and
 - (iii) one space for every 800 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for non-industrial (excluding office, godown, hotel, petrol filling station and private residential) purposes.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. The spaces provided under sub-clauses (a)(i), (a)(ii) and (a)(iii) of this Special Condition shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings or any part or parts of the building or buildings referred to respectively in the said sub-clauses."

Special Condition No. (26) of the Land Grant stipulates that:

- "(a) Notwithstanding sub-clauses (a)(i), (a)(iii), (b)(i)(I), (b)(i)(II), (d)(i)(I), (d)(i)(II) and (d)(i)(III) of Special Condition No. (24) hereof, the Purchaser may increase or reduce the respective numbers of spaces required to be provided under the said sub-clauses by not more than 5 percent provided that the total number of spaces so increased or reduced shall not exceed 50.

- (b) In addition to sub-clause (a) of this Special Condition, the Purchaser may increase or reduce the respective number of spaces required to be provided under sub-clauses (a)(i) and (a)(iii) of Special Condition No. (24) hereof (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent."

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

- "(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:
- (i) assigned except
 - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes; or
 - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes; or
 - (ii) underlet except to residents of the residential units in the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes.

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

16. Cutting away

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

- "(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any

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

- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director 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.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser 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 Purchaser 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 Purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges."

17. Anchor maintenance

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

"Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Purchaser shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his

absolute discretion require. If the Purchaser shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Purchaser shall on demand repay to the Government the cost thereof."

18. Spoil or debris

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

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

19. Damage to Services

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

"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 and 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."

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

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

- "(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser 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

Purchaser shall pay to the Government on demand the cost of such works."

21. Noise impact assessment

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

- "(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment (hereinafter referred to as "the NIA") on the development of the lot containing, among others, such information as the Director may require including but not limited to all adverse noise impacts on the development of the lot and proposals for appropriate noise mitigation measures (hereinafter referred to as "the Noise Mitigation Measures").
- (b) The Purchaser shall at his own expense and within such time limit as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (hereinafter referred to as "the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director."

22. Sewerage impact assessment

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

- "(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a sewerage impact assessment (hereinafter referred to as "the SIA") containing, among others, such information and particulars as the Director 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.
- (b) The Purchaser shall at his own expense and within such time limit as shall be stipulated by the Director carry out and implement the recommendations in the SIA as approved by the Director in all respects to the satisfaction of the Director.
- (c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.

- (e) For the avoidance of doubt and without prejudice to the generality of the provisions of General Conditions No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility at his own expense to carry out and implement the recommendations in the SIA as approved by the Director in all respects to the satisfaction of the Director. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of such cost, damage or loss."

23. Drainage impact assessment

Special Condition No. (41) of the Land Grant stipulates that:

- "(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a drainage impact assessment (hereinafter referred to as "the DIA") containing, among others, such information and particulars as the Director may require including but not limited to all adverse drainage impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Purchaser shall at his own expense and within such time limits as shall be stipulated by the Director carry out and implement the recommendations in the DIA as approved by the Director in all respects to the satisfaction of the Director.
- (c) The technical aspects of the DIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (e) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility at his own expense to carry out and implement the recommendations in the DIA as approved by the Director in all respects to the satisfaction of the Director. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser

whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage or loss."

24. Existing Water Mains

Special Condition No. (42) of the Land Grant stipulates that:

- "(a) (i) The Purchaser hereby acknowledges that as at the date of this Agreement, there are existing water mains within the lot, the Green Area and the land adjacent to the lot as respectively shown by blue lines marked on the plan annexed hereto (hereinafter collectively referred to as "the Existing Water Mains").
- (iv) Except as provided in sub-clause (b) of this Special Condition, the Purchaser shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Existing Water Mains or any part or parts thereof.
- (b) (i) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director divert the Existing Water Mains (hereinafter referred to as "the Diversion Works") to such location or locations outside the lot as the Director may approve and at such levels with such materials and to such standards, specification and designs as the Director shall approve.
- (ii) For the purpose of carrying out the Diversion Works, the Purchaser shall at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a proposal for the Diversion Works. The Purchaser shall not carry out any work whatsoever until the Director shall have given his written approval to the proposal.
- (iii) The Purchaser shall at his own expense carry out the Diversion Works as approved by the Director in compliance with all requirements as may be imposed by the Director, including the provision, construction, maintenance, repair, demolition and removal of the existing water supply facilities or the alternative water supply facilities serving the adjacent Government land.
- (e) The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence of the

Existing Water Mains or the carrying out of the Diversion Works or anything done or omitted to be done by the Purchaser, his officers, agents, contractor, workmen and servants in connection with the diversion of the Existing Water Mains or the provision, construction, maintenance, repair, demolition or removal of the existing water supply facilities or the alternative water supply facilities serving the adjacent Government land referred to in sub-clause (b) of this Special Condition."

25. Protection of the Highways Structures

Special Condition No. (43) of the Land Grant stipulates that :-

- "(a) (i) The Purchaser hereby acknowledges that as at the date of this Agreement, there are structures, facilities, foundations or installations of Yip Wong Road (hereinafter collectively referred to as "the Highways Structures") upon, over, under or adjacent to or in the vicinity of the lot.
- (b) (i) Except the Vehicular Access Link and turf or grass, no building, structure, support for any building or buildings or structure or structures, projection, or landscaping works shall be erected, constructed or placed on, over, above, under or below the ground level or levels of that portion of the lot shown coloured pink stippled red on the plan annexed hereto (hereinafter referred to as "the Pink Stippled Red Area").
- (ii) In addition to the requirement stipulated in sub-clause (b)(i) of this Special Condition, no tree shall be planted and no boundary wall, fence or planter shall be erected, constructed or placed on or above the Pink Stippled Red Area.
- (c) The Purchaser shall take or cause to be taken all proper and adequate care, skills and precautions at all times and particularly when carrying out any works within or adjacent to the lot to avoid causing any damage, disturbance, interference or endangerment to the Highways Structures. The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director make good any damage to the Highways Structures in all respects to the satisfaction of the Director. In the event of the non-fulfilment of the Purchaser's obligations under this sub-clause (c) within the time limit stipulated by the Director, the Director may forthwith execute and carry out the necessary works at the cost of the Purchaser who shall pay to the Director 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.

- (d) Prior to the commencement of any works whatsoever upon, over, under, on and within the lot, the Purchaser shall demonstrate in all respects to the satisfaction of the Director that any such works will not damage, interfere with or endanger any of the Highways Structures and if required by the Director, the Purchaser shall at his own expense take such precautions and measures as may be required by the Director to ensure the safety of the Highways Structures.
- (f) For the purpose of this Special Condition, the decision of the Director as to what constitute the Highways Structures and the ground level or levels of the Pink Stippled Red Area shall be final and binding on the Purchaser."

26. Protection of the Cables

Special Condition No. (44) of the Land Grant stipulates that :

- "(a) (i) The Purchaser hereby acknowledges that as at the date of this Agreement, there are existing underground electricity cables including 132kV transmission cables and the associated cable works, structures, facilities or installations (hereinafter collectively referred to as "the Cables") laid by CLP Power Hong Kong Limited (hereinafter referred to as "the CLP") below the ground level of the area shown edged brown and marked "CABLE AREA" on the plan annexed hereto (which edged brown area is hereinafter referred to as "the Cable Area").
- (b) Without prejudice to the provisions of Special Conditions Nos. (11)(a), (12)(a), (12)(b) and (43)(b) hereof:
 - (i) no building, structure, support for any building or buildings or structure or structures, projection, boundary wall, fence or planter shall be erected, constructed or placed within such part of the Cable Area not falling within the Air Sensitive Area, the Pink Cross-hatched Black Area or the Pink Stippled Red Area at the ground level or levels of such part of the Cable Area or within the air space extending upwards from the ground level or levels of such part of the Cable Area to a height of 5.1 metres except:
 - (I) the Vehicular Access Link; and
 - (II) such building, structure, support for any building or buildings or structure or structures, projection, boundary wall, fence or planter as may be erected or constructed or placed with the prior written consent of the Director; and
 - (ii) no tree shall be planted within such part of the Cable Area not falling within the Air Sensitive Area, the Pink Cross-hatched Black Area or the Pink Stippled Red Area.

- (c) (i) The Purchaser shall at his own expense ascertain the extent of the Cables and shall not demolish, damage or interfere in any way or permit or suffered to be demolished, damaged or interfered in any way with the Cables or any part or parts thereof (the decision of the Director as to what constitutes damage or interference shall be final and binding upon the Purchaser).
- (ii) Any demolition or damage of the Cables or any part or parts thereof or any interference therewith will be reinstated, made good or rectified by the CLP at the cost of the Purchaser.
- (iii) Prior to the commencement of any works whatsoever within a distance of 3.0 metres in all directions of the Cables and the Cable Area, the Purchaser shall consult the CLP so as to ensure that any such works will not damage, interfere with or endanger the safe operation of the Cables and if required by the Director (as to which the decision of the Director shall be conclusive), the Purchaser shall, at his own expense, take such precautions as may be required by the CLP to ensure the safe operation of the Cables.
- (iv) The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence of the Cables, any demolition or damage to the Cables or any interference with the Cables by the Purchaser, his employees, agents, workmen and contractors.
- (d) The Purchaser shall at his own expense comply with all Ordinances, bye-laws and regulations for the time being in force in Hong Kong and relating to the Cables and any amendments or replacing legislation thereto.
- (e) The Purchaser shall at his own expense comply with all requirements of the Director of Electrical and Mechanical Services and all other relevant Government and statutory authorities in connection with the construction (including the materials to be used), repair and maintenance of any part or parts of the building or structure or buildings or structures connected or in close proximity to the Cables.
- (g) For the purpose of this Special Condition, the decision of the Director as to:
 - (i) what constitutes the ground level or levels of such part of the Cable Area not falling within the Air Sensitive Area, the Pink Cross-hatched Black Area or the Pink Stippled Red Area referred to in sub-clause (b)(i) of this Special Condition;

- (ii) what constitutes in all directions of the Cables and the Cable Area referred to in sub-clause (c)(iii) of this Special Condition; and
- (iii) what constitutes building or structure or buildings or structures in close proximity to the Cables referred to in sub-clause (e) of this Special Condition shall be final and binding upon the Purchaser."

Remarks :

1. The reference to the "Purchaser" in the Land Grant means the Purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in the case of a corporation its successors and assigns.
2. The reference to the "Director" in the Land Grant means the Director of Lands.

16 SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目位於屯門市地段第514號（「該地段」）。

2. 該地段為政府所持有並於2015年3月9日訂立的新批地文件第22052號（「批地文件」）批出租約，年期為50年，從2015年3月9日起至2065年3月8日止。

3. 用途限制

批地文件特別條件第(7)條規定：

“(a) 除本特別條件第(b)分條規定外，該地段或其任何部分或在其上已建或擬建的任何建築物不能用作非工業（不包括倉庫、酒店及加油站）用途以外的任何用途。

(b) 該地段上已建或擬建的任何建築物或其部分不能用作下列用途以外的任何用途：

(i) 最低三層樓層用作非工業（不包括倉庫、酒店及加油站）用途。但為免存疑，任何地庫層（如興建），不論其樓層尺寸或樓面面積之大小，須視作本特別條件界定的樓層，任何地庫層的使用須受本特別條件第(b)(iii)分條的規限；

(ii) 餘下樓層（倘若超過3層地庫層，不包括最低三層以上的任何一層或多層地庫層（如興建））作私人住宅用途；及

(iii) 任何地庫層（如興建），不論是最低三層之其中一層或最底三層上面的一層地庫層作非工業（不包括住宅、倉庫、酒店及加油站）用途。

(c) 任何僅用作容放按特別條件第(24)條（可按此等批地條款特別條件第(26)條修訂）和第(25)條提供的停車及上落客貨車或機房或兩者之樓層，不能視作本特別條件第(b)分條提及的一層樓層。署長對該樓層是否用作本特別條件第(c)分條准許的用途的決定是最終的及對購買人有約束力。

(d) 在本特別條件中，署長對樓層的定義和樓層是否構成地庫層的決定是最終的及對購買人有約束力。”

批地文件特別條件第(47)條規定：

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

4. 購買人須彌償

批地文件一般條件第5(c)條規定：

“購買人須就違反此等批地條款或就署長認為（其意見為最終的及對購買人有約束力）因使用該地段或開發或重新開發該地段或其任何部分或在該地段進行任何活動或在其上進行任何其他工程所導致任何訴訟、司法程序、責任、要求、費用、開支、損失（不論是財政或其他方面）及各種索償彌償政府及繼續彌償政府，不論使用、開發或重新開發活動或工程是否符合或違反此等批地條款。”

5. 保養

批地文件一般條件第7條規定：

“(a) 購買人須在整個租期期間按此等批地條款對已建或重建建築物（該詞指本一般條件第(b)分條預期的重建）：

(i) 按經批准的設計及布局及任何經批准圖則保養一切建築物，不得對其作出修訂或更改；及

(ii) 保養按此等批地條款已建或今後按任何修訂合同興建的一切建築物處於修繕妥當及良好的保養狀態直至租約結束或提前終止交還為止。

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

6. 私家街道、道路及小巷

批地文件一般條件第9條規定：

“任何按此等批地條款而建造的私家街道、道路及小巷須設置於署長滿意並由署長決定位於批租土地範圍內或外的位置。在上述任何一種情況下，購買人須在要求時將其免費交還給政府。如果上述街道、道路及小巷已交還給政府，政府將為其進行路面、路邊石、排水渠（污水及雨水排水渠）、渠道及路燈工程，費用由購買人承擔，其後用公帑進行保養。如果上述私家街道、道路及小巷仍然是批租土地之部分，購買人須自費進行照明、路面、路邊石、排水、開渠及保養工程，在一切方面使署長滿意。署長可為了公眾利益在需要時進行或促使他人進行安裝與保養

路燈。購買人須承擔安裝路燈的資本性開支並允許工人及車輛為了安裝與保養路燈自由出入批租的範圍。”

7. 綠色範圍

批地文件特別條件第(2)條規定：

“(a) 購買人須：

(i) 於本協議之日起66個曆月（或署長可批准的其他延長時期）內按署長批准的方式、材料、標準、水平、定線及設計自費進行下列工程，在一切方面使署長滿意：

(I) 鋪設及平整此等批地條款附錄的圖則上用綠色顯示的未來公共道路之部分（以下簡稱「綠色範圍」）；及

(II) 按署長自行酌情要求，提供及建築指定橋樑、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他指定構築物（以下統稱「該等構築物」）

以便於綠色範圍內的建築、汽車及行人的交通往來；

(ii) 於本協議之日起66個曆月（或署長可批准的其他延長時期）內自費在綠色範圍鋪設地面、建造路緣和接通綠色範圍內之渠道，以及按署長要求為此等設施提供明渠、污水渠、排水渠、消防栓連同接駁至總水管的水管、街燈、交通標誌、街道設施及道路標記，使署長滿意；及

(iii) 自費保養綠色範圍連同該等構築物以及在該範圍之上或之內興建、設置及提供所有構築物、路面、明渠、污水渠、排水渠、消防栓連同接駁至總水管的水管、服務設施、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至綠色範圍的管有權按此等批地條款特別條件第(3)條指定交還予政府為止。

(b) 倘若購買人未能在指定的期限內履行本特別條件第(a)分條下之責任，政府可進行所需之工程，有關費用將由購買人承擔，購買人須在要求時向政府支付署長決定相等於該工程費用的款項，署長的決定是最終的及約束購買人。

(c) 政府對購買人履行其在本特別條件第(a)分條下的責任或政府按本特別條件第(b)分條或其他規定行使權利所產生或附帶造成購買人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。購買人不能就上述損失、損害、滋擾或干擾向政府要求補償。”

16 SUMMARY OF LAND GRANT

批地文件的摘要

批地文件特別條件第(3)條規定：

“僅為了購買人進行此等批地條款特別條件第(2)條列明所需的工程，購買人於本協議之日獲授予綠色範圍的管有權。購買人須應政府要求交還綠色範圍給政府。在任何情況下，綠色範圍將在署長發信表明此等批地條款在其滿意下獲符合之日被視作已交還予政府。購買人在其管有綠色範圍期間的所有時間內，須准許所有政府車輛及公共車輛及行人自由及不受限制穿越、通往及前往綠色範圍，並確保上述通行權不會受到按此等批地條款特別條件第(2)條或其他規定進行的工程之干涉或阻礙。”

批地文件特別條件第(4)條規定：

“未經署長的預先書面同意，購買人不得使用綠色範圍作儲物用途或搭建任何臨時構築物或任何進行此等批地條款特別條件第(2)條指定工程以外之用途。”

批地文件特別條件第(5)條規定：

“(a) 購買人須在其管有綠色範圍期間的所有合理時間內：

- (i) 准許政府、署長及其人員、承辦商及代理人及署長授權的任何人士進出及經過該地段及綠色範圍，以檢查、查核及監督為符合特別條件第(2)(a)條而展開的工程，及進行、檢查、查核及監督特別條件第(2)(b)條下指明的工程及任何署長認為需要在綠色範圍進行的其他工程；
 - (ii) 准許政府及相關獲政府授權的公用事業公司進出及經過該地段及綠色範圍，令政府或相關公用事業公司可在綠色範圍或任何毗鄰土地上或下或內進行其需要之工程，包括但不限於鋪設及在其後保養所有擬為該地段或任何相鄰或毗鄰土地或物業提供電話、電力、氣體（如有）及其他服務的喉管、電線、管道、電纜管道及其他傳輸及附屬設備。購買人須全面配合政府及相關獲政府授權的公用事業公司所有與上述將在綠色範圍內展開的工程有關之事項；及
 - (iii) 准許水務署人員及獲其授權的人士進出及經過該地段及綠色範圍，令水務署人員及該等獲授權人士可進行任何有關運作、保養、更換及改動在綠色範圍內任何其他的水務設施的工程。
- (b) 政府、署長及其人員、承辦商及代理人及任何根據本特別條件第(a)分條獲授權之人士或公用事業公司對其行使權利所產生或附帶造成購買人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。”

8. 建築契諾

批地文件特別條件第(6)條規定：

“購買人須開發該地段，在一切方面符合批地文件及目前或任何時候在香港實施的有關建築、衛生及規劃之一切法例、附例及規例在該地段上興建一座或多座建築物，並於2020年12月31日或之前完工和使其適合佔用。”

9. 保育樹木

批地文件特別條件第(8)條規定：

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

10. 園藝工程

批地文件特別條件第(9)條規定：

- “(a) 購買人須自費向署長提交一份園藝建議書，列明按本特別條件第(b)分條的要求擬在該地段提供的園藝工程的位置、布局及平面圖供他審批。
- (b) (i) 該地段不少於20%的範圍須種植樹木、灌木或其他植物。
- (ii) 本特別條件第(b)(i)分條提及的20%中不少於50%（以下簡稱「綠化範圍」）須設置在署長自行酌情決定的位置或水平，以使行人可看見或進入該地段的任何人士可到達。
- (iii) 署長對購買人建議的園藝工程是否構成本特別條件第(b)(i)分條提及的20%之決定是最終的及對購買人有約束力。
- (iv) 署長可自行酌情接受購買人建議用其他非種植裝飾代替種植樹木、灌木或其他植物。
- (c) 購買人須自費按經批准園藝建議書自費美化該地段，使署長在各方面滿意。未經署長書面批准，不能對經批准園景建議書作出修訂、改變、更改、修改或更替。
- (d) 購買人須在其後自費保持與保養園藝工程處於安全、乾淨、整潔、井然及健康狀態，完全使署長滿意。
- (e) 按本特別條件進行園藝工程的範圍須指定為並構成此等批地條款特別條件第(21)(a)(v)條提及的公用地方。”

11. 易受空氣污染影響範圍

批地文件特別條件第(11)條規定：

- “(a) (i) 未經署長的事先書面同意，不得在此等批地條款附錄的圖則上用粉紅色加黑斜線顯示該地段部分（以下簡稱「易受空氣污染影響範圍」）的地面水平之上、上面或上方搭建、建築或安置建築物、構築物、建築物或構築物的承托物或通風進氣口系統的裝置，按此等批地條款特別條件第(9)條在易受空氣污染影響範圍（不屬於此等批地條款特別條件第(44)(a)(i)條提及的電纜區）之部分搭建、建築或安置園藝工程則屬例外。
- (ii) 未經署長的事先書面同意，不能在易受空氣污染影響範圍的地面水平上面或上方搭建、建築或安置伸展物。
- (iii) 除本特別條件第(a)(i)和(a)(ii)分條的規定以外，不能在屬於此等批地條款特別條件第(44)(a)(i)分條提述的電纜區內的易受空氣污染影響範圍種植樹木和搭建、建造或安置邊界牆、圍欄或花槽。
- (b) 在本特別條件中，署長對何謂通風進氣口系統的裝置和易受空氣污染影響範圍的地面水平之決定為最終的及對購買人有約束力。”

12. 建築物後移

批地文件特別條件第(12)條規定：

- “(a) 未經署長的預先書面同意和符合他施加包括支付他要求的任何行政費及地價的任何條件前，不得在此等批地條款附錄圖則上用粉紅色加交叉黑斜線顯示的該地段部分（以下簡稱「粉紅色加交叉黑斜線範圍」）的地面水平或從粉紅色加交叉黑斜線範圍的地面水平起計向上伸展15米的空域內搭建或建築任何建築物、構築物和任何建築或任何構築物的支撐物或伸展物。
- (b) 除本特別條件第(a)分條的規定外，不能在屬於此等批地條款特別條件第(44)(a)(i)分條提述的電纜區內的粉紅色加交叉黑斜線範圍之上或上面種植樹木和搭建、建造或安置邊界牆、圍欄或花槽。
- (c) 在本特別條件中，署長對何謂粉紅色加交叉黑斜線範圍的地面水平之決定是最終的及對購買人有約束力。”

13. 康樂設施

批地文件特別條件第(14)條規定：

- “(a) 購買人可在該地段內搭建、建造及提供經署長書面批准的康樂設施及其輔助設施（以下簡稱「該等設施」），該等設施的類型、面積、設計、高度及布局亦須經署長的事先書面批准。
- (b) 在計算此等批地條款特別條件第(10)(c)條指定的總樓面面積時，受限於特別條件第(46)(d)條規定，按本特別條件第(a)分條在該地段內提供的該等設施之任何部分，只要是供在該地段已建或擬建的住宅大廈的所有住戶和他們的真正訪客共同使用與享用則不列入上述計算當中。若署長認為該等設施的餘下部分不屬於上述使用，則應列入計算當中。
- (c) 倘若該等設施任何部分根據本特別條件第(b)分條獲豁免列入計算總樓面面積（以下簡稱「豁免設施」）：
- (i) 豁免設施須指定為並構成此等批地條款特別條件第(21)(a)(v)條提及的公用地方；
- (ii) 購買人須自費保養豁免設施處於修繕妥當的狀態並營運豁免設施，使署長滿意；及
- (iii) 豁免設施僅供該地段上已建或擬建的住宅大廈的住戶和他們的真正訪客使用，並非其他人士使用。”

14. 建造車輛接駁通道

批地文件特別條件第(23)條規定：

- “(a) 購買人無權駕駛車輛進出該地段，除非經批地文件附錄的圖則上顯示並標記的X點及Y點（經Z點）之間(署長就X點、Y點及Z點的水平而作的決定為最後決定及對購買人具有約束力)或經其他由署長書面批准的地點進出。當該地段被發展或重新發展時，署長可允許建築車輛使用署長所指定的位置作為臨時通道進入該地段，但必須受署長施加的條件規限。在該等發展或重新發展完成之時，購買人必須自資於署長指明的時限內將該臨時通道所在的範圍恢復原狀，使署長對所有方面均滿意。
- (b) 為了提供本特別條件第(a)分條提及的車輛通道，購買人須在署長指定的期限內自費在此等批地條款附錄的圖則上用紅色圍邊顯示的範圍（以下簡稱「紅色圍邊範圍」）之上及上面搭建一座車輛通道高架橋（以下簡稱「車輛接駁通道」）連接該地段至業旺路，使署長在各方面滿意，惟受制於下列條件：

- (i) 必須按署長要求或批准的方式、物料、標準、水平、定線、布局及設計搭建、建造及提供駁車輛通道，包括但不限於搭建、建造及提供支承物、構築物、車道、伸縮縫、排水渠、附著物及署長自行酌情要求的照明裝置；及
- (ii) 在紅色圍邊範圍的地面水平或從地面水平起向上伸展至2米高度的空間內不能搭建、建造或提供車輛接駁通道的構築物或支承物，購買人須提供與保持紅色圍邊範圍的地面水平上面至少2米的淨空。
- (c) 在批租的整個租期期間，購買人須自費清潔、維修、保養、翻新及更換車輛接駁通道及其位於該地段內的一切輔助構築物（以下簡稱「購買人保養的構築物」）及所有分隔在該地段外由政府為業旺路負責保養的構築物和購買人負責保養的構築物之間的伸縮縫。
- (d) 倘若購買人未能履行其在本特別條件下任何的責任，政府可以進行必要的工程，費用由購買人承擔。購買人必須在要求時向政府支付相等於工程費用的款項，該款項由署長決定，署長的決定為最後決定及對購買人具有約束力。為執行上述工程，政府、署長及其官員、承辦商及代理人及署長授權的任何人士均有權自由及不受間斷地在任何合理時間進入該地段或其任何部分及已建或擬建於其上的任何建築物。就任何因政府、署長及其官員、承辦商及代理人及署長授權的任何人士行使本特別條件第(d)分條進入土地的權利而起的或隨之而來的任何對購買人所造成或所蒙受的損失、破壞、滋擾或干擾，政府、署長及其官員、承辦商及代理人及署長授權的任何人士概無須就此承擔責任，任何人士不得就上述任何損失、損害、滋擾或干擾向此向上述各方索償。
- (e) 在本特別條件中，署長對何謂紅色圍邊範圍的地面水平、本特別條件提及的伸縮縫及業旺路的位置、範圍及定線之決定是最終的及對購買人有約束力。”

15. 泊車及上落貨要求

批地文件特別條件第(24)條規定：

- “(a) (i) 除非署長同意按不同於下列表格的比率或數目計算，否則必須按以下表格列明該地段已建或擬建的住宅單位各自面積計算的比率在該地段提供讓《道路交通條例》、其下的任何規例及任何修訂法例下獲發牌及屬於該地段上已建或擬建作住宅用途的建築物或其部分之住戶和其真正來賓、訪客或被邀請使用者的汽車停泊的停車位（以下簡稱「住宅停車位」），使署長滿意：

每個住宅單位的面積	擬提供的住宅停車位數目
少於40平方米	每15個住宅單位或其中部分一個停車位
不少於40平方米，但少於70平方米	每8.6個住宅單位或其中部分一個停車位
不少於70平方米，但少於100平方米	每2.9個住宅單位或其中部分一個停車位
不少於100平方米，但少於130平方米	每1.1個住宅單位或其中部分一個停車位
不少於130平方米，但少於160平方米	每0.8個住宅單位或其中部分一個停車位
不少於160平方米	每0.6個住宅單位或其中部分一個停車位

- (ii) 以本特別條件第(a)(i)分條為目的，擬提供的住宅停車位總數應是根據本特別條件第(a)(i)分條的表格列明每個住宅單位的面積計算各個住宅停車位數目的總數。以此等批地條款為目的，「每個住宅單位面積」一詞在總樓面面積方面指以下第(I)及(II)的總數：

- (I) 該單位住戶獨家使用與享用的住宅單位總樓面面積：從該單位的圍牆或護牆外面測量（如圍牆分隔2個連接單位，則須從該等牆壁的中心線測量），並包括該單位內的內部分隔牆及支柱；但是為免存疑，該單位未有納有按此等批地條款特別條件第(10)(c)條所計算的總樓面面積的樓面面積並不包括在內；及

- (II) 就每個住宅單位按比例分攤的住宅公用地方（按下文界定）的總樓面面積，即是在住宅單位圍牆外面供該地段已建或擬建發展項目的住宅部分的住戶共同使用與享用的住宅公用地方的總樓面面積。為免存疑，未有納有按此等批地條款特別條件第(10)(c)條所計算的總樓面面積的樓面面積並不包括在內（該住宅公用地方以下簡稱「住宅公用地方」）。在計算時須按下列公式分攤給住宅單位：

$$\text{住宅公用地方的總樓面面積} \times \frac{\text{按本特別條件第(a)(ii)(I)分條計算的有關住宅單位的總樓面面積}}{\text{按本特別條件第(a)(ii)(I)分條計算所有住宅單位的總樓面面積}}$$

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批地文件的摘要

- (iii) 必須按下列比率或署長批准的其他比率在該地段提供額外的停車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌及屬於該地段上已建或擬建作住宅用途的建築物或其部分之住戶的真正來賓、訪客或被邀請使用者的汽車：
 - (I) 就該地段上已建或擬建並提供超過75個住宅單位的每幢住宅大廈（以下簡稱「超過75個住宅單位的大廈」）須提供5個停車位；及
 - (II) 每15個住宅單位（不包括任何超過75個住宅單位的大廈內的住宅單位）須提供1個停車位，惟至少提供2個停車位。
- (iv) 按本特別條件第(a)(i)和(a)(iii)分條（可分別按此等批地條款特別條件第(26)條修訂）提供的停車位不得用作本特別條件指定以外的任何用途，特別是上述停車位不得用作儲存、陳列或展示汽車作出售或其他用途或提供汽車清潔及美容服務。
- (b) (i) 除非署長同意按其他比率計算，必須按以下比率在該地段提供汽車停車位，使署長滿意：
 - (I) 在該地段上已建或擬建作辦公室用途的建築物或其任何部分的總樓面面積的每150平方米或其中部分須提供1個停車位。
 - (II) 在該地段上已建或擬建作非工業用途（不包括辦公室、倉庫、酒店、加油站及私人住宅）的建築物或其任何部分的總樓面面積的每200平方米或其中部分須提供1個停車位。
- (ii) 在計算按本特別條件第(b)(i)(I)和(b)(i)(II)分條（可分別按此等批地條款特別條件第(26)條修訂）的停車位數目時，用作泊車及上落貨用途的任何樓面面積並不包括在內。
- (iii) 按本特別條件第(b)(i)(I)和(b)(i)(II)分條（可分別按此等批地條款特別條件第(26)條修訂）提供的停車位不得用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌並屬於該地段上已建或擬建作本分條指定用途的建築物或其部分之佔用人和他們的真正來賓、訪客或被邀請使用者的汽車以外的任何用途，及特別是上述停車位不得用作儲存、陳列或展示汽車作出售或其他用途或提供汽車清潔及美容服務。
- (c) (i) 在按本特別條件第(a)(i)、(a)(iii)、(b)(i)(I)及(b)(i)(II)分條（可分別按此等批地條款特別條件第(26)條修訂）提供的停車位中，購買人須按建築事務監督要求及批准預留並劃定若干數目的停車位，供《道路交通條例》、其下的規例或任何修訂法例界定的殘疾人士停泊汽車

（以下簡稱「殘疾人士停車位」），但是必須在按本特別條件第(a)(iii)分條（可按此等批地條款特別條件第(26)條修訂）提供的停車位中保留與指定至少1個停車位，而購買人不能保留或指定按本特別條件第(a)(iii)分條（可按此等批地條款特別條件第(26)條修訂）提供的全部停車位作為殘疾人士停車位：

- (ii) 殘疾人士停車位須設在署長書面批准的位置及水平。
- (iii) 殘疾人士停車位不得用作《道路交通條例》、其下的規例或任何修訂法例界定的殘疾人士停泊屬於該地段上已建或擬建的建築物之住戶或佔用人和他們的真正來賓、訪客或被邀請使用者的汽車以外的任何用途，及特別是上述停車位不得用作儲存、陳列或展示汽車作出售或其他用途或提供汽車清潔及美容服務。
- (d) (i) 除非署長同意其他的比率，必須按下列比率在該地段內提供停車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的電單車，使署長滿意：
 - (I) 在該地段上已建或擬建作住宅用途的建築物或其部分的每100平方米或其中部分須提供1個停車位（以下簡稱「住宅電單車停車位」）；
 - (II) 按本特別條件第(b)(i)(I)分條（可按此等批地條款特別條件第(26)條修訂）要求提供的停車位總數的10%；及
 - (III) 按本特別條件第(b)(i)(II)分條（可按此等批地條款特別條件第(26)條修訂）要求提供的停車位總數的10%；

如果按本第(d)(i)分條提供的車位數目是小數，則取其下一個整數。

- (ii) 按本特別條件第(d)(i)(I)分條（可按此等批地條款特別條件第(26)條修訂）要求提供的住宅電單車停車位不得用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌並屬於該地段上已建或擬建作私人住宅用途的建築物或其部分之住戶和他們的真正來賓、訪客或被邀請使用者的電單車以外的任何用途，及特別是上述停車位不得用作儲存、陳列或展示汽車作出售或其他用途或提供汽車清潔及美容服務。
- (iii) 按本特別條件第(d)(i)(II)和(d)(i)(III)分條提供（可按此等批地條款特別條件第(26)條修訂）的停車位不得用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌並屬於該地段上已建或擬建作本特別條件第(b)(i)(I)和(b)(i)(II)分條分別指定用途的建築物或其部分之佔用人和他們的真正來賓、訪客或

被邀請使用者的電單車以外的任何用途，及特別是上述停車位不得用作儲存、陳列或展示汽車作出售或其他用途或提供汽車清潔及美容服務。

- (e) 必須按每15個總樓面面積少於70平方米的住宅單位或其部分1個停車位的比率或署長批准的其他比率在該地段內提供停車位，供停泊該地段上已建或擬建作的建築物或其部分之住戶和他們的真正來賓、訪客或被邀請使用者擁有的單車，使署長滿意。”

批地文件特別條件第(25)條規定：

- “(a) 必須按下列比率在該地段內提供上落貨位供貨車裝卸，使署長滿意：
 - (i) 該地段上已建或擬建作私人住宅用途的每座住宅單位大廈1個上落貨位或署長可批准的其他比率，該上落貨位須設在每座住宅單位大廈旁邊或之內；
 - (ii) 該地段上已建或擬建作寫字樓用途的建築物或建築物的部分的總樓面面積的每2,000平方米或其中部分1個上落貨位；及
 - (iii) 在該地段上已建或擬建作非工業用途（不包括寫字樓、倉庫、酒店、加油站及私人住宅）的建築物的總樓面面積的每800平方米或其中部分1個上落貨位。
- (b) 按本特別條件第(a)分條提供的上落貨位面積應為：3.5米闊 × 11.0米長 × 至少4.7米高。按本特別條件第(a)(i)、(a)(ii)及(a)(iii)分條提供的上落貨位不能用作該分條提述的建築物或建築物的部分有關的貨車裝卸以外的任何用途。”

批地文件特別條件第(26)條規定：

- “(a) 即使此等批地條款特別條件第(24)條第(a)(i)、(a)(iii)、(b)(i)(I)、(b)(i)(II)、(d)(i)(I)、(d)(i)(II)及(d)(i)(III)分條另有規定，購買人可增加或減少按該等分條需要提供的停車位數目不超過5%，惟因此增加或減少的停車位總數不能超過50個。
- (b) 除特別條件第(a)分條規定外，購買人可增加或減少按特別條件第(24)條第(a)(i)和(a)(iii)分條需要提供的停車位數目不超過5%（不須考慮按本特別條件第(a)分條計算的停車位）。”

批地文件特別條件第(28)條規定：

- “(a) 即使已遵守與履行此等批地條款並使署長滿意，住宅停車位及住宅電單車停車位不能

- (i) 轉讓，除非
 - (I) 連同賦予就該地段上已建或擬建作私人住宅用途的建築物或其部分內的住宅單位的獨家使用及管有權的不可分割份數一併轉讓；或
 - (II) 予一名已擁有賦予就該地段上已建或擬建作私人住宅用途的建築物或其部分內的住宅單位的獨家使用及管有權的不可分割份數的人士；或
- (ii) 出租，除非租予賦予該地段上已建或擬建作私人住宅用途的建築物或其部分內的住宅單位的住客。

但是在任何情況下，不得轉讓或出租超過3個住宅停車位和住宅電單車停車位給予該地段上已建或擬建作私人住宅用途的建築物或其部分內的任何一個住宅單位的業主或住戶。”

16. 削土工程

批地文件特別條件第(32)條規定：

- “(a) 如該地段或任何政府土地內現時或以往曾經進行過任何削土、移土或土地後移工程、或堆積或堆填或任何類型的斜坡處理工程，不論事前是否獲署長書面同意，而該等工程是為了或關乎該地段或其任何部分的形成、平整或發展的目的或購買人按此等批地條款而須要完成的工程的目的或其他任何的目的，購買人須自費進行及建造該等斜坡處理工程、護土牆或其他支撐、防護、排水或附屬或其他工程，以保護和支撐該地段內的土地及任何相鄰或毗鄰的政府土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。購買人應時刻在協定的整個批租年期內自費保養上述土地、斜坡處理、護土牆或其他支撐、防護、排水或附屬或其他工程，以保持其良好充足的維修狀態，以使署長滿意。
- (c) 若購買人進行的形成、平整、發展或其他工程或其他因素導致該地段或任何相鄰或毗鄰政府或已批租土地發生任何滑土、山泥傾瀉或地陷（不論源自何處），購買人須自費將之回復原貌及修復以使署長滿意，並承諾向政府、其代理人及承建商彌償因此等滑土、山泥傾瀉或地陷而引致其蒙受或招致的任何費用、支出、損失、索償及追討。
- (d) 除本批地文件訂明有關違反此等批地條款而賦予的任何權利或補償外，署長有權以書面通知要求購買人進行、建造及保養上述土地、斜坡處理工程、護土牆或其他支撐、防護、排水或附屬或其他工程或要求將發生滑土、山泥傾瀉或地陷之處回復原貌及修復。如購買人忽略或沒有於指明時間內履行該通知內的要求，署長可立即執行及展開所須

的工程而購買人須在收到通知要求後向政府償還相關的成本與及任何行政及專業費用和支出。”

17. 保養地樁

批地文件特別條件第(34)條規定：

“如果在開發或重新開發該地段或其中任何部分時已安裝預應力地樁，購買人須在預應力地樁的服務年限期間定期保養與檢查預應力地樁，使署長滿意，並在署長不時自行酌情要求時提供上述檢驗工程的報告和資料給署長。如果購買人忽略或未能進行上述檢驗工程，署長可立即執行與進行上述檢驗工程，購買人須在要求時歸還政府因此產生的費用。”

18. 廢土或泥頭碎礫

批地文件特別條件第(35)(a)條規定：

“如有來自該地段或任何受該處發展工程影響的其他地方之泥土、廢土、泥頭碎礫、建築廢物或建造物料（下稱「廢物」）堆積、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘、海床、污水管、雨水渠或明渠或其他政府產業（下稱「政府物業」），購買人須就任何因該等廢物而導致私人物業蒙受損毀或滋擾所引起的所有法律行動、追討及索償向政府作出彌償。”

19. 對服務設施的損害

批地文件特別條件第(36)條規定：

“購買人須在任何時候，特別是在任何建築、保養、翻新或維修工程（以下簡稱「工程」）期間，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該地段或其中任何部分或綠色範圍或他們全部之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（以下統稱「服務設施」）造成任何損壞、干擾或阻塞。購買人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及水平，並須向署長提交計劃書，述明其建議如何處理可能受工程影響的服務設施，供他審批，購買人須待署長對上述工程及建議作出的書面批准後才能進行該等工程。購買人須自費履行署長作出上述批准時就服務設施施加的任何要求，包括改道、重鋪或修復的費用。購買人必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該地段或其任何部分或綠色範圍或他們全部或任何服務設施造成的任何損壞、干擾或阻塞(除非署長

另作選擇，明渠、污水渠、雨水渠、排水渠或總水喉須由署長負責修復，購買人須在要求時向政府支付該等工程的費用)，使署長滿意。如果購買人未能對該地段或其任何部分或綠色範圍或他們全部或任何服務設施進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、彌補或修復工程，購買人須在要求時向政府支付該等工程的費用。”

20. 建築排水渠及渠道和連接排水渠和污水渠

批地文件特別條件第(37)條規定：

- “(a) 購買人須自費在該地段邊界範圍或政府土地內建造及保養署長認為必要的排水渠及水渠，以將所有落下或流入該地段的暴雨或雨水截流及將之排放至最近的河溪、集水井、水渠或政府雨水渠，以使署長滿意。購買人須對上述暴雨或雨水造成的任何損害或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。
- (b) 連接該地段的任何排水渠和污水渠至政府的雨水渠、排水渠及污水渠（如已建及投入使用）的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對購買人負責。購買人須在要求時向政府支付上述連接工程的費用。作為選擇，該等連接工程亦可由購買人自費進行，使署長滿意。在該種情況下，若上述連接工程的任何一段在政府土地內修建，必須由購買人自費保養，直至要求時由購買人移交給政府，此後的保養由政府出資負責。購買人須在要求時向政府支付有關上述連接工程的技術檢查之費用。若購買人未能保養在政府土地內修建上述連接工程的任何一段，署長可進行該等工程，購買人須在要求時向政府支付該等工程的費用。”

21. 噪音影響評估

批地文件特別條件第(38)條規定：

- “(a) 購買人須在本協議之日起的6個曆月（或署長可批准的其他延長期限）內自費提交或安排他人提交一份開發該地段的噪音影響評估（以下簡稱「噪音影響評估」）予署長作書面審批，並使署長在一切方面滿意。該評估其中須載有署長要求的資料，包括但不限於開發該地段的一切負面噪音影響和建議採取適當的噪音緩解措施（以下簡稱「噪音緩解措施」）。
- (b) 購買人須在署長指定的期限內自費進行與實施噪音影響評估建議並經署長批准的噪音緩解措施（以下簡稱「經批准噪音緩解措施」），在一切方面使署長滿意。”

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22. 污水收集系統影響評估

批地文件特別條件第(40)條規定：

- “(a) 購買人須在本協議之日起的6個曆月內（或署長可批准的其他延長時期內）自費提交或安排他人提交一份污水收集系統影響評估（以下簡稱「污水影響評估」）予署長作書面審批，並使署長在一切方面滿意。該評估其中須載有署長要求的資料及詳情，包括但不限於一切可能因開發該地段而對污水收集系統造成的負面影響和建議緩解措施、改善工程和其他措施及工程。
- (b) 購買人須在署長指定的期限內自費進行與實施經署長批准有關污水影響評估的建議，在一切方面使署長滿意。
- (c) 污水影響評估的技術部分須由具有土木工程專業學科背景香港工程師學會的會員或註冊土木工程師負責。
- (e) 為免存疑和在不影響此等批地條款一般條件第5條的一般適用範圍下，購買人特此明文確認及同意，購買人須獨立承擔自費進行與實施經署長批准有關污水影響評估的建議之責任，在一切方面使署長滿意。政府及其官員沒有責任、義務或任何職責對購買人履行本特別條件或其他條件造成或連帶使購買人蒙受的任何費用、損害或損失負責，購買人不能就上述費用、損害或損失向政府或其官員要求索償。”

23. 排水影響評估

批地文件特別條件第(41)條規定：

- “(a) 購買人須在本協議之日起的6個曆月內（或署長可批准的其他延長時期內）自費提交或安排他人提交一份排水影響評估（以下簡稱「排水影響評估」）予署長作書面審批，並使署長在一切方面滿意。該評估其中須載有署長要求的資料及詳情，包括但不限於一切可能因開發該地段而對造成的負面排水影響和建議緩解措施、改善工程和其他措施及工程。
- (b) 購買人須在署長指定的期限內自費進行與實施經署長批准有關排水影響評估的建議，在一切方面使署長滿意。
- (c) 排水影響評估的技術部分須由具有土木工程專業學科背景香港工程師學會的會員或註冊土木工程師負責。
- (e) 為免存疑和在不影響此等批地條款的一般條件第5條的一般適用範圍下，購買人特此明文確認及同意，購買人須獨立承擔自費進行與實施經署長批准有關排水影響評估的建議之責任，在一切方面使署長滿意。政府及其官員沒有責任、義務或任何職責對購買人履行本特別條件或其他條件造成或連帶

使購買人蒙受的任何費用、損害或損失負責，購買人不能就上述費用、損害或損失向政府或其官員要求索償。”

24. 現有總水管

批地文件特別條件第(42)條規定：

- “(a) (i) 購買人特此確認在本協議之日，該地段、綠色範圍和該地段毗鄰的土地內存在現有總水管（以下統稱「現有總水管」），並在此等批地條款附錄的圖則上用藍色線顯示。
- (iv) 除本特別條件第(b)分條規定外，購買人不能干涉或阻塞或移動或搬遷或允許或容許他人干涉或阻塞或移動或搬遷現有總水管或其任何部分。
- (b) (i) 購買人須在本協議之日起的6個曆月內（或署長可批准的其他延長時期內）自費按署長批准的材料、標準、規格及設計將現有總水管改道至署長可批准該地段外的位置及水平（以下簡稱「改道工程」），在一切方面使署長滿意。
- (ii) 為了進行上述改道工程，購買人須自費提交或安排他人提交一份改道工程建議予署長作書面審批，在一切方面使署長滿意。購買人在取得署長對該建議的書面同意之前不能進行任何工程。
- (iii) 購買人須自費進行署長批准的改道工程並須符合署長施加的一切要求，包括提供、建造、保養、維修、拆除及移走服務毗鄰政府土地的現有供水設施或替代供水設施。
- (e) 購買人須就現有總水管的存在或進行改道工程或購買人及其人員、代理人、承辦商、工人及傭工任何就本特別條件第(b)分條提及有關現有總水管的改道或提供、建造、保養、維修、拆除或移走服務毗鄰政府土地的現有供水設施或替代供水設施的一切作為或不作為直接或間接產生的一切責任、損失、損害、索償、開支、費用、收費、要求、訴訟及司法程序彌償政府。”

25. 保護公路結構

批地文件特別條件第(43)條規定：

- “(a) (i) 購買人特此確認在本協議之日在該地段之上、上面、之下或毗連或附近存在業旺路的構築物、設施、地基或裝置（以下簡稱「公路結構」）。

- (b) (i) 除了車輛接駁通道和草皮或花草外，不得在此等批地條款附錄的圖則上用粉紅色加紅點顯示的該地段部分（以下簡稱「粉紅色加紅點範圍」）的地面水平之上、上面、以上、以下或下面搭建、建造或放置任何建築物、構築物或任何建築物、構築物的支承物、伸展物或園藝工程。
- (ii) 除了本特別條件第(b)(i)分條規定的要求外，不得在粉紅色加紅點範圍之上或上面種植樹木或搭建、建造或放置邊界牆、圍欄或花槽。
- (c) 購買人在任何時候，特別是在該地段內或旁邊進行任何工程時須採取或促使他人採取一切妥善及適當的謹慎、技巧及預防措施，避免對公路結構造成任何損壞、干擾、干涉或危險。購買人須在署長可指定的期限內自費修復對公路結構造成的任何損壞，在一切方面使署長滿意。倘若購買人未能在署長指定的期限內履行購買人在本(c)分條下的責任，署長可立即行動及進行必要的工程，費用由購買人承擔。購買人須在要求時向署長支付相等於工程費用的款項，該款項由署長決定，他的決定是最終的及對購買人有約束力。
- (d) 在該地段上面、以上、之下、之上及之內開展任何工程之前，購買人須證明上述工程不會對任何公路結構造成損壞、干涉或危險，在一切方面使署長滿意。如果署長要求，購買人須自費採取署長可要求的預防措施及措施，確保公路結構的安全。
- (f) 在本特別條件中，署長對何謂公路結構及粉紅色加紅點範圍的地面水平之決定是最終的及對購買人有約束力。”

26. 保護電纜

批地文件特別條件第(44)條規定：

- “(a) (i) 購買人特此確認在本協議之日，在此等批地條款附錄的圖則上用棕色圍邊顯示並註明「CABLE AREA」的地面水平下存有中華電力有限公司（以下簡稱「中電」）鋪設的地底電纜，包括132千瓦輸送電纜及輔助電纜工程、構築物、設施或裝置（以下統稱「電纜」）（該棕色圍邊範圍以下簡稱「電纜區」）。
- (b) 在不影響此等批地條款特別條件第(11)(a)、(12)(a)、(12)(b)及(43)(b)條的規定下：
- (i) 不能在電纜區內而不屬於易受空氣污染影響範圍、粉紅色加交叉黑斜線範圍或粉紅色加紅點範圍的部分的地面水平或該電纜區部分地面水平向上伸展5.1米高的空間內搭建、建造或放置任何建築物、構築物、

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任何建築物或構築物的支承物、伸展物、邊界牆、圍欄或花槽，惟以下除外：

- (I) 車輛接駁通道；及
 - (II) 經署長預先書面同意搭建、建造或放置的建築物、構築物或任何建築物、構築物的支承物、伸展物、邊界牆、圍欄或花槽；及
- (ii) 不得在電纜區內而不屬於易受空氣污染影響範圍、粉紅色加交叉黑斜線範圍或粉紅色加紅點範圍的部分內種植樹木。
- (c) (i) 購買人須自費確定電纜之範圍，不能以任何方式拆除、損壞或干涉或准許、容許他人拆除、損壞或干涉電纜或其任何部分（署長對是否造成損壞或干涉作出的決定是最終的及約束購買人）。
- (ii) 中電將恢復、修復或糾正對電纜或其任何部分造成的任何拆除、損壞或干涉，費用由購買人承擔。
- (iii) 在電纜和電纜區四周3米的範圍內開展任何工程之前，購買人須諮詢中電，以便確保該等工程不會損壞、干涉或危及電纜的安全運作。如果署長要求（署長對該事宜作出的決定是最終的），購買人須自費採取中電要求的預防措施，以確保電纜的安全運作。
- (iv) 購買人須就購買人及其僱員、代理人、工人及承辦商對電纜的存在、拆除或損壞或干涉直接或間接造成或有關的一切責任、損失、損壞、索償、開支、費用、收費、要求、訴訟及司法程序彌償及保持彌償政府。
- (d) 購買人須自費遵守當時在香港實施有關電纜的一切法例、附例及法規和任何修訂或代替條例。
- (e) 購買人須自費履行機電工程署署長和一切其他有關政府部門及法定機構對在電纜周圍或有關建築物或構築物任何部分建造（包括使用的材料）、維修及保養的一切要求。
- (g) 在本特別條件中，署長對下列定義之決定：
- (i) 何謂本特別條件第(b)(i)分條提及的電纜區內而不屬於易受空氣污染影響範圍、粉紅色加交叉黑斜線範圍或粉紅色加紅點範圍的部分的地面水平；
 - (ii) 何謂本特別條件第(c)(iii)分條提及的電纜及電纜區的四周；
 - (iii) 何謂本特別條件第(e)分條提及的電纜附近的建築物或構築物

是最終的及對購買人有約束力。”

備註：

1. 批地文件提及的「購買人」指批地文件下的購買人，在上下文義允許或要求之下，包括他的遺囑執行人、遺產管理人及受讓人，而如果是法人團體，包括他的繼承人及受讓人。
2. 批地文件提及的「署長」指地政總署署長。

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

1. Green Area and Structures

Special Condition No. (2) of the Land Grant

“(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 in accordance with Special Condition No. (3) hereof.
- (b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding 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.”

Special Condition No. (3) of the Land Grant

“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 times while he is in possession of the Green Area allow free and uninterrupted 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.”

Special Condition No. (4) of the Land Grant

“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.”

Special Condition No. (5) of the Land Grant

“(a) The Purchaser shall at all reasonable times while he is in 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, repair, 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.”

Relevant provisions in the Deed of Mutual Covenant

Nil

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2. Diversion of Existing Water Mains

Special Condition No. (42) of the Land Grant

"(a) (i) The Purchaser hereby acknowledges that as at the date of this Agreement, there are existing water mains within the lot, the Green Area and the land adjacent to the lot as respectively shown by blue lines marked on the plan annexed hereto (hereinafter collectively referred to as "the Existing Water Mains").

...

(b) (i) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director divert the Existing Water Mains (hereinafter referred to as "the Diversion Works") to such location or locations outside the lot as the Director may approve and at such levels with such materials and to such standards, specification and designs as the Director shall approve.

...

(iii) The Purchaser shall at his own expense carry out the Diversion Works as approved by the Director in compliance with all requirements as may be imposed by the Director, including the provision, construction, maintenance, repair, demolition and removal of the existing water supply facilities or the alternative water supply facilities serving the adjacent Government land."

Relevant provisions in the Deed of Mutual Covenant

Nil

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

1. Green Area and Structures

Special Condition No. (2) of the Land Grant

"(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 in accordance with Special Condition No. (3) hereof.

(b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost hereof, 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."

Special Condition No. (3) of the Land Grant

"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 times while he is in possession of the Green Area allow free and uninterrupted 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."

Special Condition No. (4) of the Land Grant

"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."

Special Condition No. (5) of the Land Grant

"(a) The Purchaser shall at all reasonable times while he is in 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

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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, repair, 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."

Relevant provisions in the Deed of Mutual Covenant

Nil

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

Not Applicable

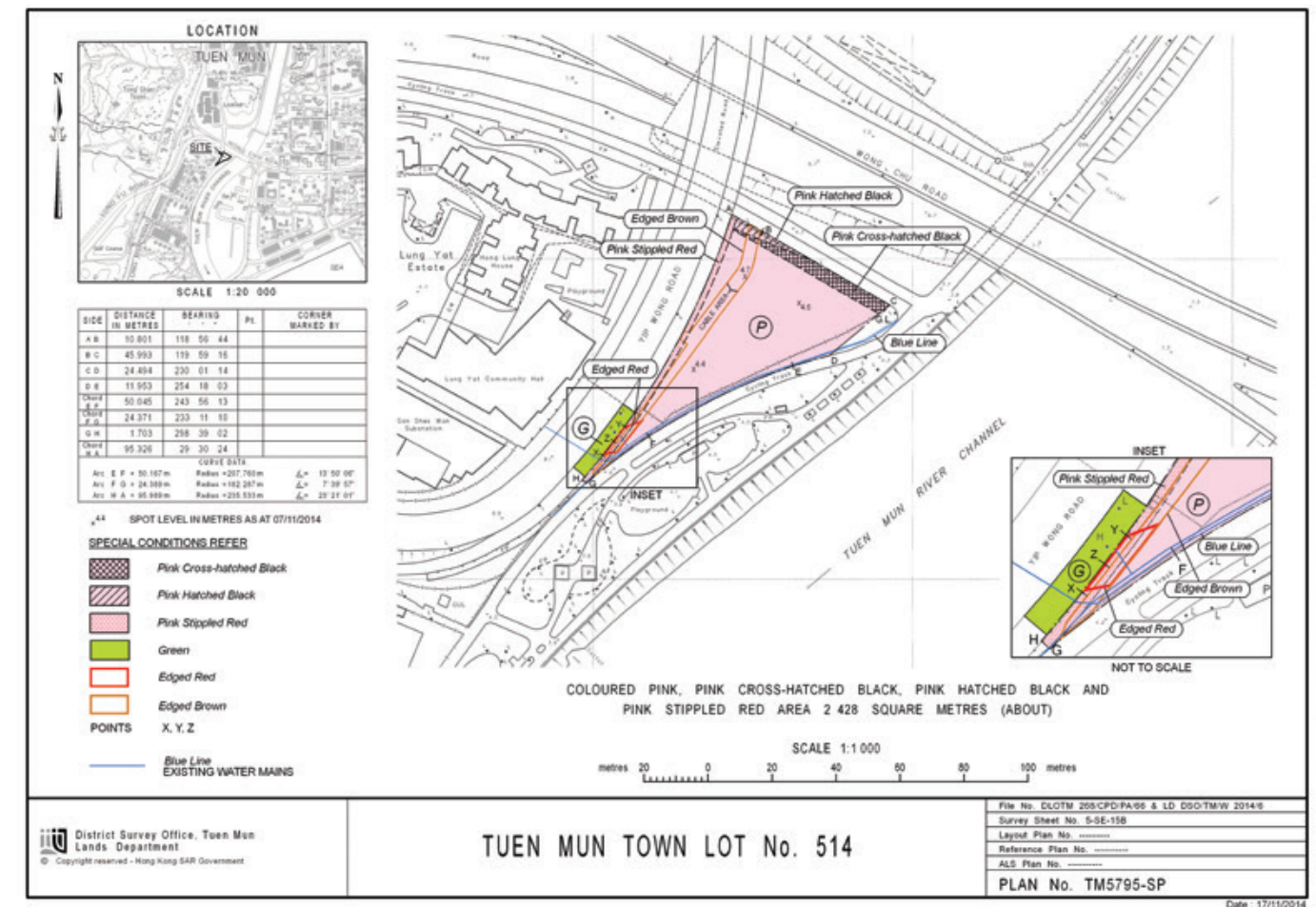
D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap 123 sub. leg. F)

Not Applicable

In relation to any of those facilities and open spaces, and those parts of the land, mentioned in paragraphs A, B, C and D above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the Land Grant.

In relation to any of those facilities and open spaces mentioned in paragraphs B or C above, the facilities or open spaces are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities or open spaces through the management expenses apportioned to the residential properties concerned.

Plan for locations of Green Area and Structures and Existing Water Mains



Legend

- Pink Cross-hatched Black
- Pink Hatched Black
- Pink Stippled Red
- Green
- Edged Red
- Edged Brown
- Blue Line
- Existing Water Mains

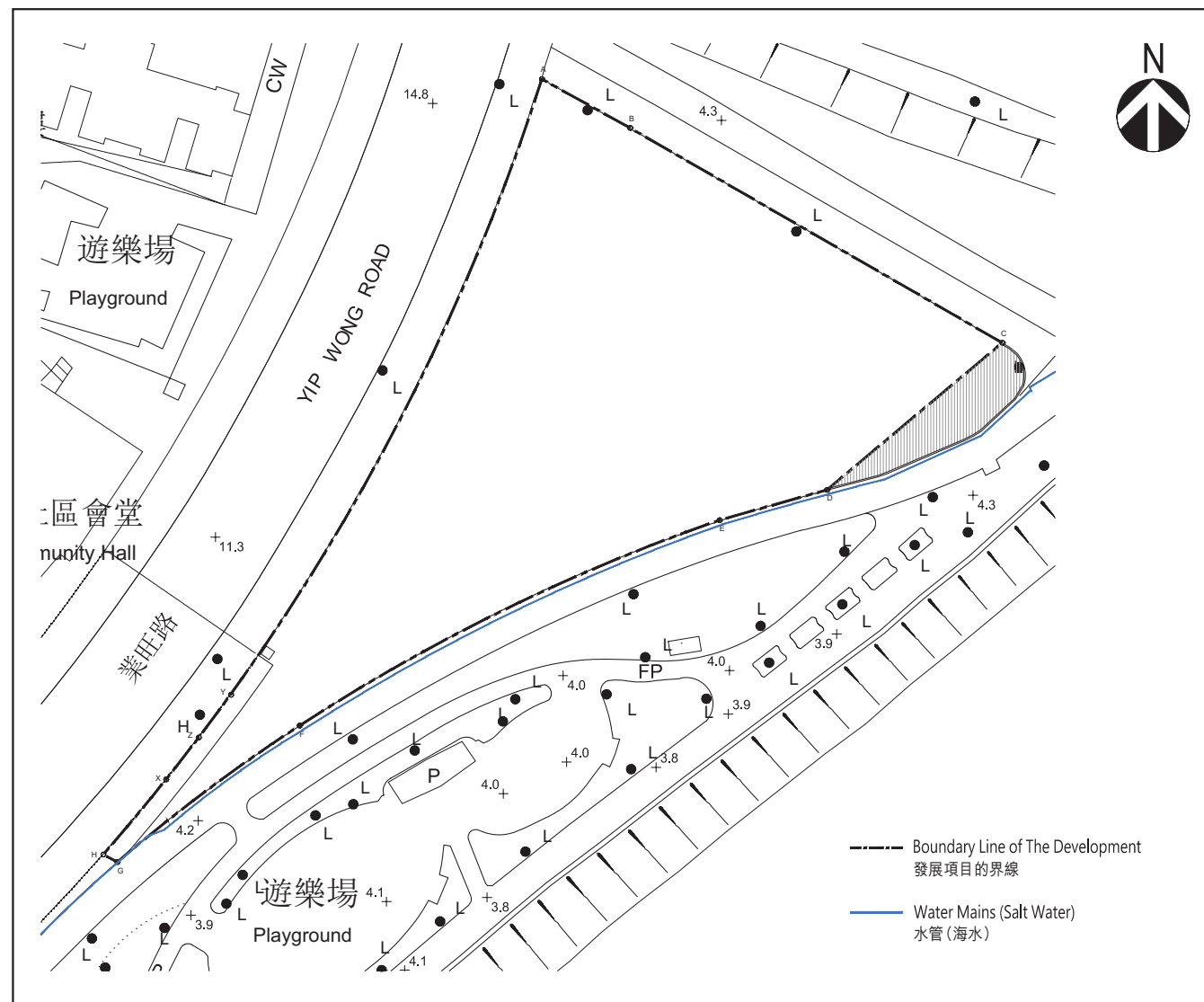
Notes:

- The above plan is an extract from the plan annexed to the land grant.

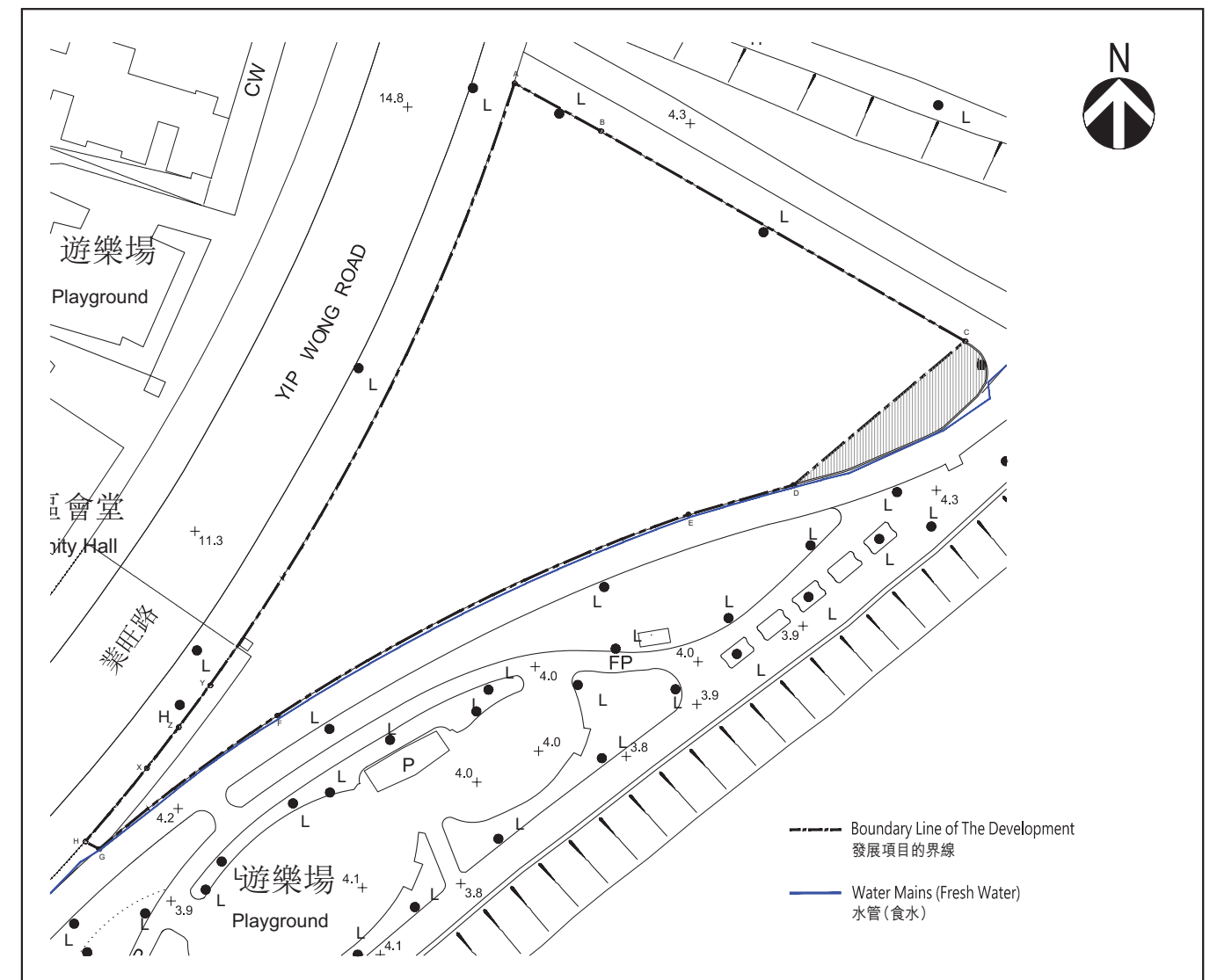
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公共設施及公眾休憩用地的資料

Plan for Diverted Water Mains of 80mm dia. Salt Water pipes



Plan for Diverted Water Mains of 100mm dia. Fresh Water pipes



Notes:

1. The above plans for diverted water mains are extracted from the Water Service Department's record plan (Dwg. No. W67880/6-SE-20B)

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公共設施及公眾休憩用地的資料

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的資料

1. 綠色範圍及構築物

批地文件特別條件第(2)條

“(a) 購買人須：

- (i) 於本協議之日起66個曆月(或署長可批准的其他延長時期)內按署長批准的方式、材料、標準、水平、定線及設計自費進行下列工程，在一切方面使署長滿意：
 - (I) 鋪設及平整此等批地條款附錄的圖則上用綠色顯示的未來公共道路之部分(以下簡稱「綠色範圍」)；及
 - (II) 按署長自行酌情要求，提供及建築指定橋樑、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他指定構築物(以下統稱「該等構築物」)

以便於綠色範圍內的建築、汽車及行人的交通往來；

- (ii) 於本協議之日起66個曆月(或署長可批准的其他延長時期)內自費在綠色範圍鋪設地面、建造路緣和接通綠色範圍內之渠道，以及按署長要求為此等設施提供明渠、污水渠、排水渠、消防栓連同接駁至總水管的水管、街燈、交通標誌、街道設施及道路標記，使署長滿意；及
 - (iii) 自費保養綠色範圍連同該等構築物以及在該範圍之上或之內興建、設置及提供所有構築物、路面、明渠、污水渠、排水渠、消防栓連同接駁至總水管的水管、服務設施、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至綠色範圍的管有權按此等批地條款特別條件第(3)條指定交還予政府為止。
- (b) 倘若購買人未能在指定的期限內履行本特別條件第(a)分條下之責任，政府可進行所需之工程，有關費用將由購買人承擔，購買人須在要求時向政府支付署長決定相等於該工程費用的款項，署長的決定是最終的及約束購買人。
- (c) 政府對購買人履行其在本特別條件第(a)分條下的責任或政府按本特別條件第(b)分條或其他規定行使權利所產生或附帶造成購買人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。購買人不能就上述損失、損害、滋擾或干擾向政府要求補償。”

批地文件特別條件第(3)條

“僅為了購買人進行此等批地條款特別條件第(2)條列明所需的工程，購買人於本協議之日獲授予綠色範圍的管有權。購買人須應政府要求交還綠色範圍給政府。在任何情況下，綠色範圍將在署長發信表明此等批地條款在其滿意下獲符合之日被視作已交還予政府。購買人在其管有綠色範圍期間的所有時間內，須准許所有政府車輛及公共車輛及行人自由及不受限制穿越、通往及前往綠色範圍，並確保上述通行權不會受到按此等批地條款特別條件第(2)條或其他規定進行的工程之干涉或阻礙。”

批地文件特別條件第(4)條

“未經署長的預先書面同意，購買人不得使用綠色範圍作儲物用途或搭建任何臨時構築物或任何進行此等批地條款特別條件第(2)條指定工程以外之用途。”

批地文件特別條件第(5)條

“(a) 購買人須在其管有綠色範圍期間的所有合理時間內：

- (i) 准許政府、署長及其人員、承辦商及代理人及署長授權的任何人士進出及經過該地段及綠色範圍，以檢查、查核及監督為符合特別條件第(2)(a)條而展開的工程，及進行、檢查、查核及監督特別條件第(2)(b)條下指明的工程及任何署長認為需要在綠色範圍進行的其他工程；
 - (ii) 准許政府及相關獲政府授權的公用事業公司進出及經過該地段及綠色範圍，令政府或相關公用事業公司可在綠色範圍或任何毗鄰土地上或下或內進行其需要之工程，包括但不限於鋪設及在其後保養所有擬為該地段或任何相鄰或毗鄰土地或物業提供電話、電力、氣體（如有）及其他服務的喉管、電線、管道、電纜管道及其他傳輸及附屬設備。購買人須全面配合政府及相關獲政府授權的公用事業公司所有與上述將在綠色範圍內展開的工程有關之事項；及
 - (iii) 准許水務署人員及獲其授權的人士進出及經過該地段及綠色範圍，令水務署人員及該等獲授權人士可進行任何有關運作、保養、更換及改動在綠色範圍內任何其他的水務設施的工程。
- (b) 政府、署長及其人員、承辦商及代理人及任何根據本特別條件第(a)分條獲授權之人士或公用事業公司對其行使權利所產生或附帶造成購買人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。”

公契的相關條文

無

2. 現有總水管改道工程

批地文件特別條件第(42)條

“(a) (i) 購買人特此確認在本協議之日，該地段、綠色範圍和該地段毗鄰的土地內存在現有總水管（以下統稱「現有總水管」），並在此等批地條款附錄的圖則上用藍色線顯示。

...

- (b) (i) 購買人須在本協議之日起的6個曆月內（或署長可批准的其他延長時期內）自費按署長批准的材料、標準、規格及設計將現有總水管改道至署長可批准該地段外的位置及水平（以下簡稱「改道工程」），在一切方面使署長滿意。

...

- (iii) 購買人須自費進行署長批准的改道工程並須符合署長施加的一切要求，包括提供、建造、保養、維修、拆除及移走服務毗鄰政府土地的現有供水設施或替代供水設施。”

公契的相關條文

無

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B. 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資料

1. 綠色範圍及構築物

批地文件特別條件第(2)條

“(a) 購買人須：

- (i) 於本協議之日起66個曆月(或署長可批准的其他延長時期)內按署長批准的方式、材料、標準、水平、定線及設計自費進行下列工程，在一切方面使署長滿意：
 - (I) 鋪設及平整此等批地條款附錄的圖則上用綠色顯示的未來公共道路之部分(以下簡稱「綠色範圍」)；及
 - (II) 按署長自行酌情要求，提供及建築指定橋樑、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他指定構築物(以下統稱「該等構築物」)

以便於綠色範圍內的建築、汽車及行人的交通往來；

- (ii) 於本協議之日起66個曆月(或署長可批准的其他延長時期)內自費在綠色範圍鋪設地面、建造路緣和接通綠色範圍內之渠道，以及按署長要求為此等設施提供明渠、污水渠、排水渠、消防栓連同接駁至總水管的水管、街燈、交通標誌、街道設施及道路標記，使署長滿意；及
- (iii) 自費保養綠色範圍連同該等構築物以及在該範圍之上或之內興建、設置及提供所有構築物、路面、明渠、污水渠、排水渠、消防栓連同接駁至總水管的水管、服務設施、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至綠色範圍的管有權按此等批地條款特別條件第(3)條指定交還予政府為止。

(b) 倘若購買人未能在指定的期限內履行本特別條件第(a)分條下之責任，政府可進行所需之工程，有關費用將由購買人承擔，購買人須在要求時向政府支付署長決定相等於該工程費用的款項，署長的決定是最終的及約束購買人。

(c) 政府對購買人履行其在本特別條件第(a)分條下的責任或政府按本特別條件第(b)分條或其他規定行使權利所產生或附帶造成購買人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。購買人不能就上述損失、損害、滋擾或干擾向政府要求補償。”

批地文件特別條件第(3)條

“僅為了購買人進行此等批地條款特別條件第(2)條列明所需的工程，購買人於本協議之日獲授予綠色範圍的管有權。購買人須應政府要求交還綠色範圍給政府。在任何情況下，綠色範圍將在署長發信表明此等批地條款在其滿意下獲符合之日被視作已交還予政府。購買人在其管有綠色範圍期間的所有時間內，須准許所有政府車輛及公共車輛及行人自由及不受限制穿越、通往及前往綠色範圍，並確保上述通行權不會受到按此等批地條款特別條件第(2)條或其他規定進行的工程之干涉或阻礙。”

批地文件特別條件第(4)條

“未經署長的預先書面同意，購買人不得使用綠色範圍作儲物用途或搭建任何臨時構築物或任何進行此等批地條款特別條件第(2)條指定工程以外之用途。”

批地文件特別條件第(5)條

“(a) 購買人須在其管有綠色範圍期間的所有合理時間內：

- (i) 准許政府、署長及其人員、承辦商及代理人及署長授權的任何人士進出及經過該地段及綠色範圍，以檢查、查核及監督為符合特別條件第(2)(a)條而展開的工程，及進行、檢查、查核及監督特別條件第(2)(b)條下指明的工程及任何署長認為需要在綠色範圍進行的其他工程；
- (ii) 准許政府及相關獲政府授權的公用事業公司進出及經過該地段及綠色範圍，令政府或相關公用事業公司可在綠色範圍或任何毗鄰土地上或下或內進行其需要之工程，包括但不限於鋪設及在其後保養所有擬為該地段或任何相鄰或毗鄰土地或物業提供電話、電力、氣體(如有)及其他服務的喉管、電線、管道、電纜管道及其他傳輸及附屬設備。購買人須全面配合政府及相關獲政府授權的公用事業公司所有與上述將在綠色範圍內展開的工程有關之事項；及
- (iii) 准許水務署人員及獲其授權的人士進出及經過該地段及綠色範圍，令水務署人員及該等獲授權人士可進行任何有關運作、保養、更換及改動在綠色範圍內任何其他的水務設施的工程。

(b) 政府、署長及其人員、承辦商及代理人及任何根據本特別條件第(a)分條獲授權之人士或公用事業公司對其行使權利所產生或附帶造成購買人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。”

公契的相關條文

無

C. 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休憩用地的大小資料

不適用

D. 發展項目所位於的土地上為施行《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資料

不適用

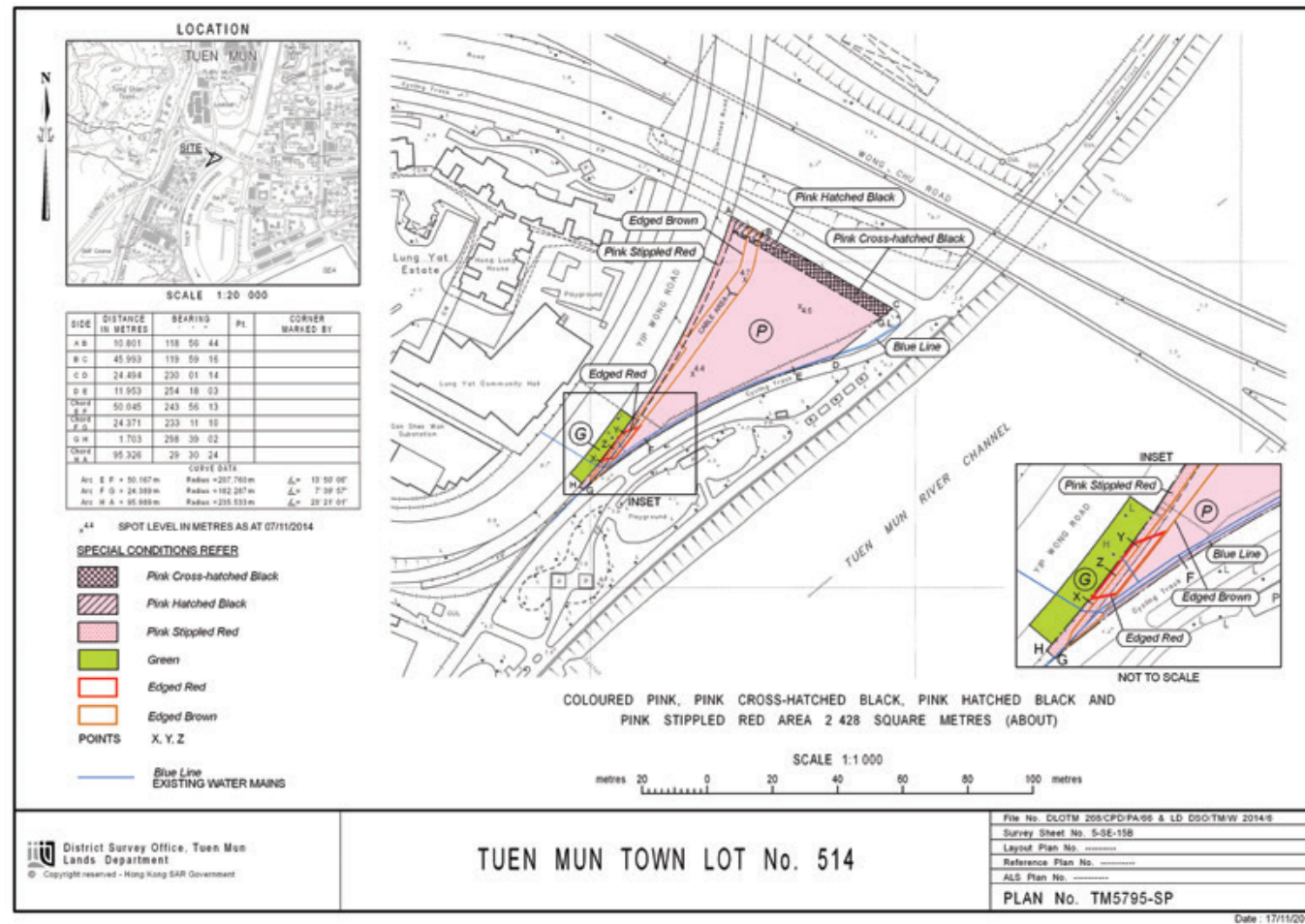
就以上A、B、C及D段提述的供公眾使用的設施及休憩用地及土地中的各部分，公眾有權按照批地文件使用該等設施或休憩設施，或土地中的該等部分。

以上B及C段提述的設施及休憩用地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，而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的部分開支。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

綠色範圍及構築物及現有總水管位置圖



圖例

- 粉紅色間黑十字斜線
- 粉紅色加黑斜線
- 粉紅色加紅點
- 綠色
- 紅色邊線
- 啡色邊線
- 藍色線
- 現有總水管

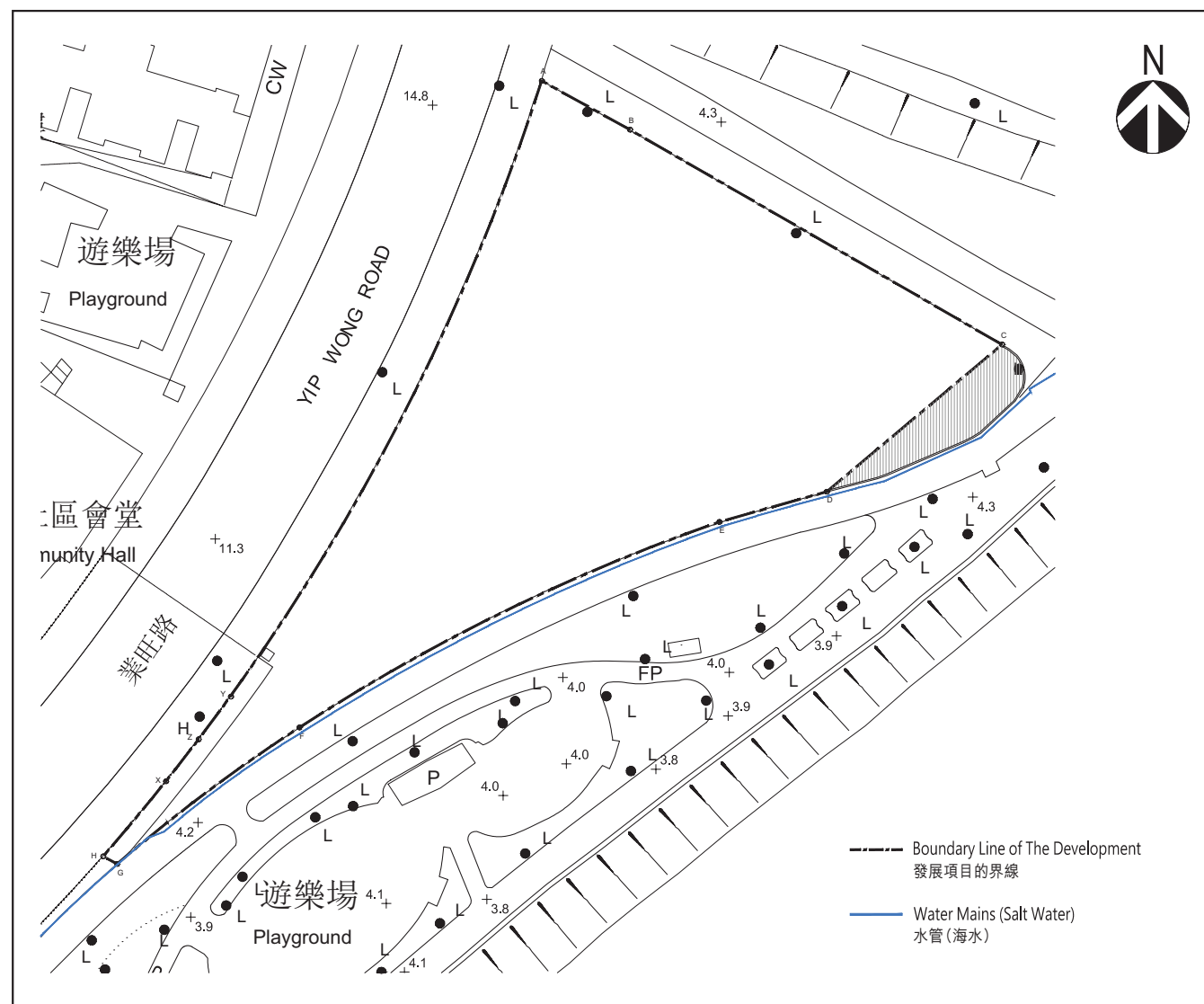
備註:

- 上圖摘錄自批地文件附圖。

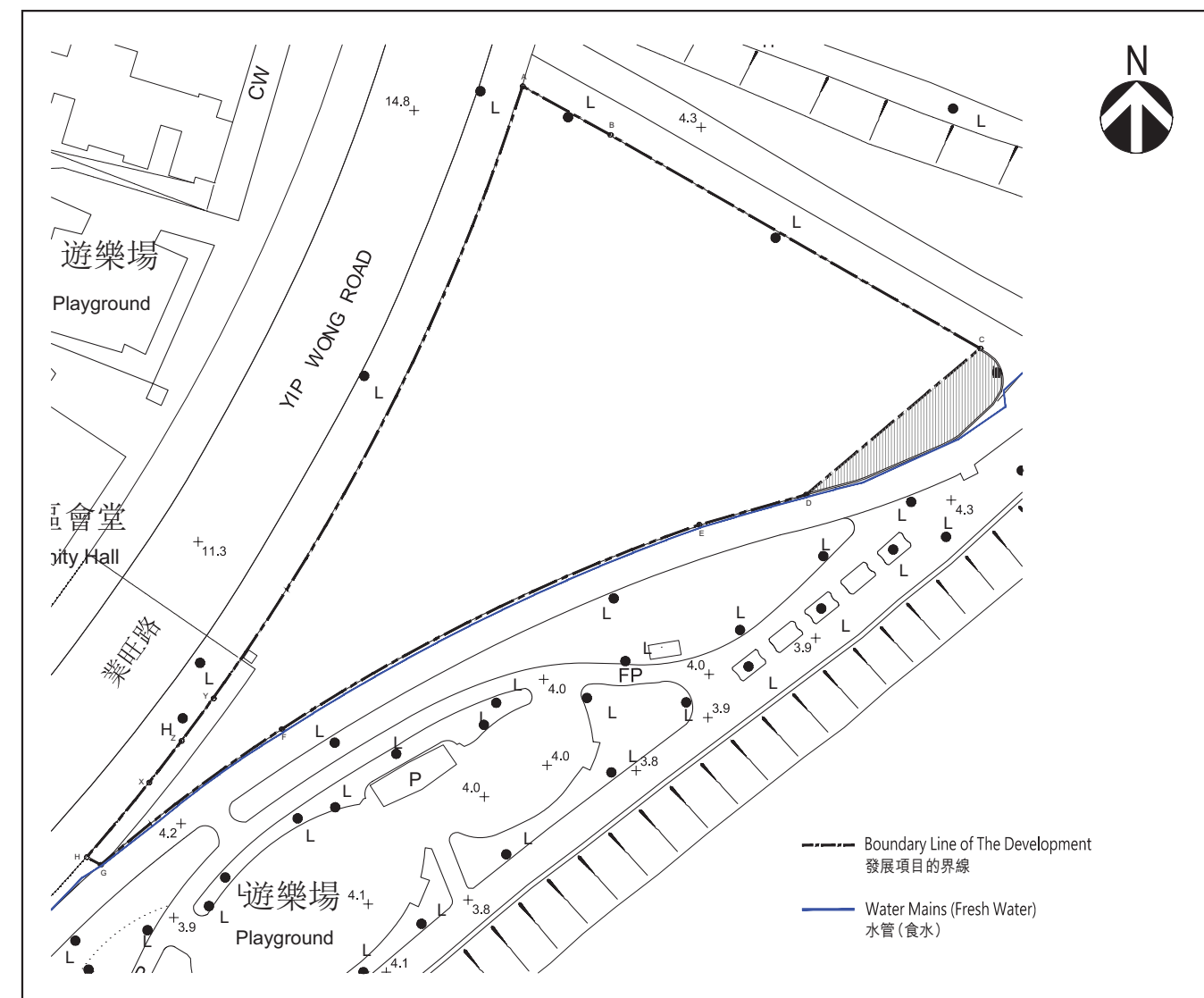
17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

直徑80mm海水水管改道圖



直徑100mm食水水管改道圖



備註：

1. 上述水管改道圖摘錄自水務署記錄圖，圖號：W67880/6-SE-20B。

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WARNING TO PURCHASERS

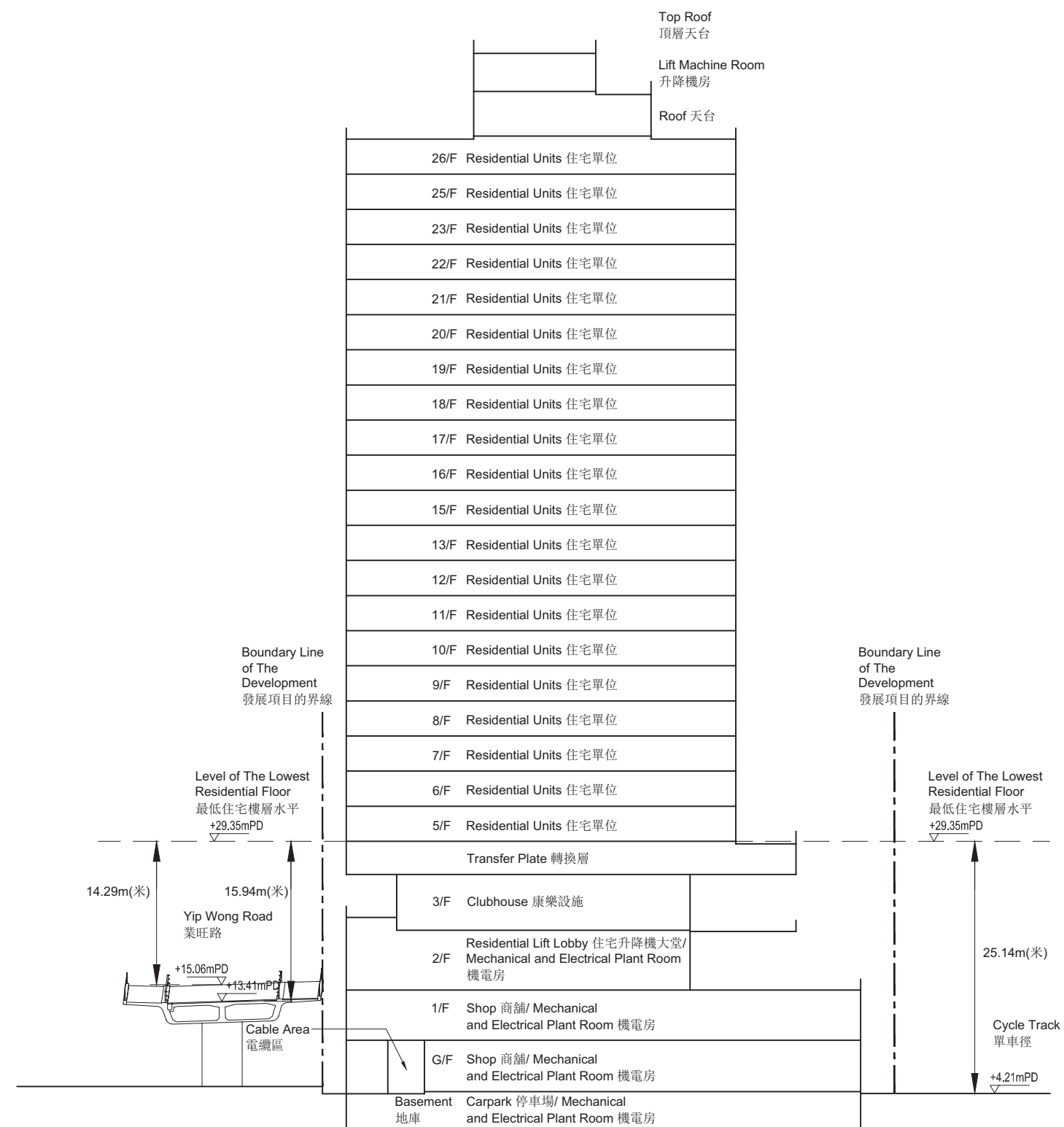
對買方的警告

1. 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.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -
 - (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.
 4. In the case of paragraph 3(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.
1. 現特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。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：-
 - (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。
 4. 如屬上述3(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。

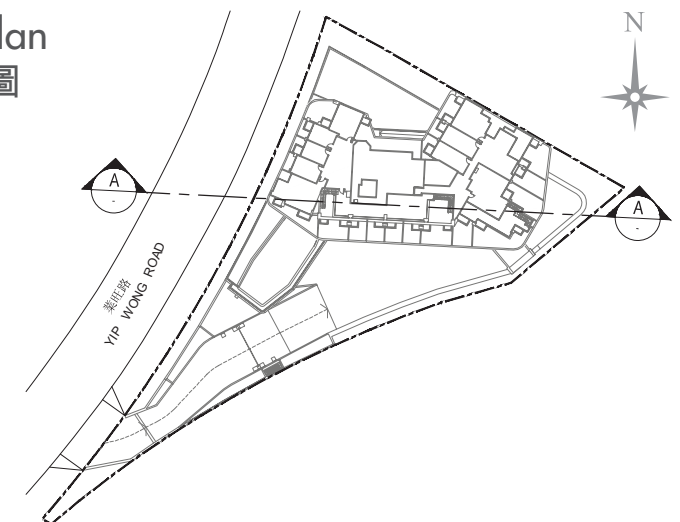
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Cross Section Plan A
橫截面圖A



Key Plan
索引圖



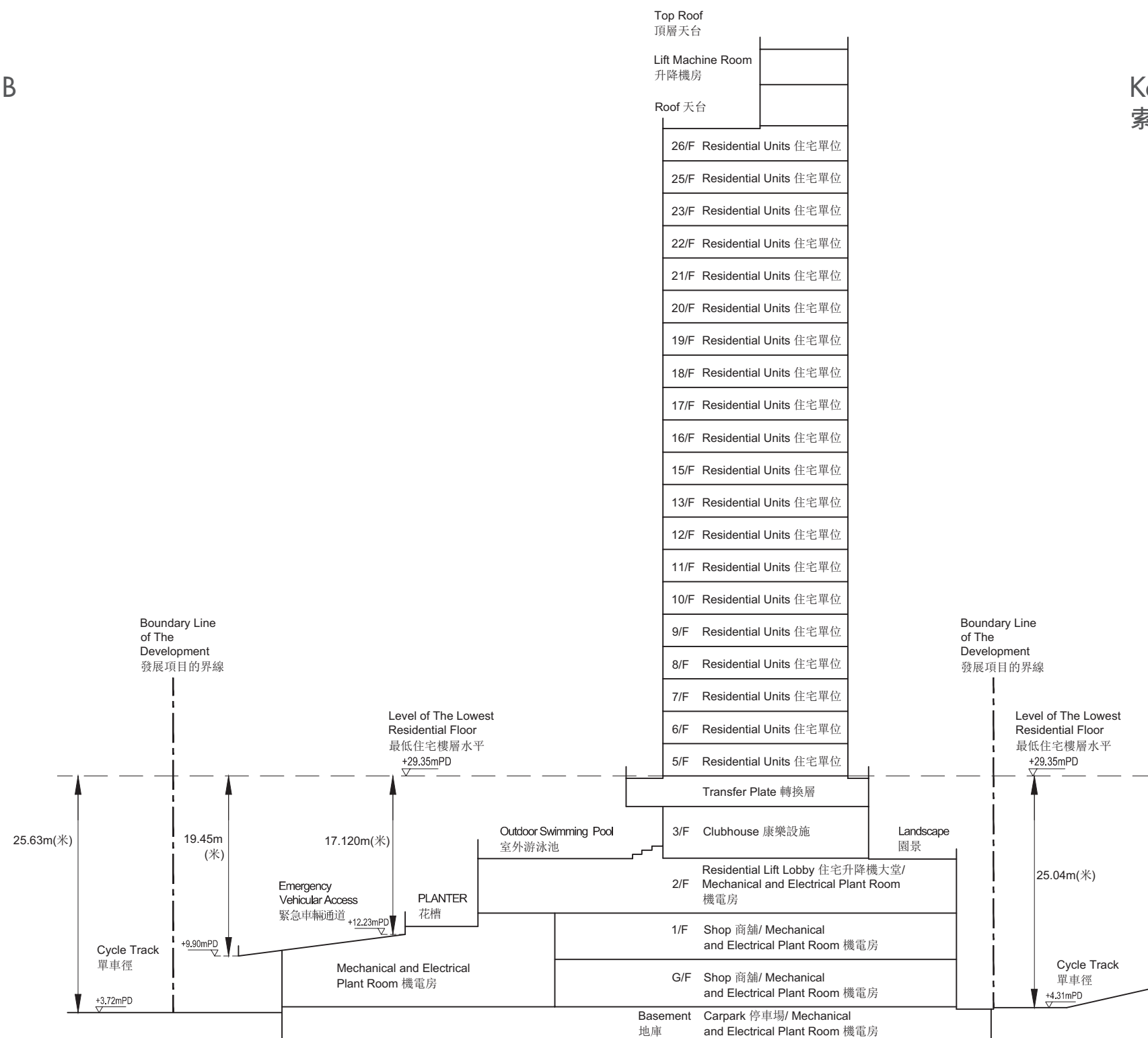
1. The part of Yip Wong Road adjacent to the building is 13.41 metres to 15.06 metres above the Hong Kong Principal Datum.
2. The part of cycle track adjacent to the building is 4.21 metres above the Hong Kong Principal Datum.
3. --- Dotted line denotes the lowest residential floor of the building in the Development.
4. ▽ Denotes height (in metre) above the Hong Kong Principal Datum.

1. 毗連建築物的一段業旺路為香港水平基準以上13.41米至15.06米。
2. 毗連建築物的一段單車徑為香港水平基準以上4.21米。
3. --- 虛線為發展項目樓宇之最低住宅樓層水平。
4. ▽ 代表香港主要水平基準以上的高度(米)。

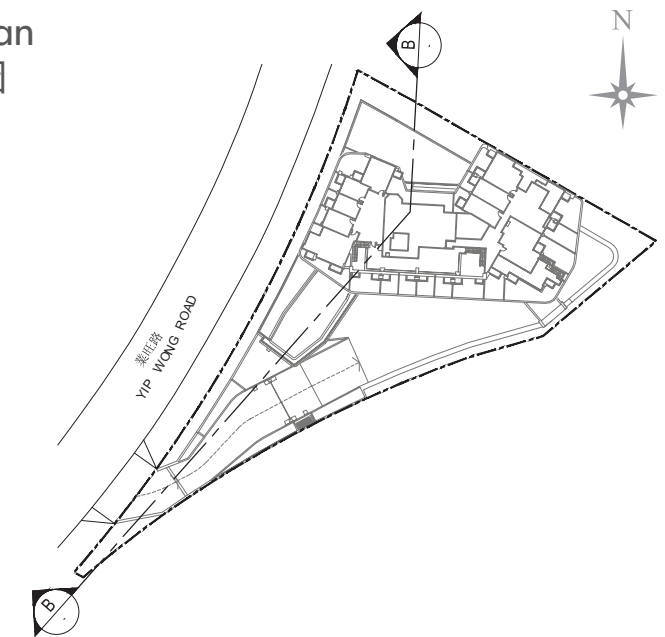
19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Cross Section Plan B
橫截面圖B



Key Plan
索引圖



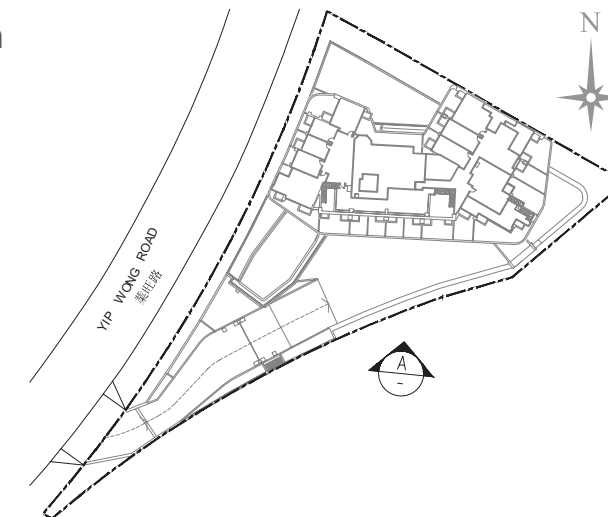
1. The part of cycle track adjacent to the building is 3.72 metres above the Hong Kong Principal Datum.
2. The part of cycle track adjacent to the building is 4.31 metres above the Hong Kong Principal Datum.
3. The part of Emergency Vehicular Access adjacent to the building is 9.90 metres to 12.23 metres above the Hong Kong Principal Datum.
4. --- Dotted line denotes the lowest residential floor of the building in the Development.
5. ▽ Denotes height (in metre) above the Hong Kong Principal Datum.

1. 毗連建築物的一段單車徑為香港水平基準以上3.72米。
2. 毗連建築物的一段單車徑為香港水平基準以上4.31米。
3. 毗連建築物的一段緊急車輛通道為香港水平基準以上9.90米至12.23米。
4. --- 虛線為發展項目樓宇之最低住宅樓層水平。
5. ▽ 代表香港主要水平基準以上的高度(米)。

Elevation A
立面圖A



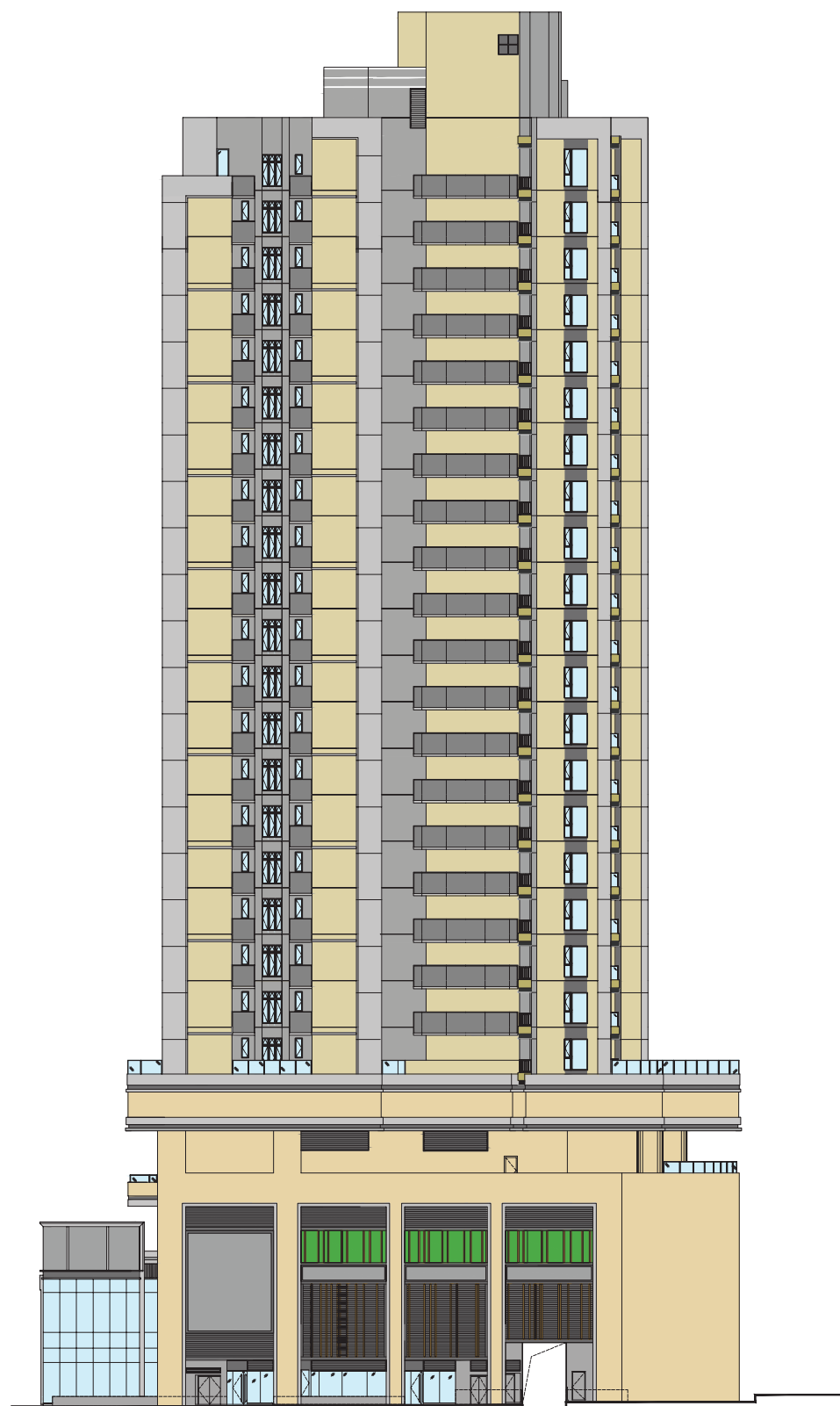
Key Plan
索引圖



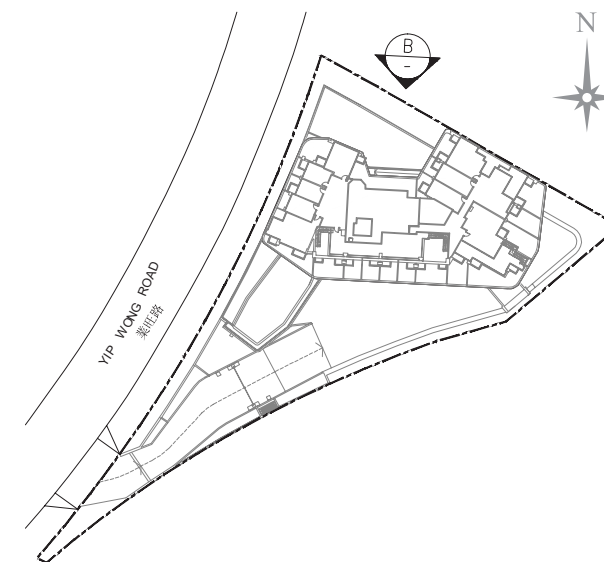
1. The Authorized Person for the Development has certified that the elevation shown on this plan (Elevation A):
- (a) is prepared on the basis of the approved building plans for the Development as of 15th October 2018; and
 - (b) is in general accordance with the outward appearance of the Development.

1. 發展項目的認可人士證明本圖（立面圖A）所顯示的立面：
- (a) 以2018年10月15日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
 - (b) 大致上與發展項目的外觀一致。

Elevation B
立面圖B



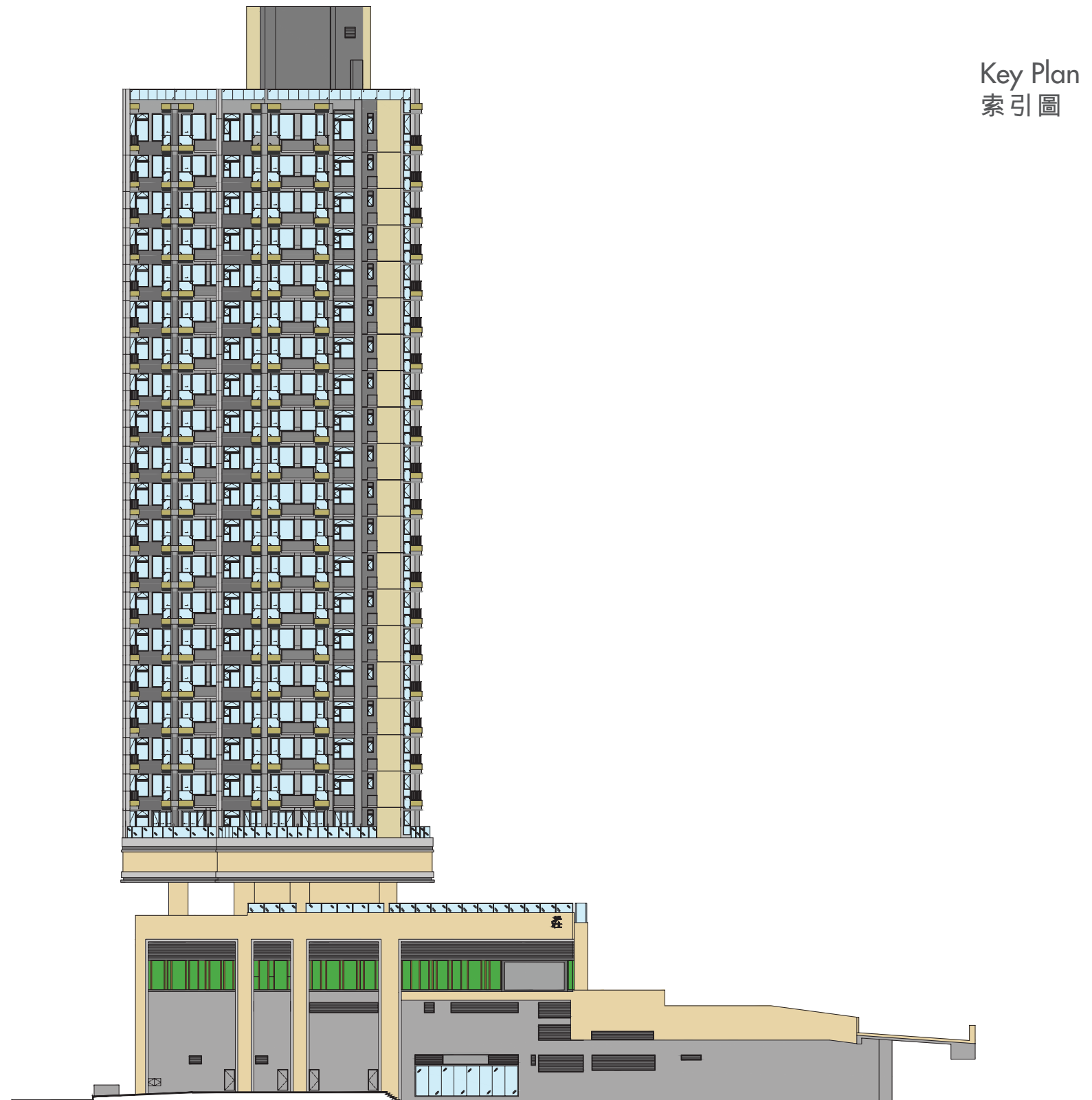
Key Plan
索引圖



1. The Authorized Person for the Development has certified that the elevation shown on this plan (Elevation B):
- (a) is prepared on the basis of the approved building plans for the Development as of 15th October 2018; and
 - (b) is in general accordance with the outward appearance of the Development.

1. 發展項目的認可人士證明本圖（立面圖B）所顯示的立面：
- (a) 以2018年10月15日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
 - (b) 大致上與發展項目的外觀一致。

Elevation C
立面圖C



1. The Authorized Person for the Development has certified that the elevation shown on this plan (Elevation C):
- (a) is prepared on the basis of the approved building plans for the Development as of 15th October 2018; and
 - (b) is in general accordance with the outward appearance of the Development.

1. 發展項目的認可人士證明本圖（立面圖C）所顯示的立面：
- (a) 以2018年10月15日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
 - (b) 大致上與發展項目的外觀一致。

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

Common Facilities 公用設施	Covered 有蓋		Uncovered 無蓋	
	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)	587.946	6,329	160.355	1,726
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 (不論是稱為公用空中花園或其他名稱)	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 play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

Notes :

The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from the area presented in square metres.

備註：

上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數平方呎。該計算所得之平方呎面積可能與以平方米表述之面積有些微差異。

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

1.

The address of the website on which copy of the Outline Zoning Plan relating to the Development is available at : <http://www.ozp.tpb.gov.hk>
2.

(a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential 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.

(b) The inspection is free of charge.
1.

備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：<http://www.ozp.tpb.gov.hk>
2.

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

(b) 無須為閱覽付費。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes 外部裝修物料		
Item 細項	Description 描述	
(a) External wall 外牆	Podium: Finished with aluminium window wall, stone cladding, aluminium cladding, aluminium louvre, aluminium grille, aluminium balustrade, glass balustrade, paint and vertical green wall. Tower: Finished with aluminium window wall, aluminium curtain wall, glass cladding, aluminium cladding, ceramic tiles, aluminium louvre, aluminium grille, aluminium balustrade and glass balustrade.	平台： 鋪砌鋁窗牆、石掛板、鋁掛板、鋁百葉、鋁格柵、鋁圍欄、玻璃圍欄、油漆及垂直綠牆 住宅大樓： 鋪砌鋁窗牆、鋁玻璃幕牆、玻璃掛板、鋁掛板、瓷磚、鋁百葉、鋁格柵、鋁圍欄及玻璃圍欄
(b) Window 窗	Material of frame: Aluminium window frames Material of glass (if applicable): Insulated-Glass-Unit (IGU) in clear tempered glass, single glazing with clear tempered glass, grey tinted tempered glass and grey tinted tempered glass (sand blasted)	框的用料： 鋁質窗框 玻璃用料(如適用)： 雙層中空清色鋼化玻璃、單片鋼化玻璃、灰色鋼化玻璃及灰色鋼化玻璃(磨砂面)
(c) Bay window 窗台	Not Applicable	不適用
(d) Planter 花槽	Finished with stone tiles and artificial granite tiles.	鋪砌石材及人造花崗瓷磚
(e) Verandah or balcony 陽台或露台	Balcony: Balcony is provided with laminated tempered glass balustrades. Wall is finished with ceramic tiles and aluminium cladding. Floor is finished with homogeneous tiles. Ceiling is finished with aluminium ceiling panel. Balconies are covered. Verandah: Not Applicable	露台： 露台配以夾層鋼化玻璃圍欄 牆身鋪砌瓷磚及鋁掛板 地台鋪砌同心透底瓷磚 天花鋪砌鋁天花飾板 露台為有蓋 陽台： 不設陽台
(f) Drying facilities for clothing 乾衣設施	Not Applicable	不適用

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料		
Item 細項	Description 描述	
(a) Lobby 大堂	Main Entrance Lobby (2/F): Wall finished with metal, stone and timber veneer. Floor finished with stone. Ceiling finished with gypsum board with emulsion paint and fitted with light troughs, downlights and decorative lightings. Typical Floor Lift Lobby: Wall finished with stone, timber veneer, wallcovering, stainless steel trim, mirror stainless steel and fitted with wall lamp. Floor finished with stone and stainless steel skirting. Ceiling finished with aluminium panel, mirror stainless steel and fitted with downlights.	入口大堂 (2樓) : 牆身鋪砌金屬、石材及木皮飾面 地台鋪砌石材 天花鋪砌石膏板髹上乳膠油漆，並裝設燈槽、筒燈及裝飾燈 各層住宅電梯大堂 : 牆身鋪砌石材、木皮飾面、裝飾層、不鏽鋼飾條、鏡面不鏽鋼，並裝設壁燈 地台鋪砌石材、不鏽鋼腳線 天花鋪砌鋁板、鏡面不鏽鋼，並裝設筒燈
(b) Internal wall and ceiling 內牆及天花板	Bedroom, Living Room, Dining Room (Except Unit R, 23/F): Wall finished with emulsion paint. Ceiling finished with emulsion paint and gypsum board with emulsion paint.	睡房、客廳、飯廳 (23樓R單位除外) : 牆身髹上乳膠漆 天花髹上乳膠漆及鋪砌石膏板髹上乳膠漆
(c) Internal floor 內部地板	Bedroom, Living Room, Dining Room (Except Unit R, 23/F): Floor finished with tiles and timber skirting.	睡房、客廳、飯廳 (23樓R單位除外) : 地板鋪砌瓷磚及木腳線
(d) Bathroom 浴室	(Except Unit R, 23/F): Wall finished with tiles up to false ceiling level. Floor finished with tiles. Ceiling finished with aluminium panel and fitted with downlights.	(23樓R單位除外) : 牆身鋪砌瓷磚至假天花水平 地台鋪砌瓷磚 天花鋪砌鋁板，並裝設筒燈
(e) Kitchen 廚房	(Except Unit R, 23/F): Cooking bench finished with stone. Wall (except those areas covered by kitchen cabinet and areas above false ceiling) finished with laminated decorative glass panel. Floor finished with tiles. Ceiling finished with emulsion paint and gypsum board false ceiling with emulsion paint. Wall finishes with emulsion paint up to level of false ceiling.	(23樓R單位除外) : 灶台鋪砌石材 牆身(廚櫃背牆身及假天花以上除外)鋪砌夾層玻璃飾板 地板鋪砌瓷磚 天花髹上乳膠漆、石膏板假天花髹上乳膠漆 牆身髹上乳膠漆至假天花水平

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2a. Interior Finishes (Unit R, 23/F) 室內裝修物料 (23樓R單位)		
Item 細項	Description 描述	
(b) Internal Wall and Ceiling 內牆及天花板	Bedroom, Living Room and Dining Room: Wall finished with emulsion paint, matte lacquer paint, mirror panels, wallcovering, straw marquetry panel, stainless steel frame and stainless steel trim. Ceiling finished with gypsum board with emulsion paint and fitted with light troughs, downlights and fibre reinforced plastic access panel.	睡房、客廳及飯廳： 牆身髹上乳膠漆、淡面高光漆，鋪砌鏡子、裝飾層、禾藝飾板、不鏽鋼框、不鏽鋼飾條 天花鋪砌石膏板髹上乳膠油漆，並裝設燈槽、筒燈及玻璃纖維加固維修膠板
(c) Internal Floor 內部地板	Bedroom, Living Room and Dining Room: Floor finished with tiles and timber skirting.	睡房、客廳及飯廳： 地板鋪砌瓷磚及木腳線
(d) Bathroom 浴室	Wall finished with stone up to false ceiling level. Floor finished with stone. Ceiling finished with aluminium panel and gypsum board with emulsion paint and fitted with light troughs and downlights.	牆身鋪砌石材至假天花水平 地台鋪砌石材 天花鋪砌鋁板及石膏板髹上乳膠油漆，並裝設燈槽及筒燈
(e) Kitchen 廚房	Cooking bench finished with stone. Wall (except those areas covered by kitchen cabinet and areas above false ceiling) finished with stone. Floor finished with tiles. Ceiling finished with emulsion paint and gypsum board false ceiling with emulsion paint. Wall finishes with emulsion paint up to level of false ceiling.	灶台面鋪砌石材 牆身(廚櫃背牆身及假天花以上除外)鋪砌石材 地板鋪砌瓷磚 天花髹上乳膠漆、石膏板假天花髹上乳膠漆 牆身髹上乳膠漆至假天花水平

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings (5/F to 25/F (14/F and 24/F omitted), except Unit R, 23/F) 室內裝置 (5至25樓(不設14樓及24樓), 23樓R單位除外)		
Item 細項	Description 描述	
(a) Doors 門	Main Entrance Door: Solid core fire rated timber door finished with timber veneer, stainless steel skirting and fitted with door closer, door stopper, door chain, door viewer and electronic lockset. Timber door frame finished with timber veneer and stainless steel. Threshold finished with stone. Bedroom Door (Units A, F, L, N, R, S): Hollow core timber sliding door finished with timber veneer and fitted with door stopper and lockset. Timber door frame finished with timber veneer. Bedroom Door (Units E, N): Hollow core timber door finished with timber veneer and fitted with door stopper and lockset. Timber door frame finished with timber veneer. Bathroom Door (Units B, C, G, H, J, K, M, N): Hollow core timber sliding door finished with timber veneer and fitted with door stopper and lockset. Timber door frame finished with timber veneer. Bathroom Door (Units A, D, E, F, L, P, Q, R, S, T, U): Hollow core timber door finished with timber veneer finishes and fitted with door stopper and lockset. Timber door frame finished with timber veneer. Balcony Door (Units A, B, C, M, S, T, U on 6/F - 25/F (14/F and 24/F omitted)): Aluminium framed door fitted with grey tinted tempered glass and lockset. Balcony Door (Units E, F, G, H, J, K, L, N, P, Q, R on 6/F - 23/F (14/F omitted) and Units E, N, P, Q, R on 25/F): Aluminium framed door fitted with Insulated-Glass-Unit (IGU) in clear tempered glass and lockset.	入口大門： 實心防火木門配木皮飾面、不鏽鋼腳線，並裝設門鼓、門擋、防盜鏈、防盜眼及電子門鎖 木門框配木皮飾面及不鏽鋼飾條 門檻鋪砌石材 睡房門 (A, F, L, N, R, S單位)： 空心木趟門配木皮飾面，並裝設門擋及門鎖 木門框配木皮飾面 睡房門 (E, N單位)： 空心木門配木皮飾面，並裝設門擋及門鎖 木門框配木皮飾面 浴室門 (B, C, G, H, J, K, M, N單位)： 空心木趟門配木皮飾面，並裝設門擋及門鎖 木門框配木皮飾面 浴室門 (A, D, E, F, L, P, Q, R, S, T, U單位)： 空心木門配木皮飾面，並裝設門擋及門鎖 木門框配木皮飾面 露台門 (6至25樓(不設14樓及24樓)的A, B, C, M, S, T, U單位)： 鋁質門框配以灰色鋼化玻璃及門鎖 露台門 (6至23樓(不設14樓)的E, F, G, H, J, K, L, N, P, Q, R單位及25樓的E, N, P, Q, R單位)： 鋁質門框配以雙層中空清色鋼化玻璃及門鎖

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings (5/F to 25/F (14/F and 24/F omitted), except Unit R, 23/F) 室內裝置 (5至25樓(不設14樓及24樓), 23樓R單位除外)		
Item 細項	Description 描述	
(a) Doors 門	Utility Platform Doors (Units A, S on 5/F - 25/F (14/F and 24/F omitted)): Aluminium framed door fitted with grey tinted tempered glass, door closer and lockset. Utility Platform Doors (Units F, L, N, R on 5/F; Units E, F, L, N, R on 6/F - 23/F (14/F omitted) and Units E, N, R on 25/F): Aluminium framed door fitted with Insulated-Glass-Unit (IGU) in clear tempered glass and lockset. Flat Roof Doors (Units A, B, C, D, E, M, S, T, U on 5/F): Aluminium framed door fitted with grey tinted tempered glass and lockset. Flat Roof Doors (Units E, F, G, H, J, K, L, N, P, Q, R on 5/F) Aluminium framed door fitted with Insulated-Glass-Unit (IGU) in clear tempered glass and lockset.	<u>工作平台門</u> (5至25樓(不設14樓及24樓)的A, S單位) : 鋁質門框配以灰色鋼化玻璃、門鼓及門鎖 <u>工作平台門</u> (5樓的F, L, N, R單位 ; 6至23樓(不設14樓)的E, F, L, N, R單位及25樓的E, N, R單位) : 鋁質門框配以雙層中空清色鋼化玻璃及門鎖 <u>平台門</u> (5樓的A, B, C, D, E, M, S, T, U單位) : 鋁質門框配以灰色鋼化玻璃及門鎖 <u>平台門</u> (5樓的E, F, G, H, J, K, L, N, P, Q, R單位) : 鋁質門框配以雙層中空清色鋼化玻璃及門鎖
(b) Bathroom 浴室	Timber mirror cabinet finished with timber veneer, stainless steel trim and fitted with LED lighting. Timber vanity counter finished with stone countertop, timber veneer and plastic laminate and fitted with chrome plated handle and LED lighting. Vitreous china wash basin with chrome plated basin mixer. Vitreous china water closet. Chrome plated toilet paper holder. Chrome plated towel bar and hook. Tempered glass shower cubicle fitted with chrome plated handle. Chrome plated shower set. Chrome plated overhead shower. Please refer to "3.(j) Water Supply" below for type and material of water supply system.	木鏡櫃配木皮飾面、不鏽鋼飾條，並裝設LED燈 木面盆櫃配石材檯面、木皮飾面及膠板，並裝設並鍍鉻手抽及LED燈 陶瓷洗面盆配鍍鉻水龍頭 陶瓷坐廁 鍍鉻廁紙架 鍍鉻毛巾棍及鉤 鋼化玻璃淋浴間，並裝設鍍鉻手抽 鍍鉻花灑套裝 鍍鉻雨淋式花灑 供水系統的類型及用料，請參閱下文「3.(j)供水」一欄
(c) Kitchen 廚房	Timber kitchen cabinet finished with stone countertop, high gloss lacquer, plastic laminate, stainless steel trim and fitted with rubbish bin, downlights and stainless steel handle. Stainless steel sink with chrome plated sink mixer. Sprinkler heads and sounder based smoke detectors. Please refer to "3.(j) Water Supply" below for material of water supply system.	木廚櫃配石檯面、高光漆、膠板、不鏽鋼飾條，並裝設垃圾桶、筒燈及不鏽鋼手抽 不鏽鋼洗滌盆及鍍鉻水龍頭。 消防花灑頭及配有專用聲響警報基座的消防煙霧偵測器。 供水系統的用料，請參閱下文「3.(j)供水」一欄

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings (5/F to 25/F (14/F and 24/F omitted), except Unit R, 23/F) 室內裝置 (5至25樓(不設14樓及24樓), 23樓R單位除外)		
Item 細項	Description 描述	
(d) Bedroom 睡房	(Unit E) Timber wardrobe finished with timber veneer, plastic laminate and fitted with tempered glass, stainless steel handles and aluminium hanging rail with LED lighting. (Units F, L, R, S) Timber wardrobe finished with mirror, plastic laminate and fitted with tempered glass, stainless steel handles and aluminium hanging rail with LED lighting.	(E單位) : 木衣櫃配木皮飾面、膠板，並裝設鋼化玻璃、不銹鋼手抽、鋁掛杆連LED燈 (F, L, R, S單位) : 木衣櫃配鏡子、膠板，並裝設鋼化玻璃、不銹鋼手抽、鋁掛杆連LED燈
(e) Telephone 電話	Telephone outlet is provided in Living Room / Dining Room and Bedroom. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	電話插座裝設於客/飯廳及睡房 有關接駁點的位置及數量，請參考「住宅單位機電裝置數量說明表」。
(f) Aerials 天線	TV/FM outlets are provided in Living Room / Dining Room and Bedroom. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	電視/電台天線插座裝設於客/飯廳及睡房 有關接駁點的位置及數量，請參考「住宅單位機電裝置數量說明表」。
(g) Electrical Installations 電力裝置	Three-phase electricity supply with miniature circuit breaker distribution board completed with residual current device is provided for each unit. Some conduits are concealed in walls, some are exposed and enclosed in the false ceilings, bulkheads and cabinets for lightings and power points. For location and number of power points and air conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	每戶均設有三相電力配電箱並裝置有漏電斷路器。部份供電之導管隱藏於牆身。而部份外露並掩蓋於假天花、假陣內及櫃內至照明及供電。有關電插座及空調機接駁點的位置及數量，請參考「住宅單位機電裝置數量說明表」。
(h) Gas Supply 氣體供應	Town gas supply pipes are installed and connected to kitchen for the following units: - Units A, E, N, R, S Other units do not have gas supply.	以下單位均裝置煤氣管道接駁至廚房： - A, E, N, R, S單位。 其他單位並無氣體供應。
(i) Washing Machine Connection Point 洗衣機接駁點	22mm-diameter water supply connection point and 40mm-diameter drainage connection point are provided for washing machine. For location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	設有直徑22毫米來去水接駁點及直徑40毫米去水接駁點供洗衣機使用。 有關接駁點的位置，請參考「住宅單位機電裝置數量說明表」。
(j) Water Supply 供水	Exposed copper pipes for cold and hot water supply. Exposed PVC pipes for flushing water supply. All exposed water pipes are placed behind false ceilings, bulkheads and cabinets. Hot water is available.	冷熱供水系統採用外露式銅喉管。沖廁水供水系統採用外露式膠喉管。所有外露式喉管，均被假天花、假陣及貯存櫃所遮蔽。 有熱水供應。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3a. Interior Fittings (Unit R, 23/F) 室內裝置 (23樓R單位)		
Item 細項	Description 描述	
(a) Doors 門	Main Entrance Door: Solid core fire rated timber door finished with timber veneer, stainless steel skirting and fitted with door closer, door stopper, door chain, door viewer and electronic lockset. Timber door frame finished with timber veneer and stainless steel. Threshold finished with stone. Bedroom Door: Hollow core timber sliding door finished with straw marquetry panel, matte lacquer paint, stainless steel trim, mirror panel and fitted with door stopper and lockset. Timber door frame finished with stainless steel. Bathroom Door: Hollow core timber door finished with timber veneer and fitted with door stopper and lockset. Timber door frame finished with timber veneer. Balcony Door: Aluminium framed door fitted with Insulated-Glass-Unit (IGU) in clear tempered glass and lockset. Utility Platform Doors: Aluminium framed door fitted with Insulated-Glass-Unit (IGU) in clear tempered glass, door closer and lockset.	入口大門： 實心防火木門配木皮飾面、不鏽鋼腳線，並裝設門鼓、門擋、防盜鏈、防盜眼及電子門鎖 木門框配木皮飾面及不鏽鋼飾條 門檻鋪砌石材 睡房門： 空心木趟門配禾藝飾板、淡面高光漆、不鏽鋼飾條、鏡子，並裝設門擋及門鎖 木門框配不鏽鋼 浴室門： 空心木門配木皮飾面，並裝設門擋及門鎖 木門框配木皮飾面 露台門： 鋁質門框配以雙層中空清色鋼化玻璃及門鎖 工作平台門： 鋁質門框配以雙層中空清色鋼化玻璃、門鼓及門鎖
(b) Bathroom 浴室	Timber mirror cabinet finished with high gloss lacquer paint, stainless steel trim and fitted with LED lighting. Timber vanity counter finished with stone countertop, timber veneer and plastic laminate and fitted with chrome plated handle and LED lighting. Vitreous china wash basin with chrome plated basin mixer. Vitreous china water closet. Chrome plated toilet paper holder. Chrome plated towel bar and hook. Tempered glass shower cubicle fitted with chrome plated handle. Chrome plated shower set. Chrome plated overhead shower. Please refer to "3a.(j) Water Supply" below for type and material of water supply system.	木鏡櫃配高光漆、不鏽鋼飾條，並裝設LED燈 木面盆櫃配石材檯面、木皮飾面及膠板，並裝設並鍍鉻手抽及LED燈 陶瓷洗面盆配鍍鉻水龍頭 陶瓷坐廁 鍍鉻廁紙架 鍍鉻毛巾棍及鉤 鋼化玻璃淋浴間，並裝設鍍鉻手抽 鍍鉻花灑套裝 鍍鉻雨淋式花灑 供水系統的類型及用料，請參閱下文「3a.(j)供水」一欄

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3a. Interior Fittings (Unit R, 23/F) 室內裝置 (23樓R單位)		
Item 細項	Description 描述	
(c) Kitchen 廚房	Timber kitchen cabinet finished with stone countertop, high gloss lacquer, plastic laminate, stainless steel trim and fitted with rubbish bin, downlights and stainless steel handle. Stainless steel sink with chrome plated sink mixer. Sprinkler heads and sounder based smoke detectors. Please refer to "3a.(j) Water Supply" below for material of water supply system.	木廚櫃配石檯面、高光漆、膠板、不鏽鋼飾條，並裝設垃圾桶、筒燈及不鏽鋼手抽 不鏽鋼洗滌盆及鍍鉻水龍頭。 消防花灑頭及配有專用聲響警報基座的消防煙霧偵測器 供水系統的用料，請參閱下文「3a.(j)供水」一欄
(d) Bedroom 睡房	Timber wardrobe finished with timber veneer, high gloss lacquer, fabric, stainless steel trim and fitted with tempered glass, mirror, stainless steel handles and aluminium hanging rail with LED lighting. Timber bed finished with timber veneer, stainless steel skirting and fitted with hydraulic hinge, fabric headboard and LED lighting. Timber bedside cabinets finished with stone top, timber veneer, high gloss lacquer, fabric and fitted with LED lighting. Chrome plated wall lamps.	木衣櫃配木皮飾面、高光漆、布藝、不銹鋼裝飾條，並裝設鋼化玻璃、鏡子、不銹鋼手抽、鋁掛杆連LED燈 木床配木皮飾面、不銹鋼腳線，並裝設油壓鉸、布藝床頭板及LED燈 木床邊櫃配石檯面、木皮飾面、高光漆、布藝、不銹鋼裝飾條，並裝設LED燈 鍍鉻掛牆燈
(e) Telephone 電話	Telephone outlet is provided in Living / Dining Room and Bedroom. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	電話插座裝設於客/飯廳及睡房 有關接駁點的位置及數量，請參考「住宅單位機電裝置數量說明表」。
(f) Aerials 天線	TV/FM outlets are provided in Living / Dining Room and Bedroom. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	電視/電台天線插座裝設於客/飯廳及睡房。 有關接駁點的位置及數量，請參考「住宅單位機電裝置數量說明表」。
(g) Electrical Installations 電力裝置	Three-phase electricity supply with miniature circuit breaker distribution board completed with residual current device is provided for each unit. Some conduits are concealed in walls, some are exposed and enclosed in the false ceilings, bulkheads and cabinets for lightings and power points. For location and number of power points and air conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	每戶均設有三相電力配電箱並裝置有漏電斷路器。部份供電之導管隱藏於牆身。而部份外露並掩蓋於假天花、假陣內及櫃內至照明及供電。有關電插座及空調機接駁點的位置及數量，請參考「住宅單位機電裝置數量說明表」。
(h) Gas Supply 氣體供應	Town gas supply pipes are installed and connected to kitchen.	煤氣管道接駁至廚房
(i) Washing Machine Connection Point 洗衣機接駁點	22mm-diameter water supply connection point and 40mm-diameter drainage connection point are provided for washing machine. For location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	設有直徑22毫米來去水接駁點及直徑40毫米去水接駁點供洗衣機使用。 有關接駁點的位置，請參考「住宅單位機電裝置數量說明表」。
(j) Water Supply 供水	Exposed copper pipes for cold and hot water supply. Exposed PVC pipes for flushing water supply. All exposed water pipes are placed behind false ceilings, bulkheads and cabinets. Hot water is available.	冷熱供水系統採用外露式銅喉管。沖廁水供水系統採用外露式膠喉管。所有外露式喉管，均被假天花、假陣及貯存櫃所遮蔽。 有熱水供應。

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3b. Interior Fittings (26/F) 室內裝置 (26樓)		
Item 細項	Description 描述	
(a) Doors 門	Main Entrance Door: Solid core fire rated timber door finished with timber veneer, stainless steel skirting and fitted with door closer, door stopper, door chain, door viewer and electronic lockset. Timber door frame finished with timber veneer and stainless steel. Threshold finished with stone. Bedroom Door (Units A, H): Hollow core timber sliding timber door finished with timber veneer and fitted with door stopper and lockset. Timber door frame finished with timber veneer. Bedroom Door (Units E, F, G): Hollow core timber door finished with timber veneer and fitted with door stopper and lockset. Timber door frame finished with timber veneer. Bathroom Door (Units B, C): Hollow core timber sliding door finished with timber veneer and fitted with door stopper and lockset. Timber door frame finished with timber veneer. Bathroom Door (Units A, D, E, F, G, H, J, K): Hollow core timber door finished with timber veneer finishes and fitted with door stopper and lockset. Timber door frame finished with timber veneer. Kitchen Door (Units F, G): Solid core fire rated timber door finished with timber veneer and fitted with fire rated glass panel, door closer, door stopper and lockset. Timber door frame finished with timber veneer. Utility Room Door (Units F, G): Hollow core sliding timber door finished with timber veneer and fitted with door stopper and lockset. Timber door frame finished with timber veneer. Lavatory Door (Units F, G): Aluminium framed door fitted with aluminium louvre.	入口大門： 實心防火木門配木皮飾面、不鏽鋼腳線，並裝設門鼓、門擋、防盜鏈、防盜眼及電子門鎖 木門框配木皮飾面及不鏽鋼飾條 門檻鋪砌石材 睡房門 (A, H單位)： 空心木趟門配木皮飾面，並裝設門擋及門鎖 木門框配木皮飾面 睡房門 (E, F, G單位)： 空心木門配木皮飾面，並裝設門擋及門鎖 木門框配木皮飾面 浴室門 (B, C單位)： 空心木趟門配木皮飾面，並裝設門擋及門鎖 木門框配木皮飾面 浴室門 (A, D, E, F, G, H, J, K單位)： 空心木門配木皮飾面，並裝設門擋及門鎖 木門框配木皮飾面 廚房門 (F, G單位)： 實心防火木門配木皮飾面，並裝設防火玻璃、門鼓、門擋及門鎖 木門框配木皮飾面 工作間門 (F, G單位)： 空心木門配木皮飾面，並裝設門擋及門鎖 木門框配木皮飾面 廁所門 (F, G單位)： 鋁質門框配以鋁百葉

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3b. Interior Fittings (26/F) 室內裝置 (26樓)		
Item 細項	Description 描述	
(a) Doors 門	Balcony Door (Units A, B, C, H, J, K): Aluminium framed door fitted with grey tinted tempered glass and lockset.	露台門 (A, B, C, H, J, K單位): 鋁質門框配以灰色鋼化玻璃及門鎖
	Balcony Door (Unit E): Aluminium framed door fitted with Insulated-Glass-Unit (IGU) in clear tempered glass and lockset.	露台門 (E單位): 鋁質門框配以雙層中空清色鋼化玻璃及門鎖
	Utility Platform Doors (Units A, H): Aluminium framed door fitted with grey tinted tempered glass, door closer and lockset.	工作平台門 (A, H單位): 鋁質門框配以灰色鋼化玻璃、門鼓及門鎖
	Utility Platform Doors (Unit E): Aluminium framed door fitted with Insulated-Glass-Unit in clear tempered glass and lockset.	工作平台門 (E單位): 鋁質門框配以雙層中空清色鋼化玻璃及門鎖
	Flat Roof Doors (Unit F on 26/F): Aluminium framed door fitted with grey tinted tempered glass, clear tempered glass and lockset.	平台門 (26樓的F單位): 鋁質門框配以灰色鋼化玻璃、清色鋼化玻璃及門鎖
	Flat Roof Doors (Unit G on 26/F): Aluminium framed door fitted with Insulated-Glass-Unit in clear tempered glass and lockset.	平台門 (26樓的G單位): 鋁質門框配以雙層中空清色鋼化玻璃及門鎖
	Flat Roof Doors (Units A, B, C, D, E, F, G, H, J, K on R/F): Metal gate fitted with lockset.	平台門 (天台的A, B, C, D, E, F, G, H, J, K單位): 金屬閘門配以門鎖

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3b. Interior Fittings (26/F) 室內裝置 (26樓)		
Item 細項	Description 描述	
(b) Bathroom 浴室	Timber mirror cabinet finished with timber veneer, stainless steel trim and fitted with LED lighting. Timber vanity counter finished with stone countertop, timber veneer and plastic laminate and fitted with chrome plated handle and LED lighting. Vitreous china wash basin with chrome plated basin mixer. Vitreous china water closet. Chrome plated toilet paper holder. Chrome plated towel bar and hook. Tempered glass shower cubicle fitted with chrome plated handle. Chrome plated shower set. Chrome plated overhead shower. (Units F, G): Vitreous china bathtub (Size: 1700L x 750W x 470H (mm)) Please refer to "3b.(j) Water Supply" below for type and material of water supply system.	木鏡櫃配木皮飾面、不鏽鋼飾條，並裝設LED燈 木面盆櫃配石材檯面、木皮飾面及膠板，並裝設並鍍鉻手抽及LED燈 陶瓷洗面盆配鍍鉻水龍頭 陶瓷坐廁 鍍鉻廁紙架 鍍鉻毛巾棍及鉤 鋼化玻璃淋浴間，並裝設鍍鉻手抽 鍍鉻花灑套裝 鍍鉻雨淋式花灑 (F, G單位)： 陶瓷浴缸 (尺寸：1700長 x 750闊 x 470高 (毫米)) 供水系統的類型及用料，請參閱下文「3b.(j)供水」一欄
(c) Kitchen 廚房	Timber kitchen cabinet finished with stone countertop, high gloss lacquer, plastic laminate, stainless steel trim and fitted with rubbish bin, downlights and stainless steel handle. Stainless steel sink with chrome plated sink mixer. Sprinkler heads and sounder based smoke detectors. (Except Units F, G) Please refer to "3b.(j) Water Supply" below for material of water supply system.	木廚櫃配石檯面、高光漆、膠板、不鏽鋼飾條，並裝設垃圾桶、筒燈及不鏽鋼手抽 不鏽鋼洗滌盆及鍍鉻水龍頭。 消防花灑頭及配有專用聲響警報基座的消防煙霧偵測器 (F, G單位除外) 供水系統的用料，請參閱下文「3b.(j)供水」一欄
(d) Bedroom 睡房	<u>(Unit E)</u> Timber wardrobe finished with timber veneer, plastic laminate and fitted with tempered glass, stainless steel handles and aluminium hanging rail with LED lighting. <u>(Unit H)</u> Timber wardrobe finished with mirror, plastic laminate and fitted with tempered glass, stainless steel handles and aluminium hanging rail with LED lighting.	<u>(E單位)：</u> 木衣櫃配木皮飾面、膠板，並裝設鋼化玻璃、不銹鋼手抽、鋁掛杆連LED燈 <u>(H單位)：</u> 木衣櫃配鏡子、膠板，並裝設鋼化玻璃、不銹鋼手抽、鋁掛杆連LED燈
(e) Telephone 電話	Telephone outlet is provided in Living / Dining Room and Bedroom. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	電話插座裝設於客/飯廳及睡房。 有關接駁點的位置及數量，請參考「住宅單位機電裝置數量說明表」。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3b. Interior Fittings (26/F) 室內裝置 (26樓)		
Item 細項	Description 描述	
(f) Aerials 天線	TV/FM outlets are provided in Living / Dining Room and Bedroom. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	電視/電台天線插座裝設於客/飯廳及睡房。 有關接駁點的位置及數量，請參考「住宅單位機電裝置數量說明表」。
(g) Electrical Installations 電力裝置	Three-phase electricity supply with miniature circuit breaker distribution board completed with residual current device is provided for each unit. Some conduits are concealed in walls, some are exposed and enclosed in the false ceilings, bulkheads and cabinets for lightings and power points. For location and number of power points and air conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	每戶均設有三相電力配電箱並裝置有漏電斷路器。部份供電之導管隱藏於牆身。而部份外露並掩蓋於假天花、假陣內及櫃內至照明及供電。有關電插座及空調機接駁點的位置及數量，請參考「住宅單位機電裝置數量說明表」。
(h) Gas Supply 氣體供應	Town gas supply pipes are installed and connected to kitchen for the following units: - Units A, E, F, G, H Other units do not have gas supply.	以下單位均裝置煤氣管道接駁至廚房： - A, E, F, G, H單位。 其他單位並無氣體供應。
(i) Washing Machine Connection Point 洗衣機接駁點	22mm-diameter water supply connection point and 40mm-diameter drainage connection point are provided for washing machine. For location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	設有直徑22毫米來去水接駁點及直徑40毫米去水接駁點供洗衣機使用。 有關接駁點的位置，請參考「住宅單位機電裝置數量說明表」。
(j) Water Supply 供水	Exposed copper pipes for cold and hot water supply. Exposed PVC pipes for flushing water supply. All exposed water pipes are placed behind false ceilings, bulkheads and cabinets. Hot water is available.	冷熱供水系統採用外露式銅喉管。沖廁水供水系統採用外露式膠喉管。所有外露式喉管，均被假天花、假陣及貯存櫃所遮蔽。 有熱水供應。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous 雜項		
Item 細項	Description 描述	
(a) Lifts 升降機	1 passenger lift (Brand name and model: Fujitec, PMGL) serving the following floors: B/F, G/F, 1/F-3/F, 5/F-13/F, 15-23/F, 25/F & 26/F 2 passenger lifts (Brand name and model: Fujitec, PMGL) serving the following floors: 2/F-3/F, 5/F-13/F, 15-23/F, 25/F & 26/F 1 passenger lift (Brand name and model: Fujitec, REXIA) serving the following floors: B/F, G/F, 1/F, 2/F 1 passenger lift (Brand name and model: Fujitec, REXIA) serving the following floors: G/F, 1/F, 2/F 2 vehicle lifts (Brand name and model: Fujitec, EXDN) serving the following floors: B/F, 2/F	一部載客升降機(品牌名稱及產品型號：富士達，PMGL)穿梭及到達以下樓層：地庫，地下，一樓至三樓，五樓至十三樓，十五樓至二十三樓，二十五樓及二十六樓 兩部載客升降機(品牌名稱及產品型號：富士達，PMGL)穿梭及到達以下樓層：二樓至三樓，五樓至十三樓，十五樓至二十三樓，二十五樓及二十六樓 一部載客升降機(品牌名稱及產品型號：富士達，REXIA)穿梭及到達以下樓層：地庫，地下，一樓至二樓 一部載客升降機(品牌名稱及產品型號：富士達，REXIA)穿梭及到達以下樓層：地下，一樓至二樓 兩部汽車升降機(品牌名稱及產品型號：富士達，EXDN)穿梭及到達以下樓層：地庫及二樓
(b) Letter Box 信箱	Metal Finish Mailbox	金屬信箱
(c) Refuse Collection 垃圾收集	Refuse will be collected by cleaner. Refuse storage and material recovery room is provided at each of the residential floors.	垃圾由清潔工人於每層住宅樓層之垃圾及物料回收房收集
(d) Water Meter, Electricity Meter and Gas Meter 水錶，電錶及氣體錶	Water Meter: Separate water meter is provided in the water meter cabinet. Electricity Meter: Separate electricity meter is provided inside electricity meter cabinet. Gas Meter: Separate gas meter is installed in the kitchen / Bathroom. (Units A, E, N, R, S on 5/F - 25/F (14/F and 24/F omitted) and Units A, E, F, G, H on 26/F).	水錶： 水錶櫃裝有獨立水錶。 電錶： 電錶櫃裝有獨立電錶。 氣體錶： 廚房/浴室內裝有獨立氣體錶。 (5樓至25樓(不設14樓及24樓)的A, E, N, R, S單位及26樓的A, E, F, G, H單位)

5. Security Facilities 保安設施		
Security System and Equipment 保安系統及設備	CCTV cameras are provided at entrance lobby, lift and common areas and connected to Management Office. CCTV cameras are provided at clubhouse and connected to Management Office. Visitor intercom panel is provided at entrance lobby with built-in smart card access system and combination lock for resident access.	入口大堂、升降機及公用地方均設有閉路電視並連接到管理處。 會所設有閉路電視並連接到管理處。 入口大堂均提供訪客對講機及設有智能卡保安系統及密碼鎖開啟的大門。

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

設備說明表

6. Appliances 設備																						
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor & Flat 樓層及單位																		
				5/F - 13/F, 15/F - 23/F and 25/F 5樓至13樓、15樓至23樓及25樓																		
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U
Living and Dining Room 客飯廳	Air-Conditioner 空調	Daikin 大金	FTXS25EVMA8 / RXS25EBVMA	1	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	
	Air-Conditioner 空調	Daikin 大金	FTXS35EVMA8 / RXS35EBVMA	1	1	1	1	1	-	-	-	-	-	-	-	1	1	1	2	2	1	1
	Air-Conditioner 空調	Daikin 大金	FTXS50FVMA8 / RXS50FVMA	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	
	Air-Conditioner 空調	Daikin 大金	FTXS60FVMA8 / RXS60FVMA	-	-	-	-	-	2	1	1	1	1	2	1	-	-	-	-	-	-	
	Integrated Washer & Dryer 洗乾衣機	Cristal 尼斯	WD1260FMW	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	TV 電視	Samsung 三星	QA55Q7FNAJXZK 55"	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1 (for Unit R, 23/F only) (只適用於23樓R單位) - (for other floors) (其他樓層)	-	-	-
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Booster Fan 抽氣扇	Panasonic 樂聲	FV-18NF3H	-	1	1	1	-	1	1	1	1	1	1	1	-	1	1	-	-	1	
	Waterproof TV 防水電視	Cristal 尼斯	BKW156	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1 (for Unit R, 23/F only) (只適用於23樓R單位) - (for other floors) (其他樓層)	-	-	-

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。

- Notes:
1. The symbol "-" as shown in the above table denotes "Not provided".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. 4/F, 14/F and 24/F are omitted.

- 附註：
1. 上表 "-" 代表不提供。
2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。
3. 不設4樓、14樓及24樓。

Appliances Schedule
設備說明表

6. Appliances 設備																						
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor & Flat 樓層及單位																		
				5/F - 13/F, 15/F - 23/F and 25/F 5樓至13樓、15樓至23樓及25樓																		
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U
Kitchen 廚房	Refrigerator 雪櫃	Cristal 尼斯	BV160EW-1	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1	1	1	1	1
	Refrigerator 雪櫃	Cristal 尼斯	BS240MW	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	Cooker Hood 抽油煙機	Cristal 尼斯	T60ES	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Integrated Washer & Dryer 洗乾衣機	Cristal 尼斯	WD1260FMW	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1
	Microwave Oven 微波爐	Siemens 西門子	BF525LMS0H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Hob 煤氣煮食爐	Mia Cucina	MY32C	1	-	-	-	1	-	-	-	-	-	-	-	1	-	-	1	1	-	-
	Induction Hob 電磁煮食爐	Mia Cucina	FEN32C	-	1	1	1	-	1	1	1	1	1	1	1	-	1	1	-	-	1	1

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。

- Notes:
1. The symbol "-" as shown in the above table denotes "Not provided".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. 4/F, 14/F and 24/F are omitted.

- 附註：
1. 上表 "-" 代表不提供。
2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。
3. 不設4樓、14樓及24樓。

Appliances Schedule
設備說明表

6. Appliances 設備													
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor & Flat 樓層及單位									
				26/F 26樓									
				A	B	C	D	E	F	G	H	J	K
Living and Dining Room 客飯廳	Air-Conditioner 空調	Daikin 大金	FTXS25EVMA8 / RXS25EBVMA	1	-	-	-	1	-	-	-	-	-
	Air-Conditioner 空調	Daikin 大金	FTXS35EVMA8 / RXS35EBVMA	1	1	1	1	1	-	2	2	1	1
	Air-Conditioner 空調	Daikin 大金	FTXS50FVMA8 / RXS50FVMA	-	-	-	-	1	-	3	-	-	-
	Air-Conditioner 空調	Daikin 大金	FTXS60FVMA8 / RXS60FVMA	-	-	-	-	-	5	-	-	-	-
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi	1	1	1	1	1	1	1	1	1	1
	Booster Fan 抽氣扇	Panasonic 樂聲	FV-18NF3H	-	1	1	1	-	-	1	-	1	1
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	-	-	-	-	-	1	1	-	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 27 SLi	-	-	-	-	-	1	1	-	-	-
	Booster Fan 抽氣扇	Panasonic 樂聲	FV-18NF3H	-	-	-	-	-	-	1	-	-	-

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.

- Notes:
1. The symbol "-" as shown in the above table denotes "Not provided".
 2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
 3. 4/F, 14/F and 24/F are omitted.

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。

- 附註：
1. 上表 "-" 代表不提供。
 2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。
 3. 不設4樓、14樓及24樓。

Appliances Schedule
設備說明表

6. Appliances 設備													
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor & Flat 樓層及單位									
				26/F 26樓									
				A	B	C	D	E	F	G	H	J	K
Lavatory 洗手間	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	-	-	-	-	-	-	-	-	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi	-	-	-	-	-	1	1	-	-	-
	Booster Fan 抽氣扇	Panasonic 樂聲	FV-18NF3H	-	-	-	-	-	1	1	-	-	-
Kitchen 廚房	Refrigerator 雪櫃	Cristal 尼斯	BV160EW-1	1	1	1	1	-	-	-	1	1	1
	Refrigerator 雪櫃	Cristal 尼斯	BS240MW	-	-	-	-	1	-	-	-	-	-
	Cooker Hood 抽油煙機	Cristal 尼斯	T60ES	1	1	1	1	1	-	-	1	1	1
	Integrated Washer & Dryer 洗乾衣機	Cristal 尼斯	WD1260FMW	1	1	1	1	1	-	-	1	1	1
	Microwave Oven 微波爐	Siemens 西門子	BF525LMS0H	1	1	1	1	1	-	-	1	1	1
	Gas Hob 煤氣煮食爐	Mia Cucina	MY32C	1	-	-	-	1	-	-	-	-	-
	Induction Hob 電磁煮食爐	Mia Cucina	FEN32C	-	1	1	1	-	-	-	1	1	1
	Built-in Refrigerator 雪櫃	Gaggenau	RB282-303	-	-	-	-	-	-	1	-	-	-
	Cooker Hood 抽油煙機	Gaggenau	AF210-161	-	-	-	-	-	-	1	-	-	-

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。

- Notes:
- 1. The symbol "-" as shown in the above table denotes "Not provided".
 - 2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
 - 3. 4/F, 14/F and 24/F are omitted.

- 附註：
- 1. 上表 "-" 代表不提供。
 - 2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。
 - 3. 不設4樓、14樓及24樓。

Appliances Schedule
設備說明表

6. Appliances 設備													
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor & Flat 樓層及單位									
				26/F 26樓									
				A	B	C	D	E	F	G	H	J	K
Kitchen 廚房	Integrated Washer & Dryer 洗乾衣機	Gaggenau	WD200-140	-	-	-	-	-	-	1	-	-	-
	Combi Steam Oven 蒸焗爐	Gaggenau	BSP250-110	-	-	-	-	-	-	1	-	-	-
	Gas Hob 煤氣煮食爐	Gaggenau	VG231-334HK	-	-	-	-	-	-	1	-	-	-
	Gas Hob 煤氣煮食爐	Gaggenau	VG232-334SG	-	-	-	-	-	-	1	-	-	-
	Built-in Refrigerator 雪櫃	Gaggenau	RB282-303	-	-	-	-	-	1	-	-	-	-
	Cooker Hood 抽油煙機	Gaggenau	AF210-191	-	-	-	-	-	1	-	-	-	-
	Integrated Washer & Dryer 洗乾衣機	Gaggenau	WD200-140	-	-	-	-	-	1	-	-	-	-
	Combi Steam Oven 蒸焗爐	Gaggenau	BSP250-110	-	-	-	-	-	1	-	-	-	-
	Integrated Dishwasher 洗碗碟機	Gaggenau	DF480-161	-	-	-	-	-	1	-	-	-	-
	Wine Cellar 酒櫃	Cristal	CWB-22SBS-B	-	-	-	-	-	1	-	-	-	-
	Electric Grill 電煎扒爐	Gaggenau	VR230-134	-	-	-	-	-	1	-	-	-	-
	Gas Hob 煤氣煮食爐	Gaggenau	VG231-334HK	-	-	-	-	-	1	-	-	-	-
	Gas Hob 煤氣煮食爐	Gaggenau	VG232-334SG	-	-	-	-	-	1	-	-	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-	-	-	-	-	1	1	-	-	-

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。

- Notes:
1. The symbol "-" as shown in the above table denotes "Not provided".
 2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
 3. 4/F, 14/F and 24/F are omitted.

- 附註：
1. 上表 "-" 代表不提供。
 2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。
 3. 不設4樓、14樓及24樓。

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	Floor & Flat 樓層及單位																			
		5/F 5樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Living and Dining Room 客飯廳	2 Gang 1 Way Double Pole Switch 兩位單控開關	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	-	1	1	
	Lighting Switch 燈掣	3	7	7	7	8	3	8	8	8	8	3	7	9	7	7	3	3	7	7	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	2	2	2	1	-	1	1	1	1	-	2	1	2	2	-	-	2	2	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	3	2	2	2	3	3	2	2	2	2	3	3	3	2	2	3	3	2	2	
	FM/TV Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	1	1	1	1	1	1	-	1	-	-	-	-	-	-	
	13A Switched Single Socket Outlet for Electrical Appliance 13安培帶開關單位插座供家庭電器用	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣乾衣機接駁點（來去水）	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	
	Lighting Point 燈位	5	4	4	4	6	5	4	4	4	4	5	5	6	4	4	6	6	4	4	
Miniature Circuit Breakers Board 總電掣箱	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1		

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。

2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。

3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

4. 不設4樓、14樓及24樓。

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	Floor & Flat 樓層及單位																			
		5/F 5樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Master Bedroom 主人睡房	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bedroom 睡房	Lighting Switch 燈掣	-	-	-	-	-	7	-	-	-	-	7	-	-	-	-	7	7	-	-	
	2 Gang 1 Way Double Pole Switch 兩位單控開關	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	3	-	-	-	-	3	-	-	-	-	3	3	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	Telephone Outlet 電話插座	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	Lighting Point 燈位	-	-	-	-	-	3	-	-	-	-	3	-	-	-	-	3	3	-	-	

Notes:

- The symbol "-" as shown in the above table denotes "Not provided".
- "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
- 4/F, 14/F and 24/F are omitted.

附註：

- 上表 "-" 代表不提供。
- "1, 2, ..."表示提供於該住宅物業內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
- 不設4樓、14樓及24樓。

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	Floor & Flat 樓層及單位																			
		5/F 5樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Bedroom 1 睡房 1	Lighting Switch 燈掣	7	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	2 Gang 1 Way Double Pole Switch 兩位單控開關	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	3	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	FM/TV Outlet 數碼廣播及電視插座	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	Telephone Outlet 電話插座	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	1	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
Bedroom 2 睡房 2	Lighting Point 燈位	3	-	-	-	1	-	-	-	-	-	-	-	3	-	-	-	-	-	-	
	Lighting Switch 燈掣	-	-	-	-	3	-	-	-	-	-	-	-	2	-	-	-	-	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	2	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Telephone Outlet 電話插座	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
Lighting Point 燈位	-	-	-	-	3	-	-	-	-	-	-	-	-	1	-	-	-	-	-		

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。

2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。

3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

4. 不設4樓、14樓及24樓。

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	Floor & Flat 樓層及單位																			
		5/F 5樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Bathroom 浴室	13A Single Socket Outlet 13安培單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	1	1	1	-	1	1	1	1	1	1	1	-	1	1	-	-	1	1	
	Power Supply Point for Electric Water Heater 電熱水器供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Thermo Ventilator 浴室寶供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Point 燈位	3	4	4	4	4	4	4	4	4	4	4	3	4	4	4	4	4	4	4	
	Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Gas Meter 氣體錶	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	1	1	-	-	
Kitchen 廚房	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Switch 燈掣	1	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Door Bell 門鈴供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	1	1	1	1	1	-	-	-	-	-	-	1	-	1	1	1	1	1	1	
	13A Switched Single Socket Outlet for Electrical Appliance 13安培單位插座供家庭電器用	5	4	4	4	5	4	4	4	4	4	4	3	5	4	4	5	5	4	4	
	20A Connection Unit for Electrical Appliance 20安培接線位供家庭電器用	-	1	1	1	-	1	1	1	1	1	1	1	-	1	1	-	-	1	1	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。

2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。

3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

4. 不設4樓、14樓及24樓。

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	Floor & Flat 樓層及單位																			
		5/F 5樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Kitchen 廚房	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Point 燈位	2	2	2	2	3	2	2	2	2	2	2	2	3	2	2	2	2	2	2	
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣乾衣機接駁點 (來去水)	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	
	Gas Supply Point 氣體供應點	1	-	-	-	1	-	-	-	-	-	-	-	1	-	-	1	1	-	-	
	Gas Meter 氣體錶	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
Balcony 露台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Utility Platform 工作平台	Lighting Point 燈位	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
Flat Roof 平台	Lighting Point 燈位	2	2	2	1	3	4	3	3	3	3	3	3	4	3	3	3	3	3	3	
	13A Waterproof Single Socket Outlet 13安倍防水單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
A/C Platform 空調機平台	Weather Proof Isolator for Air-Conditioner Outdoor Unit 空調室外機防水刀掣	1	1	1	-	2	-	-	-	-	-	-	-	3	1	1	2	2	1	1	

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。
2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、14樓及24樓。

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	Floor & Flat 樓層及單位																			
		6/F - 22/F (14/F omitted) 6樓至22樓(不設14樓)																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Living and Dining Room 客飯廳	2 Gang 1 Way Double Pole Switch 兩位單控開關	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	-	1	1	
	Lighting Switch 燈掣	3	7	7	7	8	3	8	8	8	8	3	7	9	7	7	3	3	7	7	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	2	2	2	1	-	1	1	1	1	-	2	1	2	2	-	-	2	2	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	3	2	2	2	3	3	2	2	2	2	3	3	3	2	2	3	3	2	2	
	FM/TV Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	1	1	1	1	1	1	-	1	-	-	-	-	-	-	
	13A Switched Single Socket Outlet for Electrical Appliance 13安培帶開關單位插座供家庭電器用	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣乾衣機接駁點（來去水）	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	
	Lighting Point 燈位	5	4	4	4	6	5	4	4	4	4	5	5	6	4	4	6	6	4	4	
Miniature Circuit Breakers Board 總電掣箱	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1		

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。

2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。

3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

4. 不設4樓、14樓及24樓。

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	Floor & Flat 樓層及單位																			
		6/F - 22/F (14/F omitted) 6樓至22樓(不設14樓)																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Master Bedroom 主人睡房	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bedroom 睡房	Lighting Switch 燈掣	-	-	-	-	-	7	-	-	-	-	7	-	-	-	-	7	7	-	-	
	2 Gang 1 Way Double Pole Switch 兩位單控開關	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	3	-	-	-	-	3	-	-	-	-	3	3	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	Telephone Outlet 電話插座	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	Lighting Point 燈位	-	-	-	-	-	3	-	-	-	-	3	-	-	-	-	3	3	-	-	

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

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附註：

1. 上表 "-" 代表不提供。

2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。

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4. 不設4樓、14樓及24樓。

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	Floor & Flat 樓層及單位																			
		6/F - 22/F (14/F omitted) 6樓至22樓(不設14樓)																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Bedroom 1 睡房 1	Lighting Switch 燈掣	7	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	2 Gang 1 Way Double Pole Switch 兩位單控開關	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	3	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	FM/TV Outlet 數碼廣播及電視插座	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	Telephone Outlet 電話插座	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	1	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	Lighting Point 燈位	3	-	-	-	1	-	-	-	-	-	-	-	3	-	-	-	-	-	-	
Bedroom 2 睡房 2	Lighting Switch 燈掣	-	-	-	-	3	-	-	-	-	-	-	-	2	-	-	-	-	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	2	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Telephone Outlet 電話插座	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	Lighting Point 燈位	-	-	-	-	3	-	-	-	-	-	-	-	1	-	-	-	-	-	-	

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

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附註：

1. 上表 "-" 代表不提供。

2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。

3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

4. 不設4樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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	Floor & Flat 樓層及單位																			
		6/F - 22/F (14/F omitted) 6樓至22樓(不設14樓)																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Bathroom 浴室	13A Single Socket Outlet 13安培單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	1	1	1	-	1	1	1	1	1	1	1	-	1	1	-	-	1	1	
	Power Supply Point for Electric Water Heater 電熱水器供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Thermo Ventilator 浴室寶供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Point 燈位	3	4	4	4	4	4	4	4	4	4	4	3	4	4	4	4	4	4	4	
	Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Gas Meter 氣體錶	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	1	1	-	-	
Kitchen 廚房	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Switch 燈掣	1	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Door Bell 門鈴供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	1	1	1	1	1	-	-	-	-	-	-	1	-	1	1	1	1	1	1	
	13A Switched Single Socket Outlet for Electrical Appliance 13安培單位插座供家庭電器用	5	4	4	4	5	4	4	4	4	4	4	3	5	4	4	5	5	4	4	
	20A Connection Unit for Electrical Appliance 20安培接線位供家庭電器用	-	1	1	1	-	1	1	1	1	1	1	1	-	1	1	-	-	1	1	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。
2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
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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	Floor & Flat 樓層及單位																			
		6/F - 22/F (14/F omitted) 6樓至22樓(不設14樓)																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Kitchen 廚房	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Point 燈位	2	2	2	2	3	2	2	2	2	2	2	2	3	2	2	2	2	2	2	
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣乾衣機接駁點 (來去水)	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	
	Gas Supply Point 氣體供應點	1	-	-	-	1	-	-	-	-	-	-	-	1	-	-	1	1	-	-	
	Gas Meter 氣體錶	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
Balcony 露台	Lighting Point 燈位	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Utility Platform 工作平台	Lighting Point 燈位	1	-	-	-	1	1	-	-	-	-	1	-	1	-	-	1	1	-	-	
Flat Roof 平台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Waterproof Single Socket Outlet 13安倍防水單位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
A/C Platform 空調機平台	Weather Proof Isolator for Air-Conditioner Outdoor Unit 空調室外機防水刀掣	-	1	1	1	2	-	-	-	-	-	-	-	3	1	1	2	2	1	1	

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。

2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。

3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

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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	Floor & Flat 樓層及單位																			
		23/F 23樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Living and Dining Room 客飯廳	2 Gang 1 Way Double Pole Switch 兩位單控開關	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	-	1	1	
	Lighting Switch 燈掣	3	7	7	7	8	3	8	8	8	8	3	7	9	7	7	5	3	7	7	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	2	2	2	1	-	1	1	1	1	-	2	1	2	2	1	-	2	2	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	3	2	2	2	3	3	2	2	2	2	3	3	3	2	2	2	3	2	2	
	FM/TV Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	1	1	1	
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	1	1	1	1	1	1	-	1	-	-	1	-	-	-	
	13A Switched Single Socket Outlet for Electrical Appliance 13安培帶開關單位插座供家庭電器用	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣乾衣機接駁點（來去水）	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	
	Lighting Point 燈位	5	4	4	4	6	5	4	4	4	4	5	5	6	4	4	12	6	4	4	
Miniature Circuit Breakers Board 總電掣箱	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1		

Notes:

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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	Floor & Flat 樓層及單位																			
		23/F 23樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Master Bedroom 主人睡房	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bedroom 睡房	Lighting Switch 燈掣	-	-	-	-	-	7	-	-	-	-	7	-	-	-	-	12	7	-	-	
	2 Gang 1 Way Double Pole Switch 兩位單控開關	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	3	-	-	-	-	3	-	-	-	-	3	3	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	Telephone Outlet 電話插座	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	Lighting Point 燈位	-	-	-	-	-	3	-	-	-	-	3	-	-	-	-	11	3	-	-	

Notes:

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附註：

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- "1, 2, ..."表示提供於該住宅物業內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
- 不設4樓、14樓及24樓。

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	Floor & Flat 樓層及單位																			
		23/F 23樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Bedroom 1 睡房 1	Lighting Switch 燈掣	7	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	2 Gang 1 Way Double Pole Switch 兩位單控開關	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	3	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	FM/TV Outlet 數碼廣播及電視插座	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	Telephone Outlet 電話插座	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	1	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
Bedroom 2 睡房 2	Lighting Point 燈位	3	-	-	-	1	-	-	-	-	-	-	-	3	-	-	-	-	-	-	
	Lighting Switch 燈掣	-	-	-	-	3	-	-	-	-	-	-	-	2	-	-	-	-	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	2	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Telephone Outlet 電話插座	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
Lighting Point 燈位	-	-	-	-	3	-	-	-	-	-	-	-	1	-	-	-	-	-	-		

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。

2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。

3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

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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	Floor & Flat 樓層及單位																			
		23/F 23樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Bathroom 浴室	13A Single Socket Outlet 13安培單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	1	1	1	-	1	1	1	1	1	1	1	-	1	1	-	-	1	1	
	Power Supply Point for Electric Water Heater 電熱水器供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Thermo Ventilator 浴室寶供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Point 燈位	3	4	4	4	4	4	4	4	4	4	4	3	4	4	4	7	4	4	4	
	Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Gas Meter 氣體錶	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	1	1	-	-	
Kitchen 廚房	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Switch 燈掣	1	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Door Bell 門鈴供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	1	1	1	1	1	-	-	-	-	-	-	1	-	1	1	-	1	1	1	
	13A Switched Single Socket Outlet for Electrical Appliance 13安培單位插座供家庭電器用	5	4	4	4	5	4	4	4	4	4	4	3	5	4	4	5	5	4	4	
	20A Connection Unit for Electrical Appliance 20安培接線位供家庭電器用	-	1	1	1	-	1	1	1	1	1	1	1	-	1	1	-	-	1	1	

Notes:

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附註：

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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	Floor & Flat 樓層及單位																			
		23/F 23樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Kitchen 廚房	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	-	1	1	1	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	
	Lighting Point 燈位	2	2	2	2	3	2	2	2	2	2	2	2	3	2	2	2	2	2	2	
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣乾衣機接駁點（來去水）	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	
	Gas Supply Point 氣體供應點	1	-	-	-	1	-	-	-	-	-	-	-	1	-	-	1	1	-	-	
	Gas Meter 氣體錶	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
Balcony 露台	Lighting Point 燈位	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Utility Platform 工作平台	Lighting Point 燈位	1	-	-	-	1	1	-	-	-	-	1	-	1	-	-	1	1	-	-	
Flat Roof 平台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Waterproof Single Socket Outlet 13安倍防水單位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
A/C Platform 空調機平台	Weather Proof Isolator for Air-Conditioner Outdoor Unit 空調室外機防水刀掣	-	1	1	1	2	-	-	-	-	-	-	-	3	1	1	2	2	1	1	

Notes:

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3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
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附註：

1. 上表 "-" 代表不提供。
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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	Floor & Flat 樓層及單位																			
		25/F 25樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Living and Dining Room 客飯廳	2 Gang 1 Way Double Pole Switch 兩位單控開關	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	-	1	1	
	Lighting Switch 燈掣	3	7	7	7	8	2	7	7	7	7	2	7	9	7	7	3	3	7	7	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	2	2	2	1	-	1	1	1	1	-	2	1	2	2	-	-	2	2	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	3	2	2	2	3	3	2	2	2	2	3	3	3	2	2	3	3	2	2	
	FM/TV Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	1	1	1	1	1	1	-	1	-	-	-	-	-	-	
	13A Switched Single Socket Outlet for Electrical Appliance 13安培帶開關單位插座供家庭電器用	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣乾衣機接駁點（來去水）	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	
	Lighting Point 燈位	5	4	4	4	6	5	4	4	4	4	5	5	6	4	4	6	6	4	4	
Miniature Circuit Breakers Board 總電掣箱	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1		

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附註：

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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	Floor & Flat 樓層及單位																			
		25/F 25樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Master Bedroom 主人睡房	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bedroom 睡房	Lighting Switch 燈掣	-	-	-	-	-	6	-	-	-	-	6	-	-	-	-	7	7	-	-	
	2 Gang 1 Way Double Pole Switch 兩位單控開關	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	3	-	-	-	-	3	-	-	-	-	3	3	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	Telephone Outlet 電話插座	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	1	-	-	
	Lighting Point 燈位	-	-	-	-	-	3	-	-	-	-	3	-	-	-	-	3	3	-	-	

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Location 位置	Description 描述	Floor & Flat 樓層及單位																			
		25/F 25樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Bedroom 1 睡房 1	Lighting Switch 燈掣	7	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	2 Gang 1 Way Double Pole Switch 兩位單控開關	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	3	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	FM/TV Outlet 數碼廣播及電視插座	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	Telephone Outlet 電話插座	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	1	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	Lighting Point 燈位	3	-	-	-	1	-	-	-	-	-	-	-	3	-	-	-	-	-	-	
Bedroom 2 睡房 2	Lighting Switch 燈掣	-	-	-	-	3	-	-	-	-	-	-	-	2	-	-	-	-	-	-	
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	2	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Telephone Outlet 電話插座	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	Lighting Point 燈位	-	-	-	-	3	-	-	-	-	-	-	-	1	-	-	-	-	-	-	

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		25/F 25樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Bathroom 浴室	13A Single Socket Outlet 13安培單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	1	1	1	-	1	1	1	1	1	1	1	-	1	1	-	-	1	1	
	Power Supply Point for Electric Water Heater 電熱水器供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Thermo Ventilator 浴室寶供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Point 燈位	3	4	4	4	4	4	4	4	4	4	4	3	4	4	4	4	4	4	4	
	Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Gas Meter 氣體錶	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	1	1	-	-	
Kitchen 廚房	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Switch 燈掣	1	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Door Bell 門鈴供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	1	1	1	1	1	-	-	-	-	-	-	1	-	1	1	1	1	1	1	
	13A Switched Single Socket Outlet for Electrical Appliance 13安培帶開關單位插座供家庭電器用	5	4	4	4	5	4	4	4	4	4	4	3	5	4	4	5	5	4	4	
	20A Connection Unit for Electrical Appliance 20安培接線位供家庭電器用	-	1	1	1	-	1	1	1	1	1	1	1	-	1	1	-	-	1	1	
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。
2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、14樓及24樓。

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	Floor & Flat 樓層及單位																			
		25/F 25樓																			
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	
Kitchen 廚房	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Point 燈位	2	2	2	2	3	2	2	2	2	2	2	2	3	2	2	2	2	2	2	
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣乾衣機接駁點（來去水）	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	
	Gas Supply Point 氣體供應點	1	-	-	-	1	-	-	-	-	-	-	-	1	-	-	1	1	-	-	
	Gas Meter 氣體錶	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	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	-	-	
Flat Roof 平台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Waterproof Single Socket Outlet 13安倍防水單位插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
A/C Platform 空調機平台	Weather Proof Isolator for Air-Conditioner Outdoor Unit 空調室外機防水刀掣	-	1	1	1	2	-	-	-	-	-	-	-	3	1	1	2	2	1	1	

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。

2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。

3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

4. 不設4樓、14樓及24樓。

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	Floor & Flat 樓層及單位									
		26/F 26樓									
		A	B	C	D	E	F	G	H	J	K
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 and Dining Room 客飯廳	2 Gang 1 Way Double Pole Switch 兩位單控開關	-	1	1	1	1	2	2	-	1	1
	Lighting Switch 燈掣	3	7	7	7	8	10	7	3	7	7
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	2	2	2	1	2	-	-	2	2
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	3	2	2	2	3	3	4	3	2	2
	FM/TV Outlet 電視及電台插座	1	1	1	1	1	2	2	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	2	2	1	1	1
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內用供電位	-	-	-	-	-	1	1	-	-	-
	Lighting Point 燈位	5	4	4	4	6	4	7	6	4	4
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	-	1	-	-	1	1	1
Master Bedroom 主人睡房	Lighting Switch 燈掣	-	-	-	-	-	4	3	-	-	-
	2 Gang 1 Way Double Pole Switch 兩位單控開關	-	-	-	-	-	1	1	-	-	-
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	1	1	-	-	-
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	-	1	1	-	-	-

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。

2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。

3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

4. 不設4樓、14樓及24樓。

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	Floor & Flat 樓層及單位									
		26/F 26樓									
		A	B	C	D	E	F	G	H	J	K
Master Bedroom 主人睡房	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	-	1	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	1	1	-	-	-
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	1	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	2	1	-	-	-
Bedroom 睡房	Lighting Switch 燈掣	-	-	-	-	-	-	-	7	-	-
	2 Gang 1 Way Double Pole Switch 兩位單控開關	-	-	-	-	-	-	-	1	-	-
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	-	-	3	-	-
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	-	-	-	1	-	-
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	-	-	-	1	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	1	-	-
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	-	-	-	1	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	3	-	-

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。

2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。

3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

4. 不設4樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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	Floor & Flat 樓層及單位									
		26/F 26樓									
		A	B	C	D	E	F	G	H	J	K
Bedroom 1 睡房 1	Lighting Switch 燈掣	7	-	-	-	1	1	1	-	-	-
	2 Gang 1 Way Double Pole Switch 兩位單控開關	1	-	-	-	-	-	-	-	-	-
	13A Switched Single Socket Outlet 13安培帶開關單位插座	3	-	-	-	-	1	1	-	-	-
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	1	-	-	-	1	1	1	-	-	-
	FM/TV Outlet 數碼廣播及電視插座	1	-	-	-	-	1	1	-	-	-
	Telephone Outlet 電話插座	1	-	-	-	-	1	1	-	-	-
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	1	-	-	-	1	1	1	-	-	-
	Lighting Point 燈位	3	-	-	-	1	1	1	-	-	-
Bedroom 2 睡房 2	Lighting Switch 燈掣	-	-	-	-	3	1	1	-	-	-
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	2	1	1	-	-	-
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	-	-	-	-	2	1	1	-	-	-
	FM/TV Outlet 數碼廣播及電視插座	-	-	-	-	1	1	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	1	1	1	-	-	-
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	-	-	-	-	1	1	1	-	-	-
	Lighting Point 燈位	-	-	-	-	3	1	1	-	-	-

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。
2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、14樓及24樓。

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	Floor & Flat 樓層及單位									
		26/F 26樓									
		A	B	C	D	E	F	G	H	J	K
Master Bathroom 主人浴室	13A Single Socket Outlet 13安培單位插座	-	-	-	-	-	1	1	-	-	-
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	-	-	1	-	-	-
	Power Supply Point for Electric Water Heater 電熱水器接線座	-	-	-	-	-	1	1	-	-	-
	Power Supply Point for Thermo Ventilator 浴室寶供電位	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	6	5	-	-	-
	Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位	-	-	-	-	-	1	1	-	-	-
Bathroom 浴室	13A Single Socket Outlet 13安培單位插座	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	1	1	1	-	-	1	-	1	1
	Power Supply Point for Electric Water Heater 電熱水器供電位	1	1	1	1	1	1	1	1	1	1
	Power Supply Point for Thermo Ventilator 浴室寶供電位	1	1	1	1	1	-	-	1	1	1
	Lighting Point 燈位	3	4	4	4	4	5	4	4	4	4
	Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位	1	1	1	1	1	-	-	1	1	1
	Gas Meter 氣體錶	-	-	-	-	1	-	-	1	-	-

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".

2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).

4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。

2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。

3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。

4. 不設4樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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	Floor & Flat 樓層及單位									
		26/F 26樓									
		A	B	C	D	E	F	G	H	J	K
Lavatory 洗手間	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	-	1	1	-	-	-
	Connection Unit for Electric Water Heater 電熱水器接線座	-	-	-	-	-	1	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	1	1	-	-	-
Kitchen 廚房	Door Bell 門鈴	1	1	1	1	1	1	1	-	1	1
	Lighting Switch 燈掣	1	1	1	1	1	-	-	1	1	1
	Power Supply Point for Door Bell 門鈴供電位	1	1	1	1	1	1	1	-	1	1
	Power Supply Point for Air-Conditioner Indoor Unit 空調室內機供電位	1	1	1	1	1	-	-	1	1	1
	13A Switched Single Socket Outlet for Electrical Appliance 13安培單位插座供家庭電器用	5	4	4	4	5	3	3	5	4	4
	20A Connection Unit for Electrical Appliance 20安培接線位供家庭電器用	-	1	1	1	-	2	2	-	1	1
	Power Supply Point for Electric Water Heater 電熱水器接線座	-	-	-	-	-	1	1	-	-	-
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	1	-	-	-	-
	13A Switched Twin Socket Outlet 13安培帶開關兩位插座	1	1	1	1	1	2	1	1	1	1
	Lighting Point 燈位	2	2	2	2	3	4	4	2	2	2
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣乾衣機接駁點 (來去水)	1	1	1	1	1	1	1	1	1	1
	Gas Supply Point 氣體供應點	1	-	-	-	1	1	1	1	-	-

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。
2. "1, 2, ..."表示提供於該住宅物業內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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	Floor & Flat 樓層及單位									
		26/F 26樓									
		A	B	C	D	E	F	G	H	J	K
Kitchen 廚房	Gas Meter 氣體錶	1	-	-	-	-	-	1	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	1	-	-	-	-	-	-
Utility Room 工作間	Lighting Switch 燈掣	-	-	-	-	-	2	2	-	-	-
	2 Gang 1 Way Double Pole Switch 兩位單控開關	-	-	-	-	-	1	1	-	-	-
	13A Switched Single Socket Outlet 13安培帶開關單位插座	-	-	-	-	-	1	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	2	2	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	-	-	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	-	-
Flat Roof 平台	Lighting Point 燈位	-	-	-	-	-	1	3	-	-	-
Private Flat Roof 私人平台	Lighting Point 燈位	2	2	2	2	2	4	4	2	2	2
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1
	Gas Meter 氣體錶	-	-	-	-	-	1	-	-	-	-
	Weather Proof Isolator for Outdoor Air-Conditioner 室外空調接線位	-	-	-	-	-	-	3	-	-	-
A/C Platform 空調機平台	Weather Proof Isolator for Air-Conditioner Outdoor Unit 空調室外機防水刀掣	-	1	1	1	2	-	2	2	1	1

Notes:

1. The symbol "-" as shown in the above table denotes "Not provided".
2. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
3. The quantity of the lighting switch shown in the schedule denotes the quantity of switch button(s).
4. 4/F, 14/F and 24/F are omitted.

附註：

1. 上表 "-" 代表不提供。
2. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
3. 說明表所顯示的燈掣數量是表示燈掣按鈕的數量。
4. 不設4樓、14樓及24樓。

24 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.
Towngas is supplied by The Hong Kong and China Gas Company 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。
煤氣由香港中華煤氣有限公司供應。

25 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。

26 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Note:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the deed of mutual covenant.

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

附註:

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)支付清理廢物的費用。

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

As provided in the agreement for sale and purchase, the vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within six (6) months after the date of completion of the sale and purchase of the specified residential property, remedy any defects to the specified residential property, or the fittings, finishes and appliances incorporated into the Property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

按買賣合約的規定，凡物業或於買賣合約列出裝設於物業內的裝置、裝修物料及設備有欠妥之處，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指明住宅物業之買賣成交日期後的六(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。

28 MAINTENANCE OF SLOPES 斜坡維修

Not Applicable.

不適用。

29 MODIFICATION 修訂

Not Applicable.

不適用。

1. Gondola systems of the residential tower in the Development may operate in the airspace above the balcony, utility platform, flat roof and flat roof at roof level forming part of a residential property.
2. Noise Mitigation Measures
 - (1) Noise Impact Assessment
Noise Impact Assessment has been carried out by the vendor as required under Special Condition No. (38) of the Land Grant.
 - (2) Noise Impact Assessment Report
A Noise Impact Assessment Report with reference number R4485 V4.1 dated August 2017 (the "NIAR") has been approved under the Special Condition No. (38) of the Land Grant for permission by the Director of Environmental Protection. The NIAR will be available in the sales office for inspection by prospective purchaser free of charge (photocopies will be available on payment of photocopying charges).
 - (3) Noise Mitigation Measures
According to the NIAR, the noise mitigation measures specified in the "Schedule of Noise Mitigation Measures" below will be constructed or installed in the Development. The Noise Mitigation Measures are more particularly described in the NIAR.
 - (4) Schedule of Noise Mitigation Measures

Flat	Floor	Location	Noise Mitigation Measures
A	5/F	Flat Roof	Sound absorption material
	5/F - 13/F, 15/F - 23/F, 25/F - 26/F	Living / Dining Room	Sound absorption material aside Living / Dining Room
	6/F - 13/F, 15/F - 23/F, 25/F - 26/F	Living / Dining Room	Fixed glazing
	6/F - 13/F, 15/F - 17/F	Living / Dining Room	Acoustic balcony
	5/F - 13/F, 15/F - 23/F, 25/F - 26/F	Bedroom 1	1m acoustic fin aside Bedroom 1
	5/F - 13/F, 15/F - 23/F, 25/F - 26/F	Bedroom 1	Fixed glazing with maintenance window
	5/F - 13/F, 15/F - 20/F	Bedroom 1	Acoustic window (top-hung type) with acoustic canopy
	5/F - 13/F, 15/F - 23/F, 25/F - 26/F	Bedroom 1	Blank wall / non-noise sensitive façade
	5/F - 13/F, 15/F - 23/F, 25/F - 26/F	Bathroom	Blank wall / non-noise sensitive façade
	5/F - 13/F, 15/F - 23/F, 25/F - 26/F	Kitchen	Blank wall / non-noise sensitive façade

B	5/F	Flat Roof	Sound absorption material
	6/F - 13/F, 15/F - 23/F, 25/F - 26/F	Living / Dining Room	Sound absorption material aside Living / Dining Room
	5/F - 13/F, 15/F - 23/F, 25/F - 26/F	Living / Dining Room	1m acoustic fin aside Living / Dining Room
	6/F - 13/F, 15/F - 23/F, 25/F - 26/F	Living / Dining Room	Fixed glazing
	6/F - 13/F, 15/F - 16/F	Living / Dining Room	Acoustic balcony
C	6/F - 13/F, 15/F - 23/F, 25/F - 26/F	Living / Dining Room	Fixed glazing
	6/F - 13/F, 15/F	Living / Dining Room	Acoustic balcony
D	5/F	Flat Roof	1.25m high solid balustrade with sound absorption material on inner side
	5/F - 13/F, 15/F - 23/F, 25/F - 26/F	Living / Dining Room	Blank wall / non-noise sensitive facade aside Living / Dining Room
	6/F - 13/F, 15/F - 16/F	Living / Dining Room	Acoustic window (top-hung type) with acoustic canopy
E	5/F	Flat Roof	1.25m high solid balustrade with sound absorption material on inner side
	5/F - 13/F, 15/F - 23/F, 25/F - 26/F	Bathroom	Blank wall / non-noise sensitive facade aside Bathroom
	5/F - 13/F, 15/F - 23/F, 25/F - 26/F	Bedroom 2	Blank wall / non-noise sensitive facade aside Bedroom 2
	5/F - 13/F, 15/F - 23/F, 25/F - 26/F	Bedroom 2	Fixed glazing with maintenance window
G	26/F	Master Bedroom	Blank wall / non-noise sensitive facade aside Master Bedroom
H	26/F	Living / Dining Room	Fixed glazing
	26/F	Living / Dining Room	1.2m acoustic fin aside Living / Dining Room
	26/F	Living / Dining Room	Sound absorption material aside Living / Dining Room
	26/F	Bedroom	1.8m acoustic fin aside Bedroom
	26/F	Bedroom	Blank wall / non-noise sensitive facade aside Bedroom
	26/F	Bedroom	Sound absorption material aside Bedroom
	26/F	Bedroom	Utility Platform with Self-Closing Door
	26/F	Bathroom	Blank wall / non-noise sensitive facade aside Bathroom

30 RELEVANT INFORMATION

有關資料

J	26/F	Living / Dining Room	1.2m acoustic fin aside Living / Dining Room
	26/F	Living / Dining Room	Fixed glazing
	26/F	Living / Dining Room	Sound absorption material aside Living / Dining Room
K	26/F	Living / Dining Room	Fixed glazing
N	5/F - 13/F, 15/F - 23/F, 25/F	Bedroom 1	Fixed glazing with maintenance window
	5/F - 13/F, 15/F - 23/F, 25/F	Bedroom 2	Fixed glazing with maintenance window
	5/F - 13/F, 15/F - 23/F, 25/F	Bedroom 2	Blank wall / non-noise sensitive facade aside Bedroom 2
	5/F - 13/F, 15/F - 23/F, 25/F	Bathroom	Blank wall / non-noise sensitive facade aside Bathroom
P	5/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	Sound absorption material aside Living / Dining Room
	5/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	Fixed glazing
	6/F - 13/F, 15/F - 20/F	Living / Dining Room	Acoustic balcony
Q	5/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	Sound absorption material aside Living / Dining Room
	5/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	1.2m acoustic fin aside Living / Dining Room
	6/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	Fixed glazing
	6/F - 13/F, 15/F - 19/F	Living / Dining Room	Acoustic balcony
	6/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	Fixed glazing
R	5/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	Sound absorption material aside Living / Dining Room
	5/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	1.2m acoustic fin aside Living / Dining Room
	6/F - 13/F, 15/F - 19/F	Living / Dining Room	Acoustic balcony
	5/F - 13/F, 15/F - 23/F, 25/F	Bedroom	1.8m acoustic fin aside Bedroom
	6/F - 13/F	Bedroom	Acoustic window (top-hung type) with acoustic canopy
	5/F - 13/F, 15/F - 23/F, 25/F	Bedroom	Utility Platform with Self-Closing Door
	5/F - 13/F, 15/F - 23/F, 25/F	Bedroom	Blank wall / non-noise sensitive facade aside Bedroom
	5/F - 13/F, 15/F - 23/F, 25/F	Bedroom	Sound absorption material aside Bedroom
	5/F - 13/F, 15/F - 23/F, 25/F	Bathroom	Blank wall / non-noise sensitive facade aside Bathroom
	5/F - 13/F, 15/F - 23/F, 25/F	Bathroom	Blank wall / non-noise sensitive facade aside Bathroom

S	5/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	Sound absorption material aside Living / Dining Room
	5/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	1.2m acoustic fin aside Living / Dining Room
	6/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	Fixed glazing
	6/F - 13/F, 15/F - 19/F	Living / Dining Room	Acoustic balcony
	5/F - 13/F, 15/F - 23/F, 25/F	Bedroom	1.8m vertical fin aside Bedroom
	5/F - 13/F, 15/F	Bedroom	Acoustic window (top-hung type) with acoustic canopy
	5/F - 13/F, 15/F - 23/F, 25/F	Bedroom	Blank wall / non-noise sensitive facade aside Bedroom
	5/F - 13/F, 15/F - 23/F, 25/F	Bedroom	Sound absorption material aside Bedroom
	5/F - 13/F, 15/F - 23/F, 25/F	Bedroom	Utility Platform with Self-Closing Door
T	5/F - 13/F, 15/F - 23/F, 25/F	Bathroom	Blank wall / non-noise sensitive facade aside Bathroom
	5/F	Flat Roof	1.25m high solid balustrade with sound absorption material on inner side
	5/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	Sound absorption material aside Living / Dining Room
	5/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	1.2m acoustic fin aside Living / Dining Room
	6/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	Fixed glazing
	6/F - 13/F, 15/F - 17/F	Living / Dining Room	Acoustic balcony
U	5/F	Flat Roof	1.25m high solid balustrade with sound absorption material on inner side
	6/F - 13/F, 15/F - 23/F, 25/F	Living / Dining Room	Fixed glazing
	6/F - 13/F, 15/F - 20/F	Living / Dining Room	Acoustic balcony

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RELEVANT INFORMATION

有關資料

1. 發展項目住宅大樓之吊船系統可能會在屬於住宅物業一部分之露台、工作平台、平台或天台層的平台上空操作。
2. 噪音緩解措施

(1) 噪音影響評估

賣方已根據批地文件特別條款第(38)條進行了噪音影響評估。

(2) 噪音影響評估報告

噪音影響評估報告(「噪音影響評估報告」)已根據批地文件特別條款第(38)條獲批(參考編號為R4485_V4.1及日期為2017年8月)。噪音影響評估報告可於售樓處供準買家免費參閱(索取影印本須付影印費)。

(3) 噪音緩解措施

根據噪音影響評估報告，發展項目內將會興建或安裝下文"噪音緩解措施列表"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報告。

(4) 噪音緩解措施列表

單位	樓層	位置	噪音緩解措施
A	5樓	平台	吸音物料
	5樓至13樓, 15樓至23樓, 25樓至26樓	客廳 / 飯廳	客廳 / 飯廳的一邊設吸音物料
	6樓至13樓, 15樓至23樓, 25樓至26樓	客廳 / 飯廳	隔音玻璃
	6樓至13樓, 15樓至17樓	客廳 / 飯廳	減音露台
	5樓至13樓, 15樓至23樓, 25樓至26樓	睡房 1	睡房1的一邊設1.0米隔聲簳
	5樓至13樓, 15樓至23樓, 25樓至26樓	睡房 1	隔音玻璃及維修用窗
	5樓至13樓, 15樓至20樓	睡房 1	減音窗(上懸式)及隔音簷篷
	5樓至13樓, 15樓至23樓, 25樓至26樓	睡房 1	密封外牆
	5樓至13樓, 15樓至23樓, 25樓至26樓	浴室	密封外牆
	5樓至13樓, 15樓至23樓, 25樓至26樓	廚房	密封外牆
B	5樓	平台	吸音物料
	6樓至13樓, 15樓至23樓, 25樓至26樓	客廳 / 飯廳	客廳 / 飯廳的一邊設吸音物料
	5樓至13樓, 15樓至23樓, 25樓至26樓	客廳 / 飯廳	客廳 / 飯廳的一邊設1.0米隔聲簳
	6樓至13樓, 15樓至23樓, 25樓至26樓	客廳 / 飯廳	隔音玻璃
	6樓至13樓, 15樓至16樓	客廳 / 飯廳	減音露台
C	6樓至13樓, 15樓至23樓, 25樓至26樓	客廳 / 飯廳	隔音玻璃
	6樓 至 13樓, 15樓	客廳 / 飯廳	減音露台
D	5樓	平台	內層附有吸音物料的1.25米高實體圍欄
	5樓至13樓, 15樓至23樓, 25樓至26樓	客廳 / 飯廳	客廳 / 飯廳的一邊設密封外牆
	6樓至13樓, 15樓至16樓	客廳 / 飯廳	減音窗(上懸式)及隔音簷篷

E	5樓	平台	內層附有吸音物料的1.25米高實體圍欄
	5樓至13樓, 15樓至23樓, 25樓至26樓	浴室	浴室的一邊設密封外牆
	5樓至13樓, 15樓至23樓, 25樓至26樓	睡房 2	睡房2的一邊設密封外牆
	5樓至13樓, 15樓至23樓, 25樓至26樓	睡房 2	隔音玻璃及維修用窗
G	26樓	主人睡房	主人睡房的一邊設密封外牆
H	26樓	客廳 / 飯廳	隔音玻璃
	26樓	客廳 / 飯廳	客廳 / 飯廳的一邊設1.2米隔聲簳
	26樓	客廳 / 飯廳	客廳 / 飯廳的一邊設吸音物料
	26樓	睡房	睡房的一邊設1.8米隔聲簳
	26樓	睡房	睡房的一邊設密封外牆
	26樓	睡房	睡房的一邊設吸音物料
	26樓	睡房	工作平台設自動關閉門
	26樓	浴室	浴室的一邊設密封外牆
J	26樓	客廳 / 飯廳	客廳 / 飯廳的一邊設1.2米隔聲簳
	26樓	客廳 / 飯廳	隔音玻璃
	26樓	客廳 / 飯廳	客廳 / 飯廳的一邊設吸音物料
K	26樓	客廳 / 飯廳	隔音玻璃
N	5樓至13樓, 15樓至23樓, 25樓	睡房 1	隔音玻璃及維修用窗
	5樓至13樓, 15樓至23樓, 25樓	睡房 2	隔音玻璃及維修用窗
	5樓至13樓, 15樓至23樓, 25樓	睡房 2	睡房2的一邊設密封外牆
	5樓至13樓, 15樓至23樓, 25樓	浴室	浴室的一邊設密封外牆
P	5樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	客廳 / 飯廳的一邊設吸音物料
	5樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	隔音玻璃
	6樓至13樓, 15樓至20樓	客廳 / 飯廳	減音露台
Q	5樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	客廳 / 飯廳的一邊設吸音物料
	5樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	客廳 / 飯廳的一邊設1.2米隔聲簳
	6樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	隔音玻璃
	6樓至13樓, 15樓至19樓	客廳 / 飯廳	減音露台
R	6樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	隔音玻璃
	5樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	客廳 / 飯廳的一邊設吸音物料
	5樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	客廳 / 飯廳的一邊設1.2米隔聲簳
	6樓至13樓, 15樓至19樓	客廳 / 飯廳	減音露台
	5樓至13樓, 15樓至23樓, 25樓	睡房	睡房的一邊設1.8米隔聲簳
	6樓至13樓	睡房	減音窗(上懸式)及隔音簷篷
	5樓至13樓, 15樓至23樓, 25樓	睡房	工作平台設自動關閉門
	5樓至13樓, 15樓至23樓, 25樓	睡房	睡房的一邊設密封外牆
	5樓至13樓, 15樓至23樓, 25樓	睡房	睡房的一邊設吸音物料
	5樓至13樓, 15樓至23樓, 25樓	浴室	浴室的一邊設密封外牆

S	5樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	客廳 / 飯廳的一邊設吸音物料
	5樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	客廳 / 飯廳的一邊設1.2米隔聲鰭
	6樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	隔音玻璃
	6樓至13樓, 15樓至19樓	客廳 / 飯廳	減音露台
	5樓至13樓, 15樓至23樓, 25樓	睡房	睡房的一邊設1.8米垂直隔聲鰭
	5樓至13樓, 15樓	睡房	減音窗(上懸式)及隔音簷篷
	5樓至13樓, 15樓至23樓, 25樓	睡房	睡房的一邊設密封外牆
	5樓至13樓, 15樓至23樓, 25樓	睡房	睡房的一邊設吸音物料
	5樓至13樓, 15樓至23樓, 25樓	睡房	工作平台設自動關閉門
	5樓至13樓, 15樓至23樓, 25樓	浴室	浴室的一邊設密封外牆
T	5樓	平台	內層附有吸音物料的1.25米高實體圍欄
	5樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	客廳 / 飯廳的一邊設吸音物料
	5樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	客廳 / 飯廳的一邊設1.2米隔聲鰭
	6樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	隔音玻璃
	6樓至13樓, 15樓至17樓	客廳 / 飯廳	減音露台
U	5樓	平台	內層附有吸音物料的1.25米高實體圍欄
	6樓至13樓, 15樓至23樓, 25樓	客廳 / 飯廳	隔音玻璃
	6樓至13樓, 15樓至20樓	客廳 / 飯廳	減音露台

31 WEBSITE OF THE DEVELOPMENT

發展項目之互聯網網站

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.the-esplanade.com.hk

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址：
www.the-esplanade.com.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)	1896.743
2.	Plant rooms and similar services 機房及相類設施	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	235.702
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	1625.296
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	60.485

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	361
4.(#)	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	84.8
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.(#)	Acoustic fin 隔聲鰭	3.687
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.(#)	Non-structural prefabricated external wall 非結構預製外牆	172.631
9.	Utility platform 工作平台	101.25
10.	Noise barrier 隔音屏障	Not Applicable 不適用

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

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檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	Not Applicable 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	312.594
13.(#)	Covered landscaped and play area 有上蓋的園景區及遊樂場	473.507
14.	Horizontal screens / covered walkways, trellis 橫向屏障/有蓋人行道、花棚	Not Applicable 不適用
15.(#)	Larger lift shaft 擴大升降機井道	53.811
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	174.402
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	4.132
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 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	Not Applicable 不適用

Other Exempted Items 其他項目		
23.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
24.(#)	Other projections 其他伸出物	Not Applicable 不適用
25.	Public transport terminus 公共交通總站	Not Applicable 不適用
26.	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	553.810
28.	Public passage 公眾通道	Not Applicable 不適用
29.	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	Not Applicable 不適用

Note : The above table is based on the requirements as stipulated in 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.

備註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

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INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Environmental Assessment of the Building

建築物的環境評估

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

Provisional
SILVER



PROVISIONAL
SILVER
PB V1.2 2017
HKGBC
BEAM Plus

Application no.: PAS0023/18

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級
銀級



暫定
銀級
PB V1.2 2017
HKGBC
綠建環評

申請編號: PAS0023/18

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部分	
Provision of Central Air 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 Installations 照明裝置 2. Air Conditioning Installations 空調裝置 3. Electrical Installations 電力裝置 4. Lift & Escalator Installations 升降機及自動梯的裝置

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 Served (m ²) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註腳2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh / m ² / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m ² / annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh / m ² / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m ² / annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳3)的部分	5,970	129	Not Applicable 不適用	112	Not Applicable 不適用

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INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Part III : The following installation(s) 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。

33 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

INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER CONSENT SCHEME

1. The purchaser is required to agree with the Vendor in the agreement for sale and purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the agreement for sale and purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the agreement for sale and purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
2. If the Vendor, at the request of the purchaser under an agreement for sale and purchase, agrees (at its own discretion) to cancel the agreement for sale and purchase or the obligations of the purchaser under the agreement for sale and purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the agreement for sale and purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the agreement for sale and purchase.
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 for sale and purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
5. Information and requirements relating to "the Green Area" as referred to in Special Condition Nos.(2), (3), (4) and (5) of the Land Grant and "the Vehicular Access Link" as referred to in Special Condition No. (23) of the Land Grant: please refer to the section "Summary of Land Grant".

按地政總署署長同意方案要求列出的資料

1. 買方須於買賣合約中與賣方約定，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讓該住宅單位或停車位之買賣合約之權益、或訂立任何有關上述提名、轉售或轉讓權益之協議。
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車位總售價5%之金額，另買方須向賣方繳付或償還（視屬何情況而定）所有與取消買賣合約有關之法律費用、收費及開銷（包括任何印花稅）。
3. 賣方將會或已經（視屬何情況而定）支付所有有關發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期（包括該兩日）期間之未付地稅。
4. 已簽署買賣合約之買方有權查閱，亦可要求取得有關完成興建發展項目所需的總建築費及總專業服務費與及截至提出該要求之前一個曆月底為止已花費及支付的總建築費及總專業服務費之最新資料副本一份，惟買方須就每項上述獲得副本之要求繳付不超過港幣一百元之象徵式費用。
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」及批地文件特別條件第(23)條提及的「車輛接駁通道」的資料及要求：請參閱「批地文件的摘要」。

Date on which this Sales Brochure is Printed
9 October 2018

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。

本售樓說明書印製日期
2018年10月9日

Examination record 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Page Number in version with Print Date on 9th October 2018 2018年10月9日印製 之版本之頁次	Page Number in revised version with Examination Date on 15th November 2018 2018年11月15日 檢視之版本之頁次	Revision Made 所作修改
15th November 2018 2018年11月15日	20	20	Layout plan of the development is revised 修改發展項目的布局圖
	22, 24, 26, 28, 30, 32	22, 24, 26, 28, 30, 32	Floor plans of residential properties in the development are revised 修改發展項目的住宅物業的樓面平面圖
	44, 45	44, 45	Floor plans of parking spaces in the development are revised 修改發展項目中的停車位的樓面平面圖
	72, 76	72, 76	Information on public facilities and public open spaces are revised 修改公共設施及公眾休憩用地的資料
	78, 79	78, 79	Cross-section plan of building in the development are revised 修改發展項目中的建築物的橫截面圖
	80, 81, 82	80, 81, 82	Elevation plans are revised 修改立面圖
	83	83	Information on common facilities in the development are revised 修改發展項目中的公用設施的資料
	135, 136	135, 136	Information in application for concession on gross floor area of building are revised 修改申請建築物總樓面面積寬免的資料

