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

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase("the Preliminary Agreement").
2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that Preliminary Agreement –
   i) the Preliminary Agreement is terminated;
   ii) the preliminary deposit is forfeited; and
   iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約(「該臨時合約」)時須支付款額為售價之5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約–
   i) 該臨時合約即告終止；
   ii) 有關的臨時訂金即予沒收；及
   iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

A. Summary of the provisions of the Principal Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No.09062303030203 ("the PDMC") and the draft Sub-Deed of Mutual Covenant and Management Agreement ("the SDMC") that deal with the common parts of the Phase

1. "**Common Areas**" means (i) the Non-Station Development Common Areas, (ii) the Phase I Extra-Phase Common Areas (as defined in the PDMC), (iii) the Residential Development Common Areas and (iv) those parts of Non-Station Development (as defined in the PDMC) as are designated common areas for the sole benefit of the Owners (as defined in the PDMC) of a particular Phase (as defined in the PDMC) or a group of Owners of a particular Phase in and more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant (as defined in the PDMC) or Sub-Sub-Deed of Mutual Covenant (as defined in the PDMC) or Deed Poll (as defined in the PDMC) to be executed pursuant to the PDMC including, but not limited to, communal sky gardens, communal podium gardens, mail delivery rooms with mail boxes (if any) which are green and innovative features exempted from the calculation of gross floor area or site coverage or both by the Building Authority and the Director of Lands pursuant to the Joint Practice Notes Nos.1 and 2 issued by the Buildings Department, the Lands Department and the Planning Department but excluding those parts of the Residential Development (as defined in the PDMC), the Commercial Development (as defined in the PDMC), the Car Park (as defined in the PDMC) or the Kindergartens (as defined in the PDMC) which belong to the Owner of any particular Unit (as defined in the PDMC).

2. "**Common Services and Facilities**" means (i) the Non-Station Development Common Services and Facilities, (ii) the Phase I Extra-Phase Common Services and Facilities (as defined in the PDMC), (iii) the Residential Development Common Services and Facilities and (iv) those services and facilities of the Non-Station Development as are designated common services and facilities for the sole benefit of the Owners of a particular Phase or a group of Owners of a particular Phase in any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC excluding those services and facilities which belong to the Owner of any particular Unit.

3. "**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space (as defined in the PDMC); the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee (as defined in the PDMC) or the Owners Corporation (as defined in the PDMC) or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of the PDMC.

4. "**Non-Station Development Common Services and Facilities**" means those services and facilities constructed or to be constructed in on or under the Development (as defined in the PDMC) and which serve the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, sewers, gutters, drains, watercourses, wells, pipes and ducts; pumps, tanks and sanitary fittings; wires, cables, electrical installations, fittings, equipment and apparatus; fire protection and fire fighting systems, equipment and apparatus; security systems, equipment and apparatus; refuse disposal equipment; lifts; air-conditioners and fans; recycled grey water system; aerial broadcast distribution or telecommunication network facilities and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the benefit of the Non-Station Development as part of the amenities thereof and not for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Services and Facilities and those services and facilities forming parts of the Common Services and Facilities of a particular Phase designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase).

5. "**Residential Development Common Areas**" means those parts of the Non-Station Development intended for the common use and benefit of all the Owners of the Residential Development and not for the sole benefit of any Owner or group of Owners in a Phase, including but not limited to the Central Park (as defined in the PDMC), the activity green as identified on the approved landscape master plans and other areas to be designated as common areas of or for the common use and benefit by the Owners of the Residential Development as a whole by MTR (as defined in the PDMC) at any time after the date of the PDMC in and more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC.

6. "**Residential Development Common Services and Facilities**" means those services and facilities constructed or installed or to be constructed or installed in on or under the Non-Station Development and which serve the Residential Development as a whole and not for the sole benefit of any Owner or group of Owners in a Phase and any other services and facilities to be designated as common services and facilities of or for the common use and benefit by the Owners of the Residential Development as a whole by MTR at any time after the date of the PDMC in any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC.

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

8. "**Phase VI Car Park Common Areas**" means the whole of the Phase VI Car Park (as defined in the SDMC) (except those Phase VI Car Parking Spaces and pedal-cycle parking spaces shown and delineated on the car park layout plan approved by the Building Authority), intended for the common use and benefit of the Owners, occupiers and licensees of the Phase VI Car Park including, but not limited to, Visitors' Car Parking Spaces (as defined in the SDMC) (including parking spaces for disabled persons provided in Site N pursuant to Special Condition No. (44)(a)(vii) of the Government Grant (as defined in the PDMC)), entrances, ramps, driveways, staircases, electrical meter room, fan rooms, switch room, transformer room and such parts of external walls of G/F forming part of the enclosing walls of any Phase VI Car Park Common Areas and the Phase VI Car Park Common Areas are for identification purpose only as shown on the plans annexed to the SDMC and thereon coloured Green.

9. "**Phase VI Car Park Common Services and Facilities**" means those services and facilities in on or under Phase VI (as defined in the SDMC) and which serve the Phase VI Car Park as a whole including, but not limited to, the Common EV Facilities, EV Facilities for Visitors' Car Parking Spaces, plant and machinery, electrical installations fittings and equipment, barriers, guard room and water supply apparatus but excluding anything contained in the Phase VI Common Services and Facilities.

10. "**Phase VI Common Areas**" means those parts of Phase VI which are intended for use by the Owners of more than one constituent parts of Phase VI, namely the Phase VI Car Park and the Phase VI Residential Development (as defined in the SDMC) and not for the sole benefit of the Owners of only one constituent part including, but not limited to, roads, driveways, lanes, footpaths, covered walkway together with its canopy and associated structures thereof; entrances, lobbies, counters, planters, staircases, ramps, landings, corridors and passages; E.V.A. (emergency vehicular access)

on the Ground Floor, drop off areas, refuse storage and material recovery chamber and refuse collection vehicle parking spaces; emergency generator rooms, F.S. control room, sprinkler pump room, street fire hydrant pump room, F.S. pump room, street fire hydrant water tank room, master water meter room, water meter cabinet, fan rooms, green roof(s), fuel tank rooms and pipe ducts on or in Phase VI; the foundations and structure of the buildings erected in Phase VI; the estate management office, watchmen's office, security control room, store, guard house and any other space in Phase VI used for office or other accommodation of the Phase VI Owners Sub-Committee (as defined in the SDMC) or watchmen or caretakers or other staff employed on or in or for Phase VI; such parts of external walls of G/F and 1/F forming part of the enclosing walls of any Phase VI Common Areas; greenery areas (including the planters as for identification only shown Hatched Green on DWG. No. DMC-07-1 annexed to the SDMC) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within Phase VI not used for the sole benefit of the Owners of any one constituent part of Phase VI only and for identification purpose only as shown on the plans annexed to the SDMC and thereon coloured Yellow.

11. "**Phase VI Common Services and Facilities**" means those services and facilities constructed or to be constructed in on or under Phase VI and which serve more than one constituent parts of Phase VI, namely the Phase VI Car Park and the Phase VI Residential Development including, but not limited to, sewers, gutters, drains, watercourses, water features, wells, pipes and ducts; pumps, tanks and sanitary fittings; wires, cables, electrical installations, associated facilities for provision of electricity services to Phase VI, fittings, equipment and apparatus; communal aerial, satellite and cable reception, distribution and associated equipment; fire protection and fire fighting systems, equipment and apparatus; security systems, equipment and apparatus; refuse disposal equipment; lifts and escalators; air-conditioners and fans; architectural features and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the benefit of Phase VI as part of the amenities thereof and not for the sole benefit of any one constituent part of Phase VI only.

12. "**Phase VI Recreational Areas and Facilities**" means the outdoor swimming pool, the heated indoor swimming pool, recreational and sporting facilities, the gardens and grounds within Phase VI and any other recreational facilities erected within Phase VI pursuant to the provisions of Special Condition No.(52)(a)(i) and (iii) of the Government Grant (as defined in the PDMC) which now are or may at any time during the Term (as defined in the PDMC) be provided only for the benefit of the residents and occupiers of the Phase VI Residential Development and their bona fide visitors all of which shall form part of the Private Recreational Facilities (as defined in the PDMC) and the Local Open Space (as defined in the PDMC) (as the case may be) under the PDMC.

13. "**Phase VI Residential Common Areas**" means those parts of the Phase VI Residential Development intended for the common use and benefit of the Owners, occupiers and licensees of the Phase VI Residential Development including, but not limited to, entrances, lobbies, lift lobbies, lift shafts, staircases, landings, planters, water features, canopies, trellis, common flat roofs, flat roofs, covered walkway, corridors and passages, ramps, loading and unloading bays required to be provided pursuant to Special Condition No.(16)(b)(i)(xiii)(VI) of the Government Grant, pipe wells, transfer plates, refuge floors, sprinkler pump rooms, gas meter room, water pump rooms, control valve rooms, air-conditioning platforms, fan room, Main T.B.E. room (main telecommunications and broadcasting room), Sub-T.B.E. rooms (sub-telecommunications and broadcasting rooms) and areas within Phase VI for installation or use of aerial broadcast distribution or telecommunications network facilities; transformer rooms, low voltage switch rooms, electric meter rooms, ELV rooms, Mini-VRV room, F.S. check meter cabinets, F.S. pump rooms, drencher pump rooms, water meter cabinets, guard room, counters, filtration plant rooms, AHU room (Air Handling Unit room), VRV plant rooms, heating plant room, lift machine room, store, pipe ducts, doghouse, management office, access openings, access areas, working spaces and manoeuvring spaces for or in connection with the operation of the CCTV Imaging Device (as defined in the SDMC) and/or the carrying out of inspection, maintenance, repair or related works for the external drainage pipes concealed by architectural features of each Tower (as defined in the SDMC), landscaped areas required to be provided pursuant to Special Condition No.(102) of the Government Grant (including the covered landscaped areas as for identification purpose only as shown Cross-Hatched Grey on the plan (DWG. No. DMC-04-1) annexed to the SDMC), such parts of the roofs not forming part of a Unit, top roofs, the Phase VI Recreational Areas and Facilities, the pedal-cycle parking spaces in the Phase VI Car Park, greenery areas (including but not limited to planters, lawns, vertical greening, common green roofs and water features) as for identification only shown Hatched Green on the plans (DWG. No. DMC-04, DWG. No. DMC-06 and DWG. No. DMC-07-1) annexed to the SDMC, such parts of external walls of G/F and 1/F forming part of the enclosing walls of any Phase VI Residential Common Areas, the external walls of 2/F and above of the buildings erected on Phase VI including the curtain walls or any part thereof (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of the curtain walls, the non-openable windows therein or thereto and window frames, glass panels, cast-in anchors, gasket, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows) of the Towers as for identification purpose only shown on the plans annexed to the SDMC and thereon coloured Indigo Hatched Black and the non-structural prefabricated external walls of the Towers as for identification purpose only shown on the plans annexed to the SDMC and thereon coloured Indigo Stippled Black, and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Phase VI Residential Development for the common use and benefit of the Owners, occupiers and licensees of the Phase VI Residential Development; and the Phase VI Residential Common Areas for identification purpose only are as shown on the plans annexed to the SDMC and thereon coloured Indigo, Indigo Hatched Black and Indigo Stippled Black.

14. "**Phase VI Residential Common Services and Facilities**" means those services and facilities in on or under Phase VI of the Non-Station Development and which serve more than one Phase VI Residential Unit (as defined in the SDMC) including but not limited to, the Phase VI Noise Mitigation Measures (as defined in the SDMC) (including the acoustic absorptive material, vertical acoustic fins but excluding those forming part or parts of a Unit), notice boards, gondola and lifting platforms, sunshading devices, emergency lighting system at escape staircases, ducting, pipes, cables, wiring, CCTV Imaging Device, water pumps, water tanks, plant and machinery, electrical installations, fittings, equipment and apparatus, escalators and lifts but excluding anything contained in the Phase VI Common Services and Facilities and Phase VI Car Park Common Services and Facilities.

15. Subject to the Building Management Ordinance and the provisions of the PDMC, the Common Areas and the Common Services and Facilities shall be under the exclusive control of the Manager (as defined in the PDMC). The Manager shall have the powers and duties to maintain and keep in good repair and condition the Common Areas and the Common Services and Facilities.

16. Rights Easements and Privileges applicable to Owners of the Development:

    a. Full right and liberty for the Owner of the Non-Station Development for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) to go, pass and repass over and along and upon and use such part(s) of the Non-Station Development Common Areas and the Non-Station Development Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Unit.

    b. Full right and liberty for the Owner for the time being, his agents and licensees (in common with all other persons having the like right) of a Unit in the Development to use for the purpose of recreation only and subject to the rules regulations and fees prescribed for their use by the Manager, the Private Recreational Facilities intended for use by that Owner as specified in the PDMC and any Sub-Deed of Mutual Covenant and Sub-Sub-Deed of Mutual Covenant but not any other of the Private Recreational Facilities intended for use by Owners of the other parts of the Development PROVIDED that in exercising such right no Owner shall damage or interfere with or permit or suffer to be damaged or interfered with, the general amenities, plant, equipment or services provided.

17. Rights, Easements and Privileges applicable to all Owners of the Residential Development:

    Full right and liberty (Subject Always to the rights of the Manager, FSI (as defined in the PDMC) and MTR) for the Owner of a Unit of the Residential Development for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) to go, pass and repass over and along and upon and use the Residential Development Common Areas and the Residential Development Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Unit.

18. Rights, Easements and Privileges applicable to Owners of Phase VI:

a. Full right and liberty for the Owner for the time being, his servants, agents, licensees, tenants and lawful occupants:

i. of a Phase VI Residential Unit to go, pass and repass over and along and upon the Phase VI Common Areas and the Phase VI Residential Common Areas in common with all others having the like right; and

ii. of a Phase VI Car Parking Space to go, pass and repass over and along and upon the Phase VI Common Areas and the Phase VI Car Park Common Areas in common with all others having the like right;

for all purposes connected with the proper use and enjoyment of his Unit.

b. Full right and liberty for the Owner for the time being, his servants, agents, licensees, tenants and lawful occupants of a Phase VI Residential Unit to go, pass and repass over and along and upon the Phase VI Car Park Common Areas and to use the Phase VI Car Park Common Services and Facilities for all purposes connected with (a) access to and from the refuse storage and material recovery chamber on B1 Floor of the buildings erected on Phase VI (which is for identification purpose only as shown and indicated on the B1 Plan annexed to the SDMC as "RS & MRC"), which forms part of the Phase VI Common Areas, and (b) access and egress to and from and use of the Visitors' Car Parking Spaces in the Phase VI Car Park.

19. Exceptions and Reservations to which each Share (as defined in the PDMC) is subject:

a. Rights of Manager

(i) Full right and privilege for the Manager, with or without surveyors, workmen and others, at all reasonable times on prior reasonable notice (except in case of emergency) to enter on and into each and every part of the Land (as defined in the PDMC) and the Development including each Unit other than the Station Complex (as defined in the PDMC) except with the prior consent in writing of MTR and the Government Accommodation (as defined in the PDMC) except with the prior approval (save in case of emergency) of the Owner of the Government Accommodation for the purposes of inspecting, rebuilding, repairing, renewing, replacing, renovating, maintaining, cleaning, painting or decorating the structure of the Non-Station Development, the Common Areas and Common Services and Facilities or any part of parts thereof, or any Unit in respect of which the Owner shall be in default of its obligations to repair and maintain or for abating any hazard or nuisance which does or may affect the Common Areas, the Common Services and Facilities or other Owners or for the exercise and carrying out of any of its powers and duties under the provisions of the PDMC causing as little disturbance as is reasonably practicable and making good any damage caused thereby Provided That in case of the Manager exercising its right of entry into the Government Accommodation pursuant to this Clause, such entry shall be for the purposes of maintenance and repair only and the Manager shall be liable for all costs and expenses incurred for any damage caused to the Government Accommodation.

(ii) The right for the Manager to authorise by way of licence, subject to the prior approval by a resolution of the Owners of the Non-Station Development at a meeting of the Owners of the Non-Station Development convened under the PDMC or a resolution of the Owners of the relevant Phase at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) and the prior written consent of the Director of Lands the use of external walls forming part of the common areas of the relevant Phase (other than the external walls of the Government Accommodation) for advertising purposes and to permit the installation or erection of posters or other advertising signs or structures (whether illuminated or not) with the right to remove, repair, maintain, service or replace the same and to obtain electricity from the building or structure (other than the Government Accommodation) nearest in proximity to such advertising posters signs and other structures Provided That the proper use and enjoyment of the Government Accommodation and the ingress to or egress from the Government Accommodation shall not be affected or interrupted.

(iii) The right for the Manager to authorise by way of licence, subject to the prior approval of the relevant Owners Sub-Committee (as defined in the PDMC) of the part of the Non-Station Development affected such part of the transfer plate of any residential tower forming part of the Common Areas suitable for the purposes of a patio to the Owner of the Unit of the Residential Development adjacent thereto on terms and conditions as it deems fit.

(iv) The right for the Manager, its servants, agents, contractors and persons duly authorized on prior reasonable notice (except in case of emergency) to gain access to and enter upon any such flat roof and to remain there for such reasonable period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Common Services and Facilities in or upon the flat roof or to which access is gained via the flat roof and, on a temporary basis, to erect, place or store on any flat roof any scaffolding or other plant, equipment or materials necessary for the purpose of any works for so long as such works are being carried on.

b. Rights of MTR

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

(ii) to designate any part of the Reserved Areas (as defined in the PDMC) to be Common Areas or Common Services and Facilities subject to the prior approval by a resolution of the Owners of the Non-Station Development at a meeting of the Owners of the Non-Station Development convened under the PDMC or a resolution of the Owners of the relevant Phase at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) Provided That the proper use and enjoyment of the Government Accommodation shall not be affected and Provided Further That any additional Common Areas or additional Common Services and Facilities so designated shall not be re-converted or re-designated to MTR's own use or benefit and MTR shall prepare or cause to be prepared a set of plans showing such additional Common Areas which shall be kept at the management office of the Non-Station Development and made available for inspection by the Owners free of costs and charges during normal office hours;

(iii) Subject only to the provisions of Special Condition (58) of the Government Grant and obtaining the prior written consent of the Director of Lands to allocate Shares to each Phase and the Station Complex of the Development and to each Unit in and the Common Areas of that Phase and to allocate Management Units (as defined in the PDMC) to each Unit in that Phase; if on the issue of an Occupation Permit (as defined in the PDMC) for the final Phase of the Non-Station Development the Shares to be allocated to the Units in the final Phase based on the amount of the Gross Floor Area (as defined in the PDMC) of the Units in that Phase are less than the unallocated Shares at that time available the remainder of the Shares following such allocation shall be allocated by MTR to the Common Areas and to be held in trust by MTR on behalf of all Owners or assigned together with all Shares previously allocated to Common Areas to the Manager in accordance with the provisions of Paragraph 3(b) of Part II of the Second Schedule to the PDMC;

(iv) Subject only to obtaining the prior written consent of the Director of Lands to allocate and re-allocate Shares to any particular part of the Development following the issue of an Occupation Permit in respect of that particular part and to each Unit and the Common Areas and Common Service and Facilities and to allocate and re-allocate Management Units to each Unit thereto necessitated by any change in gross floor area Provided That the allocation or re-allocation of Shares shall not affect the proportion of Shares and Management Units allocated to the Government Accommodation;

(v) After completion of the final Phase of the Non-Station Development, to amend, vary, alter, add to, modify or substitute any part of the Common Areas and Common Services and Facilities Provided Always that the physical use and enjoyment of the Units by the Owners shall not be materially and adversely affected and the use and enjoyment of the Government Accommodation shall not be adversely affected and no such amendment, variation, alteration, addition, modification or substitution shall give to the Owners or other person having an interest in the Development or any part thereof any right of action against MTR Provided That the Common Areas and Common Services and Facilities shall not be reduced and Provided Further That notwithstanding anything contained in the foregoing, if there is any conversion of any of the Common Areas to MTR's own use for its own benefit, such conversion shall be subject to the approval of the Development Owners Committee (if any) or the relevant Owners Sub-Committee (if any) (as the case may be) and any payment paid by MTR for the approval shall be credited to the relevant Special Fund (as defined in the PDMC) and if there is any conversion or designation of any of MTR's own areas in the Land as Common Areas, such conversion or designation shall be subject to the approval by a resolution of Owners at a meeting of the Owners of the Non-Station Development convened under the PDMC or at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) and Provided Further That any additional Common Areas or additional Common Services and Facilities shall not be re-converted or re-designated to MTR's own use or benefit and MTR shall prepare or cause to be prepared a set of plans showing such additional Common Areas which shall be kept at the management office of the Non-Station Development and made available for inspection by the Owners free of costs and charges during normal office hours;

(vi) To construct maintain lay alter remove re-route and renew drains, pipes, cables, sewers and other installations, fittings, chambers and other structures within the Land and the Development (other than the services and facilities solely and exclusively serving the Government Accommodation) or partly within the Land and the Development (other than the services and facilities solely and exclusively serving the Government Accommodation) and adjoining land to supply utilities services and recreational facilities to the Land and the Development and/or to any other adjoining adjacent or neighbouring lands and to grant the right so to do any of the aforesaid to any person on such terms and conditions as MTR may deem fit Provided that if the said drains, pipes, cables, sewers, installations, fittings, chambers and structures form parts of the Common Areas or the Common Services and Facilities, any consideration received for supplying of the said utilities, services and recreational facilities to the adjoining adjacent or neighbouring lands shall after deduction by MTR of the costs of the relevant works incurred by MTR be credited to the relevant Special Fund;

(vii) Subject to the approval of the Development Owners Committee or the relevant Owners Sub-Committee (as the case may be) to grant any rights, rights of way or easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, recreational areas and facilities, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water and electricity storage, transformation and supply systems) over any part or parts of the Non-Station Development Common Areas and the Non-Station Development Common Services and Facilities or the Residential Development Common Areas and the Residential Development Common Services and Facilities or any Common Areas and Common Services and Facilities of a Phase or the Private Recreational Facilities or to grant any similar rights by licence for the benefit of any adjoining or neighbouring lands on such terms and conditions and to such persons as MTR shall deem fit Provided that the proper use and enjoyment of the Government Accommodation shall not be affected and Provided Always that any money received from the grant of any such rights shall form part of the Special Funds.

20. MTR shall upon execution of the SDMC assign the whole of the Shares in the Phase VI Common Areas and Phase VI Common Services and Facilities, the Phase VI Car Park Common Areas and Phase VI Car Park Common Services and Facilities and the Phase VI Residential Common Areas and Phase VI Residential Common Services and Facilities together with the Phase VI Common Areas and Phase VI Common Services and Facilities, the Phase VI Car Park Common Areas and Phase VI Car Park Common Services and Facilities and the Phase VI Residential Common Areas and Phase VI Residential Common Services and Facilities to the Manager free of costs or consideration to be held by the Manager as trustee for all the Owners and the Manager must assign the said Shares together with the said areas and services and facilities free of costs or consideration to its successor as manager on termination of its appointment or to the Owners Corporation at any time if so required by the Owners Corporation.

21. (a) For the benefit of the Owners and the occupiers for the time being of the Units there shall be Building Rules (as defined in the PDMC) and Fitting Out Rules (as defined in the PDMC) regulating the use, occupation, maintenance and environmental control of the Non-Station Development as a whole and the Outside Area (as defined in the PDMC) and of the Common Areas (including the Private Recreational Facilities) and the Common Services and Facilities as a whole and the conduct of persons occupying, visiting or using the same and such Building Rules and Fitting Out Rules shall be binding on the Owners and their tenants, licensees, servants and agents (other than the Owner of the Government Accommodation).

(b) For the benefit of the Owners and the occupiers for the time being of the Units there shall be Building Rules and Fitting Out Rules regulating the use, occupation, maintenance and environmental control of the Non-Station Development Common Areas (including the Private Recreational Facilities) and the Non-Station Development Common Services and Facilities serving some but not all the Phases of the Non-Station Development and the conduct of persons occupying, visiting or using the same and such Building Rules and Fitting Out Rules shall be binding on the Owners of the relevant Phases and their tenants, licensees, servants and agents (other than the Owner of the Government Accommodation).

(c) The Manager shall have power from time to time to make, revoke and amend the Phase VI House Rules (as defined in the SDMC) regulating the use, occupation, maintenance and environmental control of Phase VI and the conduct of persons occupying, visiting or using the same and the Phase VI House Rules shall not be inconsistent with or contravene the provisions of the PDMC, the SDMC, the Building Management Ordinance or the Government Grant Provided That if the Phase VI Owners Sub-Committee is in existence, the Phase VI House Rules shall only be made, revoked or amended by the Manager with the prior approval of the Phase VI Owners Sub-Committee.

(d) The Phase VI House Rules set out in the Fourth Schedule to the SDMC shall be deemed to have come into force on the date of the SDMC in respect of Phase VI and shall remain in force until revoked or amended as provided in the SDMC.

22. Subject to the rights reserved to MTR in Part II of the Second Schedule to the PDMC and the rights granted to the Owner of the Government Accommodation in Clause 2 of Part I of the Second Schedule to the PDMC an Owner shall not without the previous written consent of the Manager which may be granted, withheld or granted subject to conditions at its absolute discretion to:

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

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

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

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

(e) in no event shall dogs be permitted in lifts or in any part of the Non-Station Development intended for common use unless carried or on leash and wearing mouth strap.

23. (a) Subject to MTR's reserved rights under Clause 3 of Part II of the Second Schedule to the PDMC, no Owner may convert any of the Common Areas to his own use or for his own benefit unless the approval of the Development Owners Committee or the relevant Owners Sub-Committee (as the case may be) has been obtained.

(b) Subject to MTR's reserved rights under Clause 3 of Part II of the Second Schedule to the PDMC, no Owner (except MTR as the Owner of the uncompleted portion of the Non-Station Development shall have the right to designate part or parts of the uncompleted portion of the Non-Station Development to be Common Areas in any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC) may convert or designate any of his own areas as Common Areas unless the approval by a resolution of Owners at a meeting of the Owners of the Non-Station Development convened under the PDMC or at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) has been obtained. No Owner nor the Manager will have the right to re-convert or re-designate the Common Areas to his or its own use or benefit.

24. The Manager shall keep at the management office of the Non-Station Development and make available for inspection by the Owners free of costs and charges during normal office hours a copy of the Common Areas plans attached to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or, where applicable, Deed Poll, relating to any Phase upon execution of the relevant Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll (as the case may be) and from time to time record plans showing those Non-Station Development Common Areas outside the boundary of any Phase formed before completion of the construction of the final Phase of the Non-Station Development and a copy of the Common Areas plans showing all the Non-Station Development Common Areas outside the boundary of any Phase upon execution of the Sub-Deed of Mutual Covenant for the final Phase of the Non-Station Development Provided that the Manager shall provide free of cost to the Owner of the Government Accommodation a copy of the said plans and any amendments thereto from time to time. The said copies of plans shall be certified as to its accuracy by or on behalf of the Authorized Person for the Non-Station Development.

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

Tower	Floor	Unit	No. of Shares allocated to each Flat
1	2/F	A *	461
		B *	1,000
		C *	473
		D *	823
		E *	629
		F *	494
		G *	478
		H *	478
		J *	454
		K *	465
	3/F – 40/F (excluding 4/F, 13/F, 14/F, 22/F, 24/F and 34/F) (32 storeys)	A	443
		B	984
		C	462
		D	821
		E	581
		F	465
		G	452
		H	452
		J	433
		K	467
	42/F – 62/F (excluding 44/F and 54/F) (19 storeys)	A	443
		B	984
		C	462
		D	821
		E	581
		F	465
		G	452
		H	452
		J	433
		K	467
	63/F	A*	2,362
		B	578
		C	465
		D	452
		E	452
		F	433
		G	465

Notes:
1. There are no designations of 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 22/F and 41/F are refuge floors.
3. There is no designation of Tower 4.
4. * with private flat roof(s)
   @ with private roof(s)
   # with stairhood(s)

Tower	Floor	Unit	No. of Shares allocated to each Flat
1	65/F – 67/F (3 storeys)	A	2,308
		B	578
		C	465
		D	452
		E	452
		F	433
		G	465
	68/F	A @#	2,522
		B *@#	1,347
		C *@#	1,594

Notes:
1. There are no designations of 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 22/F and 41/F are refuge floors.
3. There is no designation of Tower 4.
4. * with private flat roof(s)
   @ with private roof(s)
   # with stairhood(s

Tower	Floor	Unit	No. of Shares allocated to each Flat
2	2/F	A *	824
		B *	634
		C *	743
		D *	524
		E *	512
		F *	476
		G *	472
		H *	496
		J *	625
	3/F – 40/F (excluding 4/F, 13/F, 14/F, 22/F, 24/F and 34/F) (32 storeys)	A	785
		B	600
		C	717
		D	513
		E	471
		F	448
		G	447
		H	466
		J	575
	42/F – 58/F (excluding 44/F and 54/F) (15 storeys)	A	785
		B	590
		C	1,301
		D	471
		E	448
		F	447
		G	466
		H	575

Tower	Floor	Unit	No. of Shares allocated to each Flat
2	59/F	A	785
		B *	1,689
		C	471
		D	448
		E	447
		F	466
		G	575
	60/F – 63/F (4 storeys)	A	785
		B	1,674
		C	471
		D	448
		E	447
		F	466
		G	575
	65/F – 66/F (2 storeys)	A	2,419
		B	471
		C	448
		D	447
		E	466
		F	574
	67/F	A	2,414
		B	471
		C	448
		D	447
		E	466
		F	574
	68/F	A @#	2,662
		B @	522
		C @	745
		D *@#	1,343

Notes:
1. There are no designations of 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 22/F and 41/F are refuge floors.
3. There is no designation of Tower 4.
4. * with private flat roof(s)
   @ with private roof(s)
   # with stairhood(s)

Tower	Floor	Unit	No. of Shares allocated to each Flat
3	2/F	A *	423
		B *	721
		C *	383
		D *	380
		E *	656
		F *	547
		G *	344
		H *	274
		J *	274
		K *	274
		L *	279
		M *	453
	3/F – 65/F (excluding 4/F, 13/F, 14/F, 22/F, 24/F, 34/F, 41/F, 44/F, 54/F and 64/F) (53 storeys)	A	413
		B	714
		C	378
		D	375
		E	656
		F	574
		G	334
		H	268
		J	268
		K	268
		L	273
		M	410
	66/F	A @#	1,610
		B @#	1,394
		C *@#	1,324
		D @	276
		E @	277
		F @	293
		G @	451

Notes:
1. There are no designations of 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 22/F and 41/F are refuge floors.
3. There is no designation of Tower 4.
4. * with private flat roof(s)
   @ with private roof(s)
   # with stairhood(s)

Tower	Floor	Unit	No. of Shares allocated to each Flat
5	2/F	A *	641
		B *	395
		C *	387
		D *	634
		E *	287
		F *	316
		G *	282
		H *	331
		J *	276
		K *	272
		L *	274
		M *	273
		N *	344
	3/F – 21/F (excluding 4/F, 13/F and 14/F) (16 storeys)	A	594
		B	384
		C	376
		D	633
		E	277
		F	306
		G	267
		H	305
		J	270
		K	268
		L	268
		M	267
		N	335
	23/F – 65/F (excluding 24/F, 34/F, 41/F, 44/F, 54/F and 64/F) (37 storeys)	A	594
		B	381
		C	374
		D	635
		E	277
		F	306
		G	267
		H	305
		J	270
		K	268
		L	268
		M	267
		N	335
	66/F	A @#	1,395
		B *@#	1,283
		C @	325
		D @	286
		E @	327
		F @	281
		G @	279
		H @	300
		J @	285
		K @	361

Notes:
1. There are no designations of 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 22/F and 41/F are refuge floors.
3. There is no designation of Tower 4.
4. * with private flat roof(s)
   @ with private roof(s)
   # with stairhood(s)

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

MTR Corporation Limited has been appointed as the manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area for an initial period commencing on the date of the PDMC and expiring two years after the date of the Sub-Deed of Mutual Covenant or Deed Poll in respect of the final Phase of the Non-Station Development or on the expiration of the building covenant period under the Government Grant whichever is the earlier.

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

1. The Owners (save and except the Owner of the Government Accommodation who shall contribute towards the Management Charges (as defined in the PDMC) in accordance with Clause 9(b) of Section E of the PDMC and MTR as the Owner of the Station Complex and the Reserved Areas (if any) who shall only be liable to pay contribution pursuant to Clauses 8(c), 8(d) and 8(e) of Section E of the PDMC) shall contribute towards the Management Charges in the following manner :-

   (a) all Owners of Units in the Non-Station Development (save and except the Owner of the Government Accommodation) shall contribute to the expenses of the Non-Station Development Common Areas and Facilities Management Sub-Budget in the proportion that the Management Units attributable to the Units owned by them bears to the total Management Units allocated to the Non-Station Development (save and except the Government Accommodation);

   (b) the Owners of the Units in the Residential Development shall contribute to the expenses of the Residential Development Common Areas and Facilities Management Sub-Budget in the proportion that the Management Units attributable to the Units owned by them bear to the total Management Units allocated to the Residential Development; and

   (c) the Owners of the Units in each Phase (save and except the Owner of the Government Accommodation) shall contribute to the expenses of the relevant Phase Management Sub-Budget in the proportion that the Management Units attributable to the Units owned by them bears to the total Management Units allocated to that Phase (save and except the Government Accommodation) Provided That where the Manager prepares sub-budgets for a Phase or any part of it, only the expenses which are attributable to the Phase as a whole shall be apportioned in the manner described above and the expenses of any sub-sub-budget shall be paid by the Owners of Units covered by such a sub-sub-budget in the proportion that the Management Units attributable to the Units owned by them bears to the total number of Management Units allocated to all Units covered by such a sub-sub-budget.

2. Under Clause 8(b) of Section E of the PDMC, the Owners (excluding the Owner of the Government Accommodation) of any Phase(s) in respect of which the Station Complex supports, shall contribute to the costs and expenses of any structural repair and maintenance in connection with the slabs between the Station Complex and any part of such Phase(s), and any structural elements and/or facilities of the Station Complex supporting or serving the Station Complex and any such Phase(s). The Owners of any such Phase(s) (save and except the Owner of the Government Accommodation) and the Owner of the Station Complex shall contribute to the said costs and expenses in the following percentage :-

   (a) Owner of the Station Complex : 51%

   (b) Owners of such Phase(s) (save and except the Owner of the Government Accommodation) in respect of which the Station Complex supports : 49%

3. Under Clause 8(c) of Section E of the PDMC, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

   (a) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100)(a)(ii) of the Government Grant;

   (b) the Public Open Space;

   (c) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

      (i) do not fall within the boundaries of any Phase;

      (ii) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

      (iii) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I ExtraPhase Common Services and Facilities

   pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

4. Under Clause 8(d) of Section E of the PDMC, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of submitting the proposals for dealing with potential landfill gas and leachate migration and the implementation of the approved proposals pursuant to Special Condition (90) of the Government Grant.

5. The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of Section E of the PDMC shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorized Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

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

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

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

Not applicable.

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

A. 於土地註冊處註冊為「註冊摘要」第 09062303030203 號之主公共契約及管理協議 (「主公契」) 和副公共契約及管理協議草稿 (「副公契」) 關乎「期數」的公用部分之條文摘要。

1. **「公用地方」**指 (i)「非車站發展項目公用地方」；(ii)「第一期額外期公用地方」(釋義以「主公契」所訂為準) ; (iii)「住宅發展項目公用地方」; 及 (iv) 劃為供個別「發展期」(釋義以「主公契」所訂為準) 所有「業主」(釋義以「主公契」所訂為準) 或個別一組「業主」專享之公用地方並於任何「副公契」(釋義以「主公契」所訂為準)、「分副公契」(釋義以「主公契」所訂為準) 或將根據「主公契」訂立的「分割契約」(釋義以「主公契」所訂為準) 所夾附圖則註明的「非車站發展項目」(釋義以「主公契」所訂為準) 部分，其中包括但不限於公眾空中花園、公眾平台花園、郵遞室及信箱 (如有者)，即建築事務監督及地政總署署長根據屋宇署、地政總署和規劃署所發出《聯合作業備考》1 號及 2 號而豁免計入樓面總面積或上蓋面積或兩者的環保及創新設施，但不包括屬於任何個別「單位」(釋義以「主公契」所訂為準)「業主」所有的「住宅發展項目」(釋義以「主公契」所訂為準)、「商業發展項目」(釋義以「主公契」所訂為準)、「停車場」(釋義以「主公契」所訂為準) 或「幼稚園」(釋義以「主公契」所訂為準) 部分。

2. **「公用服務與設施」**指 (i)「非車站發展項目公用服務與設施」；(ii)「第一期額外期公用服務與設施」(釋義以「主公契」所訂為準) ; (iii)「住宅發展項目公用服務與設施」；及 (iv) 任何「副公契」、「分副公契」或將根據「主公契」訂立的「分割契約」訂明供個別「發展期」所有或個別一組「業主」專享之「非車站發展項目」公用服務與設施，但不包括屬於任何個別「單位」「業主」所有的服務與設施。

3. **「非車站發展項目公用地方」**指擬供「非車站發展項目」全體「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室，以及建於「非車站發展項目」內各建築物的地基及構築物 (不包括任何從屬於個別「單位」的結構柱和「單位」內的結構柱)；「公眾休憩用地」(釋義以「主公契」所訂為準)；經核准園景美化總綱圖則所示的地標式建築物；管理處 (如有者) 及「非車站發展項目」內或上供「發展項目業主委員會」(釋義以「主公契」所訂為準)、「業主立案法團」(釋義以「主公契」所訂為準)、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他地方，以及在安裝或使用天線分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方 (但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據「主公契」L 節第 7 條備存在「非車站發展項目」管理處的記錄圖註明。

4. **「非車站發展項目公用服務與設施」**指現已或將會在「發展項目」（釋義以「主公契」所訂為準） 內、上或下建造的服務與設施，供「非車站發展項目」整體使用而非個別「發展期」任何「業主」專享，其中包括但不限於污水渠、溝渠、排水渠、水道、井、水管及管槽；泵、水箱及衛生配件；電線、電纜、電力裝置、配件、設備與器具；防火及滅火系統、設備與器具；保安系統、設備與器具；垃圾處置設備；電梯；空調及風機；回收洗盥污水系統；天線廣播分導或電訊網絡設施，以及安裝於「非車站發展項目」內或專為該處使用或設置作生活便利設施而非個別「發展期」任何「業主」專享的任何其他裝置、系統、機器、設備、器具、配件、服務及設施 (但不包括「住宅發展項目公用服務與設施」和附屬於個別「發展期」「公用服務與設施」而現已或將會在專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的服務與設施)。

5. **「住宅發展項目公用地方」**指擬供「住宅發展項目」全體「業主」公用與共享而非個別「發展期」任何一名或一組「業主」專享的「非車站發展項目」部分，其中包括但不限於「中央公園」(釋義以「主公契」所訂為準)、經核准園景美化總綱圖則所示的草地球場，以及「港鐵」（釋義以「主公契」所訂為準）於主公契日期後隨時指定供「住宅發展項目」全體「業主」公用與共享的其他公用地方，將會在根據「主公契」訂立之任何「副公契」、「分副公契」或「分割契約」所夾附圖則顯示。

6. **「住宅發展項目公用服務與設施」**指現已或將會在「非車站發展項目」內、上或下建造或安裝的服務與設施，供「住宅發展項目」整體使用而非個別「發展期」任何一名或一組「業主」專享，「港鐵」於主公契日期後隨時指定供「住宅發展項目」全體「業主」公用與共享的其他公用服務與設施，將會在根據「主公契」訂立之任何「副公契」、「分副公契」或「分割契約」註明。

7. **「電動車公用設施」**指現已或將會在「第 VI 期停車場公用地方」內安裝供「第 VI 期停車位」(釋義以「副公契」所訂為準)「業主」公用與共享，以作為根據香港特別行政區法例第 374 章《道路交通條例》持牌而停泊於任何「第 VI 期停車位」之電動車或電動電單車充電用途或作有關用途的設施；該等設施並非專為任何個別「第 VI 期停車位」服務或屬於任何「第 VI 期停車位」「業主」，並應包括但不限於電線、電纜、管槽、線槽、設備、器具及其他電力或與此用途有關的其他裝置。

8. **「第 VI 期停車場公用地方」**指「第 VI 期停車場」（釋義以「副公契」所訂為準）整體（除了「第 VI 期停車位」和經建築事務監督批核停車場平面佈置圖所示及劃定的單車位），擬供「第 VI 期停車場」各「業主」、佔用人及受許可人公用與共享，其中包括但不限於「訪客停車位」（釋義以「副公契」所訂為準）(包括 「批地文件」(釋義以「主公契」所訂為準) 第 (44)(a)(vii) 條批地特別條款規定於「地盤 N」提供之傷殘人士車位）、入口、斜路、行車道、樓梯、電錶房、風機房、電掣房、變壓器房以及構成任何「第 VI 期停車場公用地方」圍封牆的 G 樓外牆部分。「第 VI 期停車場公用地方」在「副公契」所夾附圖則以綠色顯示，僅供識別用途。

9. **「第 VI 期停車場公用服務與設施」**指「第 VI 期」（釋義以「副公契」所訂為準）內、上或下供「第 VI 期停車場」整體使用的服務與設施，其中包括但不限於「電動車公用設施」、「訪客停車位」之「電動車設施」、機器與機械、電力裝置配件與設備、電動閘、看更亭及供水器具，但不包括任何屬於「第 VI 期公用服務與設施」。

10. **「第 VI 期內公用地方」**指擬供「第 VI 期」多個組成部分，即「第 VI 期停車場」及「第 VI 期住宅發展項目」（釋義以「副公契」所訂為準）各「業主」共用而非僅單一組成部分「業主」專用的「第 VI 期」地方，其中包括但不限於道路、行車道、巷、行人走道、有蓋走道及其天蓬及相關結構、入口、大堂、櫃檯、花槽、樓梯、斜路、樓梯平臺、走廊及通道；位於 G 樓的緊急救援車輛通道、停車上落處、垃圾及物料回收房及垃圾車車位；緊急發電機房、消防控制室、消防花灑泵房、街道消防栓泵房、消防泵房、街道消防栓水缸房、主水錶房、水錶櫃、風機房、環保天台、在「第 VI 期」上或內的燃料缸房及水管槽；建於「第 VI 期」各建築物的地基及結構項件；物業管理處、看更辦公室、保安控制室、儲物室、保安護衛亭及任何其他位於「第 VI 期」供「第 VI 期業主小組委員會」（釋義以「副公契」所訂為準）或看更或管理員或「第 VI 期」上或內或為「第 VI 期」受聘之其他員工作辦公室或其他住宿的空間；構成任何「第 VI 期內公用地方」圍封牆的 G 樓及 1 樓外牆部分；綠化地方（包括根據「副公契」夾圖則 DWG No. DMC-07-1 以綠色斜線範圍顯示而僅供識別用途的花槽）以及在「第 VI 期」內所有其他於《建築物管理條例》（香港法例第 344 章）附表 1 指明且非「第 VI 期」個別組成部分「業主」專用、在「副公契」所夾附圖則以黃色顯示僅供識別用途的公用地方（如有者）。

11. **「第 VI 期公用服務與設施」**指現已或將會在「第 VI 期」內、上或下建造擬供「第 VI 期」多個組成部分 ，即「第 VI 期停車場」及「第 VI 期住宅發展項目」 共用的服務與設施，其中包括但不限於位於污水管、溝渠、排水渠、水道、水景特色、井、水管及管槽；泵、水箱及衛生配件；電線、電纜、電力裝置、為「第 VI 期」提供電力服務的相關設施、配件、設備與器具；公共天線、衛星碟形天線及有線電視接收、分導和相關設備；防火及滅火系統、設備與器具；保安系統、設備與器具；垃圾處置設備；電梯及自動扶梯；空調及風機；建築特色，以及安裝於「第 VI 期」內或專為該處而使用或設置供「第 VI 期」用作生活便利設施而非「第 VI 期」任何單一組成部分專享的任何其他裝置、系統、機器、設備、器具、配件、服務及

設施。

12. **「第 VI 期康樂地方與設施」**指「第 VI 期」內之戶外游泳池、室內暖水游泳池、娛樂及運動設施、花園及場地，以及依照「批地文件」（釋義以「主公契」所訂為準）第 (52)(a)(i) 及 (iii) 條批地特別條款之規定，在「批租年期」（釋義以「主公契」所訂為準）內現時或可能在任何時間專為「第 VI 期住宅發展項目」住戶及佔用人及彼等的真正訪客而設，並根據「主公契」構成「私家康樂設施」（釋義以「主公契」所訂為準）及「鄰舍休憩用地」（釋義以「主公契」所訂為準）（視乎情況而定）一部分的任何其他娛樂設施。

13. **「第 VI 期住宅公用地方」**指擬供「第 VI 期住宅發展項目」各「業主」、佔用人及受許可人公用與共享的「第 VI 期住宅發展項目」部分，其中包括但不限於入口、大堂、電梯大堂、升降機井道、樓梯、樓梯平台、花槽、水景特色、簷蓬、花棚、公用平台、平台、有蓋行人道、走廊及通道、斜路、依照「批地文件」第 (16)(b)(i)(xiii)(VI) 條批地特別條款所指定提供的車輛客貨上落車位、管井、轉換層、隔火層、消防花灑泵房、煤氣錶房、水泵房、控制閥室、冷氣機平台、風機房、主電訊及廣播器材室、副電訊及廣播器材室及「第 VI 期」內安裝或使用天線分導或電訊網絡設施的地方；變壓器房、低壓電掣房、電錶房、特低壓電房、小型中央空調機房、消防檢查錶櫃、消防泵房、水簾泵房、水錶櫃、警衛室、櫃台、濾水裝置機房、空氣調節機房、中央空調機房、加熱機房、升降機機房、儲物室、管道槽、機電管道房、管理處、通道口、通道位置、有關「閉路電視攝像設備」（釋義以「副公契」所訂為準）的操作及／或為被每「座」（釋義以「副公契」所訂為準）建築裝飾遮藏的外部排水管道進行檢查、維護、修理或相關工作的工作空間和操作空間、根據批地文件第 (102) 條批地特別條款規定必須提供之園景美化地方（包括於「副公契」所夾附圖則 (DWG. No. DMC-04-1) 以灰色十字線範圍顯示僅供識別用途的有蓋園景美化地方）、不構成「單位」部分的天台部分、頂層天台、「第 VI 期康樂地方與設施」、「第 VI 期停車場」內的單車停車位、於「副公契」所夾附圖則 (DWG. No. DMC-04, DWG. No. DMC-06 及 DWG. No. DMC-07-1) 以綠色斜線範圍顯示而僅供識別用途的綠化地方（包括但不限於花槽、草坪、垂直綠化植物、共用環保天台及水景特色）、構成任何「第 VI 期住宅公用地方」圍封牆的 G 樓及 1 樓外牆部分、於「副公契」所夾附圖則以靛色間黑斜線範圍顯示而僅供識別用途的建於「第 VI 期」建築物之 2 樓或以上包括幕牆或其任何部分的外牆（包括幕牆窗框、玻璃嵌板、鉸、鎖、把手、澆注錨固、鑲邊、窗戶填縫料及其他部件，其中的及裝予之的不可開的窗戶及該等不可開的窗戶的窗框、玻璃嵌板、澆注錨固、鑲邊、窗戶填縫料及其他部件，但不包括所有安裝在此的所有可開的窗戶及包圍該等可開的窗戶玻璃嵌板的窗框及該等可開窗戶的玻璃嵌板、鉸、鎖、把手、澆注錨固、鑲邊、窗戶填縫料及其他部件），以及於「副公契」所夾附圖則以靛色間黑圓點範圍顯示而僅供識別用途的每「座」的非結構預製外牆，以及所有其他位於「第 VI 期住宅發展項目」供「第 VI 期住宅發展項目」各「業主」、佔用人及受許可人公用與共用並於《建築物管理條例》(香港法例第 344 章) 附表 1 中指明的公用地方（如有者）。「第 VI 期住宅公用地方」在「副公契」所夾附圖則以靛色、靛色間黑斜綫及靛色間黑圓點範圍顯示，僅供識別用途。

14. **「第 VI 期住宅公用服務與設施」**指「第 VI 期非車站發展項目」內、上或下供多個「第 VI 期住宅單位」(釋義以「副公契」所訂為準) 共用的服務與設施，其中包括但不限於「第 VI 期減噪措施」(釋義以「副公契」所訂為準)(包括不構成單位部分的吸聲材料及垂直聲鰭)、告示牌、吊船及升降平台、遮陽設備、位於逃生樓梯的緊急照明系統、管槽、水管、電纜、電線、「閉路電視攝像設備」、水泵、水缸、機器與機械、電力裝置、配件、設備與器具、電梯及升降機，但不包括任何屬於「第 VI 期公用服務與設施」及「第 VI 期停車場公用服務與設施」的服務和設施。

15. 遵從《建築物管理條例》及「主公契」之條款規定，「公用地方」及「公用服務與設施」將由「經理人」(釋義以「主公契」所訂為準) 以專有權控制。「經理人」具有權力及職責維修和保養「公用地方」及「公用服務與設施」，以保持其維修充足及狀態良好。

16. 適用於「發展項目」「業主」的權利、地役權及特權：

a. 「非車站發展項目」現任「業主」、其傭僕、代理、受許可人、租客及合法佔用人 (與所有其他具有同等權利之人等共享) 擁有全權及自由權通行、進出、往返及使用「非車站發展項目公用地方」及「非車站發展項目公用服務與設施」，以作完善使用及享用其「單位」之所有用途。

b. 每名「發展項目」「單位」現任「業主」、其代理及受許可人 (與所有其他具有同等權利之人等共享) 擁有全權及自由權使用「主公契」和任何「副公契」及「分副公契」訂明擬供該名「業主」使用的「私家康樂設施」(釋義以「主公契」所訂為準) ，以純粹作康樂用途，但必須遵守「經理人」制訂的規則、規例及繳付指定收費，惟不可使用擬供「發展項目」其他部分「業主」使用的任何其他「私家康樂設施」。「業主」行使本項權利時，概不可損害或干預又或允許、容忍他人損害或干預在該處提供的一般生活便利設施、機器、設備或服務。

17. 適用於所有「住宅發展項目」「業主」的權利、地役權及特權：

每名「住宅發展項目」「單位」現任「業主」、其傭僕、代理、受許可人、租客及合法佔用人 (遵從「經理人」、「財政司司長法團」(釋義以「主公契」所訂為準) 及「港鐵」(釋義以「主公契」所訂為準) 享有之權利)(與所有其他具有同等權利之人等共享) 擁有全權及自由權通行、進出、往返及使用「住宅發展項目公用地方」及「住宅發展項目公用服務與設施」，以作完善使用及享用其「單位」之所有用途。

18. 適用於「第 VI 期」「業主」的權利、地役權及特權：

a. 每名現任「業主」、其傭僕、代理、受許可人、租客及合法佔用人可如下享有全權及自由權：

i. 就「第 VI 期住宅單位」而言，與所有其他具有同等權利之人等共同通行、進出及往返「第 VI 期公用地方」及「第 VI 期住宅公用地方」；

ii. 就「第 VI 期停車位」而言，與所有其他具有同等權利之人等共同通行、進出及往返「第 VI 期公用地方」及「第 VI 期停車場公用地方」；

以作完善使用及享用其「單位」之所有用途。

b. 每名「第 VI 期住宅單位」現任「業主」、其傭僕、代理、受許可人、租客及合法佔用人享有全權及自由權，通行、進出及往返「第 VI 期停車場公用地方」及使用「第 VI 期停車場公用服務與設施」，以作有關 (a) 往返構成「第 VI 期公用地方」的部分、建於「第 VI 期」各建築物 B1 層的垃圾及物料回收房（在「副公契」所夾附 B1 圖則中以「RS & MRC」表示，僅供識別用途）以及 (b) 往返及使用「第 VI 期停車場」訪客停車位。

19. 每份「份數」(釋義以「主公契」所訂為準) 均須遵從以下保留原權益及保留新權益：

a. 「經理人」之權利

(i) 「經理人」擁有全權及特權在事前發出合理通知書 (緊急情況除外) 後，於所有合理時間單獨或聯同測量師、工人及其他人等進入「該土地」(釋義以「主公契」所訂為準) 及「發展項目」(釋義以「主公契」所訂為準) 任何部分，包括任何「單位」(但不包括「車站綜合大樓」(釋義以「主公契」所訂為準) ，除非事前經「港鐵」書面同意則例外，亦不包括「政府樓宇」(釋義以「主公契」所訂為準) ，除非事前經「政府樓宇」「業主」批准則例外 (緊急情況除外)) ，以便檢查、重建、修理、更新、更換、翻新、維修、清潔、髹漆粉飾或裝修「非車站

發展項目」、「公用地方」、「公用服務與設施」或該處任何部分之結構，或「業主」失責不修理及維修之任何「單位」，又或消減任何確實或可能影響「公用地方」 、「公用服務與設施」或其他「業主」的危害或滋擾，又或行使或執行「主公契」條款賦予「經理人」的任何權力與職責。惟「經理人」必須盡量避免造成滋擾，如導致任何損害則妥善修葺。「經理人」根據本條行使權利進入「政府樓宇」，只限於執行維修和修理工程，如對「政府樓宇」造成任何損害，必須承擔所有相關費用與開支。

(ii) 「經理人」有權透過許可，在事前經由「非車站發展項目」「業主」於根據「主公契」召開的「非車站發展項目」「業主」會議議決通過或經由相關「發展期」「業主」於根據相關「副公契」召開的相關「發展期」「業主」會議議決通過 (視乎情況而定)，並在事前獲地政總署署長書面同意後，授權使用附屬於相關「發展期」公用地方的外牆 (「政府樓宇」之外牆除外) 作廣告用途，以及允許安裝或搭建海報或其他廣告牌或構築物 (不論有照明與否)，並且有權拆除、修理、維修、保養或更換此等物件，以及從最就近的建築物或構築物 (「政府樓宇」除外) 取電驅動此等廣告海報、招牌或其他構築物，惟概不可影響或阻礙任何人士使用或享用及進出「政府樓宇」。

(iii) 「經理人」有權透過許可，在事前獲受影響「非車站發展項目」部分的相關「業主小組委員會」(釋義以「主公契」所訂為準) 批准後，按其視為恰當的條款與條件，授權將任何屬於「公用地方」的住宅大廈轉換層用作毗連該處「住宅發展項目」「單位」「業主」的庭院。

(iv) 「經理人」、其傭僕、代理、承辦商及正式授權人等，有權在事前發出合理通知 (緊急情況除外) 後，通行及進入任何平台並按需要在該處逗留一段合理時間，以便檢查、重建、修理、更新、維修、清潔、髹漆粉飾或裝修平台內或上必須經由平台出入的「公用地方」及「公用服務與設施」所有或任何部分，並可於整個施工期間在平台暫時搭建、放置或存放任何棚架或其他必要機器、設備或物料，以便進行工程。

b. <u>「港鐵」之權利</u>

(i) 遵照「批地文件」之條款規定或應地政總署署長要求，以「業主」之整體利益為本，將「公用地方」及「公用服務與設施」或其任何部分連同相關的「份數」(釋義以「主公契」所訂為準) 無償地轉讓予「經理人」。此等地方與設施轉讓後，即由「經理人」以信託形式代表全體「業主」持管。如「經理人」辭職、清盤或遭革除而另行按照「主公契」H 節第 2 條規定委任新經理人，又或根據《建築物管理條例》成立之「發展項目」「業主立案法團」要求，則離任「經理人」或其清盤人必須將此等「公用地方」及「公用服務與設施」連同相關「份數」(如有者) 轉讓予新經理人或「業主立案法團」(視乎情況適當)，以便其以上述的信託方式持管；

(ii) 如事前經由「非車站發展項目」「業主」於根據「主公契」召開的「非車站發展項目」「業主」會議議決批准或經由相關「發展期」「業主」於根據相關「副公契」召開的相關「發展期」「業主」會議議決批准 (視乎情況而定)，將「專用地方」(釋義以「主公契」所訂為準) 任何部分劃為「公用地方」或「公用服務與設施」，惟不可影響任何人士完善使用及享用「政府樓宇」。此外，任何如上劃定的附加「公用地方」或「公用服務與設施」不可重新改為或劃為「港鐵」自用或自享。「港鐵」應編製或達致編製一套圖則，顯示此等附加「公用地方」，備存於「非車站發展項目」管理處，以供「業主」免費在正常辦公時間查閱；

(iii) 只須遵從「批地文件」第 (58) 條批地特別條款之規定，在事前獲地政總署署長書面同意後，分配「份數」予「發展項目」每個「發展期」及「車站綜合大樓」和每個「發展期」每個「單位」及「公用地方」，同時分配「管理份數」(釋義以「主公契」所訂為準) 予該「發展期」每個「單位」。如「非車站發展項目」最後「發展期」獲發「佔用許可證」時，應根據該「發展期」各「單位」樓面總面積分配予各「單位」的「份數」少於當時尚未分配的可用「份數」總額，則「港鐵」應將分配後剩餘的「份數」分配予「公用地方」，並由「港鐵」以信託方式代表全體「業主」持管，又或依照「主公契」第二附錄第 II 部分第 3(b) 段規定，連同所有之前已分配予「公用地方」的所有「份數」轉讓予「經理人」；

(iv) 只須在事前獲地政總署署長書面同意，即可在「發展項目」個別部分獲發「佔用許可證」後分配及再分配「份數」予該部分和每個「單位」以及「公用地方」及「公用服務與設施」，並且因應樓面總面積變更所需而分配及再分配「管理份數」予該處每個「單位」，惟分配或再分配「份數」概不可影響「政府樓宇」之「份數」及「管理份數」比例；

(v) 於「非車站發展項目」最後「發展期」落成後修改、更改、改動、加建、改造或取代「公用地方」及「公用服務與設施」的任何部分，惟此舉不可嚴重影響及妨礙「業主」實際使用和享用其「單位」，亦不可妨礙任何人士使用或享用「政府樓宇」。「業主」或擁有「發展項目」或其任何部分權益的其他人士概無權基於此等修改、更改、改動、加建、改造或取代工程向「港鐵」興訟，惟「公用地方」及「公用服務與設施」亦不可減少。此外，儘管前文有任何規定，倘「港鐵」將任何「公用地方」改為自用專享，必須經由「發展項目業主委員會」(如有者) 或相關之「業主小組委員會」(如有者)(視乎情況而定) 批准，「港鐵」就批准支付的任何款項一律撥入相關的「特別基金」。如「港鐵」將其擁有的任何「該土地」地方改為或劃作「公用地方」，必須經由「業主」於根據「主公契」召開的「非車站發展項目」「業主」會議議決通過或經由相關「發展期」「業主」於根據相關「副公契」召開的會議議決通過 (視乎情況而定)。再者，任何附加「公用地方」或附加「公用服務與設施」均不可重新改為或劃為「港鐵」自用或專享。「港鐵」應編製或達致編製一套圖則顯示此等附加「公用地方」，並備存於「非車站發展項目」管理處，以供「業主」免費在正常辦公時間查閱；

(vi) 建造、維修、鋪設、更改、拆除、改道分流和更新位於「該土地」及「發展項目」內 (專為「政府樓宇」而設的服務與設施除外)，或部分跨越「該土地」及「發展項目」(專為「政府樓宇」而設的服務與設施除外) 和任何毗連土地而專為「該土地」及「發展項目」及 / 或其他毗連、毗鄰或鄰近土地供應公用服務與康樂設施所裝設的排水渠、水管、電纜、污水管及其他裝置、配件、廂室及其他構築物，以及向任何人士授予前述的許可權，條款與條件按「港鐵」視作恰當為準。如上述排水渠、水管、電纜、污水管、裝置、配件、廂室及其他構築物屬於「公用地方」或「公用服務與設施」一部分，因向毗連、毗鄰或鄰近土地供應公用設施、服務及康樂設施所收取的代價扣除「港鐵」因此招致的相關工程費用後，一律撥入相關的「特別基金」；

(vii) 如獲「發展項目業主委員會」或相關「業主小組委員會」(視乎情況而定) 批准，有權向任何毗連或毗鄰土地授予「非車站發展項目公用地方」及「非車站發展項目公用服務與設施」或「住宅發展項目公用地方」及「住宅發展項目公用服務與設施」、個別「發展期」的「公用地方」及「公用服務與設施」或「私家康樂設施」之權利、通行權、地役權或準地役權 (包括但不限於道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、康樂地方與設施、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水及電力儲存、變壓及供應系統之使用權)，或透過許可方式以「港鐵」視為恰當的條款與條件向其視為恰當的人等授予同類權利，然而此舉概不可妨礙任何人士完善使用及享用「政府樓宇」。任何由該等所授予權利而獲取的款項一律撥入「特別基金」。

20. 「副公契」訂立後，「港鐵」應將「第 VI 期公用地方」及「第 VI 期公用服務與設施」、「第 VI 期停車場公用地方」及「第 VI 期停車場公用服務與設施」及「第 VI 期住宅公用地方」及「第 VI 期住宅公用服

務與設施」的整體「份數」，連同「第 VI 期公用地方」及「第 VI 期公用服務與設施」、「第 VI 期停車場公用地方」及「第 VI 期停車場公用服務與設施」及「第 VI 期住宅公用地方」及「第 VI 期住宅公用服務與設施」，免費或無償地轉讓予「經理人」，由「經理人」作為受托人代表全體「業主」持有，而且「經理人」必須把上述「份數」連同上述地方及服務及設施免費或無償地轉讓予繼任「經理人」（當「經理人」的委任終止時）或「業主立案法團」（當「業主立案法團」於任何時候要求時）。

21. (a) 茲以各「單位」現任「業主」及佔用人之利益為本，「非車站發展項目」將制訂「大廈規則」(釋義以「主公契」所訂為準) 和「裝修規則」(釋義以「主公契」所訂為準)，以管制「非車站發展項目」整體及「戶外地方」(釋義以「主公契」所訂為準)、「公用地方」(包括「私家康樂設施」) 及「公用服務與設施」整體之使用、佔用、維修和環境控制事宜，以及佔用、到訪或使用該處各人等的行為操守。「大廈規則」及「裝修規則」將對「業主」及彼等之租客、受許可人、傭僕和代理約束 (「政府樓宇」「業主」除外)。

(b) 茲以各「單位」現任「業主」及佔用人之利益為本，「非車站發展項目公用地方」將制訂「大廈規則」及「裝修規則」，以管制只供「非車站發展項目」部分而非所有「發展期」使用之「非車站發展項目公用地方」(包括「私家康樂設施」) 及「非車站發展項目公用服務與設施」的使用、佔用、維修和環境控制事宜，以及佔用、到訪或使用該處各人等的行為操守。此等「大廈規則」及「裝修規則」將對相關「發展期」「業主」及彼等之租客、受許可人、傭僕和代理約束 (「政府樓宇」「業主」除外)。

(c) 「經理人」有權不時制訂、撤銷及修訂「第VI期屋苑規則」(釋義以「副公契」所訂為準)，以管制「第 VI 期」的使用、佔用、維修和環境控制事宜，以及佔用、到訪或使用該處各人等的行為操守，惟「第 VI 期屋苑規則」概不可牴觸或違反「主公契」、「副公契」、《建築物管理條例》或「批地文件」之條款。倘已成立「第 VI 期業主小組委員會」，「經理人」制訂、撤銷和修訂「第 VI 期屋苑規則」，事前必須徵取「第 VI 期業主小組委員會」的批准。

(d) 「副公契」第四附錄所訂的「第 VI 期屋苑規則」將被視為已於「第 VI 期」「副公契」訂立日生效，並一直維持有效，直至根據副公契規定撤銷或修訂為止。

22. 遵從「主公契」第二附錄第 II 部分訂明「港鐵」享有的保留權利，以及「主公契」第二附錄第 I 部分第 2 條授予「政府樓宇」「業主」之權利，「業主」如非事前獲「經理人」書面同意，概不可作出任何下列行動，而「經理人」可全權酌情給予或拒絕同意又或附加任何條件：

(a) 在任何建於「非車站發展項目」或「公用地方」上或內屬於任何建築物、車庫或其他構築物的天台、平台或其任何部分搭建、建造或允許或容忍他人搭建、建造任何性質的臨時或永久性構築物；

(b) 損害、損壞或塗污或允許或容忍他人損害、損壞、塗污「公用地方」任何部分之結構、外牆結構或裝飾特色，包括「該土地」及「發展項目」內或周圍任何樹木、植物或灌叢；

(c) 損害、干預或允許或容忍他人損害、干預「公用服務與設施」；

(d) 在任何「公用地方」放置任何箱、垃圾桶、包裝物品、垃圾、物品或其他妨礙物以致造成阻礙或阻塞或允許或容忍他人造成阻礙或阻塞，「經理人」有權毋須通知清理並以其視為恰當的方式處置上述物件，費用由「業主」支付。「經理人」概毋須就此向「業主」或任何其他人士承擔責任，而每名「業主」現同意向「經理人」賠償所有由此招致的損失、索償、損害或開支並確保其免責；

(e) 於任何情況下，犬隻亦必須由人手抱或配戴狗帶及口罩，否則不可進入「非車站發展項目」的電梯或其他擬作公用的部分。

23. (a) 遵從「主公契」第二附錄第 II 部分第 3 條訂明「港鐵」享有之保留權利，如非事前獲「發展項目業主委員會」或相關「業主小組委員會」(視乎情況而定) 批准，「業主」不可將任何「公用地方」改為其專用或專享。

(b) 遵從「主公契」第二附錄第 II 部分第 3 條訂明「港鐵」享有之保留權利，任何「業主」(作為尚未落成之「非車站發展項目」部分「業主」的「港鐵」除外，「港鐵」有權於任何根據「主公契」訂立之「副公契」、「分副公契」或「分割契約」將尚未落成之「非車站發展項目」部分劃為「公用地方」) 如非事前經由「非車站發展項目」「業主」於根據「主公契」召開的會議議決批准，或經由相關「發展期」「業主」於根據相關「副公契」召開的會議議決批准 (視乎情況而定)，一律不可將其擁有的地方改為或劃為「公用地方」。任何「業主」或「經理人」均無權將「公用地方」重新改為或劃作其專用或專享。

24. 「經理人」應在個別「發展期」的「副公契」、「分副公契」或「分割契約」(如適用者) 訂立後，在「非車站發展項目」管理處備存相關「副公契」、「分副公契」或「分割契約」所夾附「公用地方」的圖則，以供「業主」免費於正常辦公時間查閱，並且不時備存記錄圖則，以顯示於「非車站發展項目」最後「發展期」建成之前任何已開拓「發展期」邊界外的「非車站發展項目公用地方」，以及在「非車站發展項目」最後「發展期」的「副公契」訂立後備存一套「公用地方」的圖則，顯示任何「發展期」邊界外的所有「非車站發展項目公用地方」。「經理人」應免費向「政府樓宇」「業主」提供上述圖則及不時生效的相關修訂本。上述圖則必須由「非車站發展項目」的「認可人士」或其代表核證準確。

B. 分配予「期數」每個住宅物業的不分割份數數額如下：

座數	樓層	單位	分配予每個單位的份數數額
1	2 樓	A *	461
		B *	1,000
		C *	473
		D *	823
		E *	629
		F *	494
		G *	478
		H *	478
		J *	454
		K *	465
	3 樓 – 40 樓 (不包括 4 樓、13 樓、14 樓、22 樓、24 樓及 34 樓) (32 層)	A	443
		B	984
		C	462
		D	821
		E	581
		F	465
		G	452
		H	452
		J	433
		K	467

座數	樓層	單位	分配予每個單位的份數數額
1	42 樓 - 62 樓 (不包括 44 樓及 54 樓) (19 層)	A	443
		B	984
		C	462
		D	821
		E	581
		F	465
		G	452
		H	452
		J	433
		K	467
	63 樓	A *	2,362
		B	578
		C	465
		D	452
		E	452
		F	433
		G	465
	65 樓 - 67 樓 (3 層)	A	2,308
		B	578
		C	465
		D	452
		E	452
		F	433
		G	465
	68 樓	A @#	2,522
		B *@#	1,347
		C *@#	1,594

備註：
1. 不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 22 樓及 41 樓為庇護層 。
3. 不設第 4 座 。
4. * 有私人平台
   @ 有私人天台
   # 有梯屋

座數	樓層	單位	分配予每個單位的份數數額
2	2 樓	A *	824
		B *	634
		C *	743
		D *	524
		E *	512
		F *	476
		G *	472
		H *	496
		J *	625

座數	樓層	單位	分配予每個單位的份數數額
2	3 樓 – 40 樓 (不包括 4 樓、13 樓、14 樓、22 樓、24 樓及 34 樓) (32 層)	A	785
		B	600
		C	717
		D	513
		E	471
		F	448
		G	447
		H	466
		J	575
	42 樓 – 58 樓 (不包括 44 樓及 54 樓) (15 層)	A	785
		B	590
		C	1,301
		D	471
		E	448
		F	447
		G	466
		H	575
	59 樓	A	785
		B *	1,689
		C	471
		D	448
		E	447
		F	466
		G	575
	60 樓 – 63 樓 (4 層)	A	785
		B	1,674
		C	471
		D	448
		E	447
		F	466
		G	575
	65 樓 – 66 樓 (2 層)	A	2,419
		B	471
		C	448
		D	447
		E	466
		F	574
	67 樓	A	2,414
		B	471
		C	448
		D	447
		E	466
		F	574
	68 樓	A @#	2,662
		B @	522
		C @	745
		D *@#	1,343

備註：
1. 不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 22 樓及 41 樓為庇護層 。
3. 不設第 4 座 。
4. * 有私人平台
   @ 有私人天台
   # 有梯屋

座數	樓層	單位	分配予每個單位的份數數額
3	2 樓	A *	423
		B *	721
		C *	383
		D *	380
		E *	656
		F *	547
		G *	344
		H *	274
		J *	274
		K *	274
		L *	279
		M *	453
	3 樓 – 65 樓 (不包括 4 樓、13 樓、14 樓、22 樓、24 樓、34 樓、41 樓、44 樓、54 樓及 64 樓) (53 層)	A	413
		B	714
		C	378
		D	375
		E	656
		F	574
		G	334
		H	268
		J	268
		K	268
		L	273
		M	410
	66 樓	A @#	1,610
		B @#	1,394
		C *@#	1,324
		D @	276
		E @	277
		F @	293
		G @	451

備註：
1. 不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 22 樓及 41 樓為庇護層 。
3. 不設第 4 座 。
4. * 有私人平台
   @ 有私人天台
   # 有梯屋

座數	樓層	單位	分配予每個單位的份數數額
5	2 樓	A *	641
		B *	395
		C *	387
		D *	634
		E *	287
		F *	316
		G *	282
		H *	331
		J *	276
		K *	272
		L *	274
		M *	273
		N *	344
	3 樓 – 21 樓 (不包括 4 樓、13 樓及 14 樓) (16 層)	A	594
		B	384
		C	376
		D	633
		E	277
		F	306
		G	267
		H	305
		J	270
		K	268
		L	268
		M	267
		N	335
	23 樓 – 65 樓 (不包括 24 樓、34 樓、41 樓、44 樓、54 樓及 64 樓) (37 層)	A	594
		B	381
		C	374
		D	635
		E	277
		F	306
		G	267
		H	305
		J	270
		K	268
		L	268
		M	267
		N	335
	66 樓	A @#	1,395
		B *@#	1,283
		C @	325
		D @	286
		E @	327
		F @	281
		G @	279
		H @	300
		J @	285
		K @	361

備註：
1. 不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 22 樓及 41 樓為庇護層 。
3. 不設第 4 座 。
4. * 有私人平台
   @ 有私人天台
   # 有梯屋

C. 「期數」經理人的委任年期

香港鐵路有限公司將獲委任為「發展項目」之經理人，以管理「非車站發展項目」及「戶外地方」整體和提供服務，首屆任期由「主公契」生效日開始，至「非車站發展項目」最後「發展期」的「副公契」或「分割契約」訂立日後兩年或「批地文件」所訂之建築規約期屆滿後 (二者取其較早) 終止。

D. 「期數」內各住宅物業的擁有人分擔管理開支的基準

1. 每名「業主」(「政府樓宇」「業主」除外，其須依照「主公契」E 節第 9(b) 條規定攤付「管理費」(釋義以「主公契」所訂為準) ；作為「車站綜合大樓」及「專用地方」(如有者) 「業主」之「港鐵」除外，其須依照「主公契」E 節第 8(c)、8(d) 及 8(e) 條規定攤付費用) 應以下列方式攤付「管理費」：

   (a) 所有「非車站發展項目」「單位」「業主」(「政府樓宇」「業主」除外) 應按其「單位」之「管理份數」佔「非車站發展項目」(「政府樓宇」除外) 所有「管理份數」之比例攤付「非車站發展項目公用地方與設施管理副預算案」開支；

   (b) 「住宅發展項目」「單位」「業主」應按其「單位」之「管理份數」佔「住宅發展項目」所有「管理份數」之比例攤付「住宅發展項目公用地方與設施管理副預算案」開支；

   (c) 每個「發展期」的「單位」「業主」(「政府樓宇」「業主」除外) 應按其「單位」之「管理份數」佔該「發展期」(「政府樓宇」除外) 所有「管理份數」的比例攤付相關「發展期管理副預算案」開支。「經理人」編製個別「發展期」或其任何部分之副預算案時，只有歸屬該「發展期」整體的開支可如上分攤。任何分副預算案的開支，將由該分副預算案相關「單位」的「業主」按其「單位」之「管理份數」佔分副預算案相關「單位」所有「管理份數」之比例攤付。

2. 根據「主公契」E 節第 8(b) 條規定，任何由「車站綜合大樓」支撐的「發展期」之「業主」(不包括「政府樓宇」「業主」) 均須分擔有關「車站綜合大樓」與此等「發展期」的任何部分之間各屏板，以及支撐或服務「車站綜合大樓」及任何此等「發展期」的任何結構項件及 / 或設施的任何結構性修理及維修費用與開支。任何此等「發展期」的「業主」(「政府樓宇」「業主」除外) 與「車站綜合大樓」「業主」應按下列比例分擔上述費用與開支：

   (a) 「車站綜合大樓」「業主」：51%；

   (b) 由「車站綜合大樓」支撐之「發展期」的「業主」(「政府樓宇」「業主」除外)：49%。

3. 根據「主公契」E 節第 8(c) 條規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者) 的「業主」，必須按比例分擔以下地方與設施保養、管理、修理及維修費用和保險保費：

   (a) 「批地文件」第 (7)、(8)、(99) 及 (100) 條批地特別條款根據「批地文件」第 (7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii) 及 (100)(a)(ii) 條批地特別條款界定的「黃色範圍」、「粉紅色間綠斜線範圍」及「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」(包括該處之護土牆)、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

   (b) 「公眾休憩用地」；

   (c) 24 小時有蓋行人走道 (「批地文件」第 (53)(b)(iv) 條批地特別條款所載)、「有蓋行人天橋」(「批地文件」第 (54)(a) 條批地特別條款所載)、「內部交通系統」(釋義以「批地文件」第 (60)(a) 條批地特別條款所訂為準)、緊急救援車輛通道 (「批地文件」第 (60)(f) 條批地特別條款所載) 及「照明系統」(「批地文件」第 (60)(g) 條批地特別條款所載) 各部分。「批地文件」第 (53)(b)(iii)、(54)(f)、(60)(b)、(60)(f) 及 (60)(g)(i) 條批地特別條款分別訂明，此部分並 :

      (i) 不納入任何「發展期」邊界範圍內；

      (ii) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務與設施」一部分；及

      (iii) 不屬於「第一期額外期公用地方」或「第一期額外期公用服務與設施」。

4. 根據「主公契」E 節第 8(d) 條規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者) 的「業主」，必須按比例分擔遵照「批地文件」第 (90) 條批地特別條款規定提交潛在堆填氣體及滲漏污水遷流處理建議書和推行經核准建議的費用。

5. 「港鐵」作為「車站綜合大樓」及「專用地方」(如有者) 的「業主」應根據「主公契」E 節第 8(c) 及 (8)(d) 條分擔保養、管理、修理、維修費用和保險保費，計算基準為「車站綜合大樓」之建築樓面總面積 (即 127,000 平方米) 連同「專用地方」(如有者) 之建築樓面總面積 (統稱「車站綜合大樓及專用地方建築樓面總面積」) 佔「非車站發展項目」所有現已落成部分建築樓面總面積 (「已落成非車站發展項目建築樓面總面積」) 加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可小於 5.1%。於本款而言，「專用地方建築樓面總面積 (如有者)」指「專用地方」(如有者) 的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「非車站發展項目所有現已落成部分建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準) 的實際樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準) 的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

E. 計算管理費按金的基準

管理費按金的金額為三 (3) 個月「管理開支」。

F. 擁有人在「期數」內保留作自用的範圍 (如有者) 的「主公契」及「副公契」條款摘要

不適用。

1. The Phase is situated on Site N of The Remaining Portion of Tseung Kwan O Town Lot No.70.

2. The Remaining Portion of Tseung Kwan O Town Lot No.70 ("the lot") is held from the Government under New Grant No.9689 dated 16th May 2002 as varied or modified by Modification Letters dated 19th April 2005, 13th April 2006, 19th March 2008, 11th May 2009, 11th September 2012, 1st August 2014, 5th January 2015, 24th April 2015, 30th July 2015, 11th November 2015, 15th February 2016, 20th May 2016, 5th October 2016, 16th January 2017 and 26th January 2017 and registered in the Land Registry by Memorial Nos.05042602320188, 06042800110014, 08032801320019, 09051501940319, 12091403070069, 14081201890016, 15010900340012, 15042901080159, 15080701750014, 15111800950014, 16021701150013, 16052501410014, 16101102220023, 17012300360016 and 17021301120016 respectively ("**the Land Grant**") for a term of 50 years from 16th May 2002 and expiring on 15th May 2052.

3. **User**

Special Condition No.(15)

(a) Subject to these Conditions (as defined in General Condition No.13) and in particular subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than non-industrial (excluding hotel, petrol filling station and godown) purposes;

(b) Site M (as defined in Special Condition No.(12)) or any part thereof or any building or part of any building erected or to be erected thereon shall not, except with the prior written approval of the Director and in conformity with Special Conditions Nos.(31)(a)(i) and (31)(a)(ii) hereof, be used for any purpose other than a Mass Transit Railway Depot and a Mass Transit Railway Station (as defined respectively in Special Conditions Nos.(31)(a)(i) and (31)(a)(ii)); and

(c) Without prejudice to the generality of sub-clause (a) of this Special Condition and Special Condition No.(17) hereof, the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than for which it is designed, constructed and intended in accordance with these Conditions, the Approved Landscaping Proposals (as defined in Special Condition No.(7)(d)) and the Approved Building Plans (as defined in Special Condition No.(13)(b)).

4. **Indemnity by Grantee**

General Condition No.4

By signing the Memorandum of Agreement for Lease, the Grantee (as defined in General Condition No.13) hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses and claims whatsoever arising from any damage caused to adjacent or adjoining land where such damage has, in the opinion of the Director of Lands ("**the Director**") (whose opinion shall be final and binding upon the Grantee), arisen out of any development or redevelopment affecting the lot or part thereof or out of any other works which the Grantee is required to undertake in compliance with these Conditions.

5. **Maintenance**

General Condition No.7

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

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

(ii) maintain all buildings erected or which may hereafter be erected in accordance with the plans approved by the Building Authority and these Conditions or any subsequent legal variation of them, in good and substantial repair and condition and in such repair and condition deliver up the buildings at the expiry of sooner determination of the term hereby agreed to be granted.

(b) In the event of the demolition of any building then standing on the lot or any part thereof at any time during the term hereby agreed to be granted the Grantee shall replace the same either by a sound and substantial building or buildings of the same type and of no less gross floor area or by a building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall 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

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 of the lot hereby agreed to be granted as may be determined by him and in either case shall be surrendered to the Government free of costs and expenses, if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, drainage (both foul and storm water sewers), channeling and road lighting thereof shall be carried out by the Government at the expense of the Grantee and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area of the lot hereby agreed to be leased, they shall be lighted, surfaced, kerbed, drained, channeled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting in the public interest as required. The Grantee shall bear the capital cost of installation of road lighting as certified by the Director and allow free ingress and egress to and from the area of the lot hereby agreed to be granted to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

7. **Landscaping**

Special Condition No.(7)

(d) Upon development or redevelopment of the lot, the Grantee shall at his own expense landscape the lot and the Yellow Area (as defined in Special Condition No.(7)(a)) in accordance with the Conceptual Submission (as defined in Special Condition No.(7)(a)) and the Detailed Submission (as defined in Special Condition No.(7)(a)) as approved and no amendment, variation, alteration, modification or substitution shall be made without the prior written consent of the Director;

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

Special Condition No.(102)

(b) (ii) Not less than 30% of the area of Site C1 and not less than 20% each of the respective areas of Site G, Site H, Site I, Site J, Site N and Site O shall be planted with trees, shrubs or other plants;

(iii) Not less than 50% of the 30% in respect of Site C1 and not less than 50% of the 20% in respect of each of Site G, Site H, Site I, Site J, Site N and Site O referred to in sub-clause (b)(ii) of this Special Condition (the relevant area of the respective Site C1, Site G, Site H, Site I, Site J, Site N and Site O shall hereinafter be referred to as "**the Respective Greenery Area**") shall be provided at such location or level as may be determined by the Director of Planning at his sole discretion so that the Respective Greenery Area of each of Site C1, Site G, Site H, Site I, Site J, Site N and Site O shall be visible to pedestrians or accessible by any person or persons entering each of Site C1, Site G, Site H, Site I, Site J, Site N and Site O;

(v) The Director of Planning at his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants.

(c) The Grantee shall at his own expense landscape Site C1, Site G, Site H, Site I, Site J, Site N and Site O in accordance with their respective approved landscape master plans in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved landscape master plans shall be made without the prior written consent of the Director.

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

Special Condition No.(103)

No tree growing on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site K, Site L and Site N 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.

8. **Yellow Area**

Special Condition No.(7)

(f) The Grantee shall:

(i) on or before the 31st day of December, 2020 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including the provision and construction of such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require) the area shown coloured yellow on Plan I annexed to the Land Grant ("**the Yellow Area**"); and

(ii) at his own expense uphold, manage, maintain and repair the Yellow Area in good substantial repair and condition in all respects to the satisfaction of the Director until such time as possession of the Yellow Area together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (h)(ii) of this Special Condition.

(h) (ii) The Government reserves the right to take back possession of the Yellow Area or any part or parts thereof for any purpose (as to which the decision of the Director shall be final and conclusive) as and when it sees fit without any payment or compensation to the Grantee and the Yellow Area shall be re-delivered to the Government by the Grantee on demand of the Director provided always that the Government shall not be compelled to take back possession of the Yellow Area or any part or parts thereof. The Grantee shall remain responsible for the upkeep maintenance and repair of the Yellow Area together with all structures and services provided and installed thereon or therein as specified in sub-clause (f)(ii) of this Special Condition until possession of the Yellow Area has been re-delivered to the Government.

(i) (I) The Grantee shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof for the purpose of storage or for the erection of any temporary structure or for any purposes; and

(II) The Grantee shall not without the prior written consent of the Director of Civil Engineering carry out any alteration works to the seawall erected or constructed adjoining the Yellow Area.

9. **Green Area, Green Stippled Black Area, Green Hatched Black Stippled Black Area, Green Hatched Black Area, Green Cross-hatched Black Area**

Special Condition No.(8)

(b) The Grantee shall at his own expense and in all respects to the satisfaction of the Director:-

(i) subject to Special Condition No.(89) hereof:

(I) on or before the 30th day of September, 2022 or such other date or dates as may be determined by the Director, lay, form, provide and construct that portion of future public road shown coloured green stippled black on Plan I (hereinafter referred to as "**the Green Stippled Black Area**") in such manner, with such installations, structures and materials, to such standard, levels, alignment, widths and design as the Director may require or approve (including the provision and construction of such bridges, tunnels, over-passes, under-passes, culverts, pedestrian subway, viaducts, flyovers, pavements or such other structures) so that vehicular traffic may be carried thereon; and

(II) on or before the 30th day of June, 2016 or such other date or dates as may be determined by the Director, carry out and construct those future road junction improvement works and associated works within the areas shown coloured green on Plan I (hereinafter referred to as "**the Green Area**") in accordance with the Technical Schedules annexed hereto;

(ii) on or before the 30th day of September, 2022 or such other date or dates as may be determined by the Director, surface, kerb and channel that portion of future public road shown coloured green hatched black stippled black on Plan I (hereinafter referred to as "**the Green Hatched Black Stippled Black Area**") and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings and associated engineering works and traffic diversions as the Director may require and approve so that vehicular traffic may be carried thereon;

(iii) on or before the 30th day of June, 2012 or such other date as may be determined by the Director lay, form, provide and construct in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve, (including the provision and construction of such over-passes, under-passes, ramps, pavements, cycle tracks or such other subway modification structures as the Director in his absolute discretion may require, so that building, vehicular and pedestrian traffic may be carried thereon) that portion of future public road shown coloured green hatched black on Plan I (hereinafter referred to as "**the Green Hatched Black Area**") PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the formation of the Green Hatched Black Area and if such requirement is not necessary, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 1st day of February, 2003. The Grantee shall have no right or claim to compensation against Government whatsoever including any costs or expenses incurred in connection with fulfilment of this obligation as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(iv) on or before the 31st day of December, 2020 or such other date as may be determined by the Director lay, form, provide and construct in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve, (including the provision and construction of such over-passes, under-passes, pavements, cycle tracks or such other structures as the Director in his absolute discretion may require, so that building, vehicular and pedestrian traffic may be carried thereon) that portion of future public road shown coloured green cross-hatched black on Plan I (hereinafter referred to as "**the Green Cross-hatched Black Area**");

(v) surface, kerb and channel the Green Area, the Green Hatched Black Area, the Green Cross-hatched Black 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 within the respective prescribed period stated in sub-clauses (b)(i), (b)(ii), (b)(iii) and (b)(iv) of this Special Condition; and

(vi) maintain the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area together with all structures, services, street lighting, street furniture, and plant constructed, installed and provided thereon or therein until such time as possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area shall have been re-delivered to the Government in accordance with Special Condition No.(9)(a) hereof.

Special Condition No.(9)

(a) For the purpose only of carrying out the necessary works specified in Special Condition No.(8) hereof, the Grantee shall on the date or dates to be specified in a letter or letters from the Director to the Grantee be granted possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area. The Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part or parts thereof shall be deemed to be re-delivered to the Government upon issuance of a letter or letters from the Director to the Grantee certifying the works specified in Special Condition Nos.(8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof have been completed and upon the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area forming part or parts of the public roads. The Grantee shall at all reasonable times while he is in possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area allow free access over and along the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area for all Government and public vehicular and pedestrian traffic;

(c) (i) The Grantee shall indemnify and keep indemnified the Government from and against all claims, costs, charges or damages arising out of any defects (whether in workmanship, materials design or otherwise) in respect of the public roads referred to in Special Condition Nos.(8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof occurring within a period of 365 days from the date or respective dates of re-delivery to the Government by the Grantee of possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part or parts thereof under sub-clause (a) of this Special Condition (hereinafter referred to as "**the Public Roads Defects Liability period**"). For the purpose of this sub-clause the determination by the Director on whether there is a defect shall be final and binding on the Grantee;

(ii) The Grantee shall at his own expense within such time as may be specified by the Director in a letter to the Grantee execute all such works of repair, amendment, re-construction and rectification in respect of such defects, imperfections, shrinkages, settlements or other faults as may be required in writing by the Director occurring during the Public Roads Defects Liability Period and at all times when carrying out the said works the Grantee shall not cause any interruption to the use and operation of the public roads.

Special Condition No.(10)

(a) The Grantee shall not without the prior written consent of the Director use the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area for the purpose of storage or for the erection of any temporary structure.

10. **Building Covenant**

Special Condition No.(14)

(a) The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December, 2022 or 78 calendar months from the Due Date (as defined in Special Condition No.(1)(b)) for Site I whichever is the later;

(b) Notwithstanding sub-clause (a) of this Special Condition and subject to Special Conditions Nos.(16)(a)(vi) and (16)(b) hereof:

(i) the building or buildings or part or parts thereof erected or to be erected in respect of Site AB shall be completed and made fit for occupation on or before the 31st day of December 2013 or 96 calendar months from the Due Date for Site AB or such other date to be determined by the Director at his absolute discretion (the determination of the Director shall be final and binding on the Grantee) on or before the Due Date for Site AB, whichever is the later;

(ii) the building or buildings erected or to be erected in respect of Site C1 shall be completed and made fit for occupation on or before the 30th day of September 2022;

(iii) the building or buildings or part or parts thereof erected or to be erected in respect of Site C2 shall be completed and made fit for occupation on or before the 30th day of June, 2022 or 60 calendar months from the Due Date for Site C2 or such other date to be determined by the Director at his absolute discretion (the determination of the Director shall be final and binding on the Grantee) on or before the Due Date for Site C2, whichever is the later;

(iv) the building or buildings or part or parts thereof erected or to be erected in respect of Site D shall be completed and made fit for occupation on or before the 30th day of September, 2012 or 66 calendar months from the Due Date for Site D or such other date to be determined by the Director at his absolute discretion (the determination of the Director shall be final and binding on the Grantee) on or before the Due Date for Site D, whichever is the later;

(v) the building or buildings erected or to be erected in respect of Site E shall be completed and made fit for occupation on or before the 30th day of September 2014;

(vi) the building or buildings erected or to be erected in respect of Site F shall be completed and made fit for occupation on or before the 30th day of June 2011;

(vii) the building or buildings erected or to be erected in respect of Site G shall be completed and made fit for occupation on or before the 30th day of June 2021;

(viii) the building or buildings erected or to be erected in respect of Site H shall be completed and made fit for occupation on or before the 31st day of December 2021;

(ix) the building or buildings erected or to be erected in respect of Site I shall be completed and made fit for occupation on or before the 31st day of December 2022;

(x) the building or buildings erected or to be erected in respect of Site J shall be completed and made fit for occupation on or before the 30th day of September 2022;

(xi) the building or buildings or part or parts thereof erected or to be erected in respect of Site K shall be completed and made fit for occupation on or before the 31st day of December, 2017 or 54 calendar months from the Due Date for Site K or such other date to be determined by the Director at his absolute discretion (the determination of the Director shall be final and binding on the Grantee) on or before the Due Date for Site K, whichever is the later;

(xii) the building or buildings or part or parts thereof erected or to be erected in respect of Site L shall be completed and made fit for occupation on or before the 31st day of December, 2018 or 54 calendar months from the Due Date for Site L or such other date

to be determined by the Director at his absolute discretion (the determination of the Director shall be final and binding on the Grantee) on or before the Due Date for Site L, whichever is the later;

(xiii) the building or buildings erected or to be erected in respect of Site N shall be completed and made fit for occupation on or before the 30th day of September 2021; and

(xiv) the building or buildings erected or to be erected in respect of Site O shall be completed and made fit for occupation on or before the 31st day of March, 2021.

11. **Development Conditions**

Special Condition No.(16)

Subject to these Conditions upon development or re-development (which terms refer solely to the redevelopment contemplated in General Condition No.7) of the lot or any part thereof:

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

(i) the Mass Transit Railway Complex referred to in Special Condition No.(31) hereof;

(ii) the Government Accommodation referred to in Special Condition No.(17) hereof;

(iii) an elevated building platform which shall form the structural roof of the Mass Transit Railway Depot (hereinafter referred to as "**the Depot Roof**") not exceeding a height of 18.5 metres above the Hong Kong Principal Datum or such other height or heights as may be approved by the Director in accordance with the dimensions, levels, location and position thereof shown on the Approved Building Plans. The design, specifications and construction (including the materials to be used) of the Depot Roof and all structures ancillary or appertaining or forming part thereof shall be subject to the approval in writing of the Director and the construction thereof shall not commence until the written approval of the Director is given;

(iv) the Kindergartens referred to in Special Condition No.(50)(a) hereof and the Kindergartens/Kindergarten Cum Child Care Centres referred to in Special Condition No.(50)(b) hereof respectively;

(vi) (I) accommodation and facilities for residential purposes (hereinafter collectively referred to as "**the Residential Accommodation**") comprising not less than 20,000 flats and nor more than 25,500 flats with a total gross floor area of not less than 1,397,500 square metres and not more than 1,612,800 square metres; and

(II) accommodation and facilities for commercial purposes (hereinafter referred to as "**the Commercial Accommodation**") with a total gross floor area of not less than 30,000 square metres and not more than 50,000 square metres;

(b) (i) Notwithstanding sub-clause (a)(vi) of this Special Condition, the Grantee shall and shall only erect, construct, provide and maintain upon the lot:

(i) in respect of Site AB,

(I) the Residential Accommodation with a minimum of 2,474 flats and a maximum of 4,272 flats and with a total gross floor area of not less than 185,818 square metres and not more than 309,696 square metres;

(II) a total of 855 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) a total of 50 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(IV) a total of 91 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of one space for every ten residential flats or part thereof;

(VI) a total of 10 of those spaces stipulated in Special Condition No.(44)(b)(i) hereof; and

(VII) one kindergarten (of the requirements stipulated in Special Condition No.(50)(a) hereof) of 8 classrooms with a total gross floor area of not more than 800 square metres and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres and 3 lay-bys for the picking up and setting down of passengers from school buses with each lay-by having a minimum measurement of 3.5 metres in width and 7 metres in length with a minimum headroom of 3.6 metres;

(ii) in respect of Site C1,

(I) accommodation and facilities with a total gross floor area of not less than 96,050 square metres and not more than 114,760 square metres made up or to be made up as follows:

(A) the Residential Accommodation with a minimum of 960 flats with a total gross floor area of not less than 67,070 square metres but not more than 70,260 square metres; and

(B) the Commercial Accommodation with a total gross floor areas of not less than 28,980 square metres but not more than 44,500 square metres;

(II) a total of 180 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) a total of 10 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(IV) a total of 333 of those spaces stipulated in Special Condition No.(44)(a)(iii) hereof;

(V) a total of 19 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(VI) a total of 33 of those spaces stipulated in Special Condition No.(44)(a)(v) hereof;

(VII) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VIII) a total of 2 of those bays stipulated in Special Condition No.(44)(b)(i) hereof;

(IX) a total of 45 of those bays stipulated in Special Condition No.(44)(b)(ii) hereof and notwithstanding Special Condition No.(44)(b) hereof, 28 of the 45 bays so provided shall have a minimum measurement of 3.5 metres in width and 7 metres in length with a minimum headroom of 3.6 metres;

(X) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(ii)(II), (b)(i)(ii)(III) and (b)(i)(ii)(IV) of this Special Condition (subject to a minimum of one space being reserved and designated); and

(XI) one kindergarten or kindergarten cum child care centre (of the requirements stipulated in Special Condition No.(50)(b) hereof) of 9 classrooms with a total gross floor area of not more than 1,160 square metres and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres and 3 lay-bys for picking up and setting down of passengers from school buses with each lay-by having a minimum measurement of 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres;

(iii) in respect of Site C2, the Residential Accommodation with a minimum of 1,217 flats with a total gross floor area of not less than 85,025 square metres;

(iv) in respect of Site D, the Residential Accommodation with a minimum of 1,217 flats with a total gross floor area of not less than 85,025 square metres;

(v) in respect of Site E,

(I) the Residential Accommodation with a minimum of 1,533 flats and a maximum of 1,648 flats and with a total gross floor area of not less than 111,384 square metres and not more than 128,544 square metres;

(II) the part or parts of the Permanent PTI (as hereafter defined in Special Condition No.(17)(a)(i) hereof);

(III) a total of 330 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(IV) a total of 20 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(V) a total of 35 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(VI) a total of 132 of those spaces stipulated in Special Condition No.(44)(a)(vi) hereof;

(VII) a total of 4 of those bays stipulated in Special Condition No.(44)(b)(i) hereof; and

(VIII) one kindergarten (of the requirements stipulated in Special Condition No.(50)(a) hereof) of 9 classrooms with a total gross floor area of not more than 1,000 square metres and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 3.0 metres in width and 7.0 metres in length with a minimum headroom of 2.4 metres;

(vi) in respect of Site F,

(I) accommodation and facilities with a total gross floor area of not less than 136,540 square metres made up or to be made up as follows:

(A) the Residential Accommodation with a minimum of 1,950 flats and a maximum of 2,096 flats and with a total gross floor area of not more than 136,240 square metres;

(B) the Commercial Accommodation with a total gross floor area of not less than 300 square metres but not more than 500 square metres; and

(C) (i) one residential care home for the elderly (hereinafter referred to as "**the Residential Care Home for the Elderly**") with a total gross floor area of not more than 3,100 square metres which shall be taken into account in calculating the total gross floor area of the building or buildings erected or to be erected on the lot as referred to in Special Condition No.(16)(e) hereof;

(ii) one space for the parking of motor vehicle having a minimum measurement of 3 metres in width and 7.6 metres in length with a minimum headroom of 2.8 metres to be located in close proximity to the Residential Care Home for the Elderly which space shall not be counted as any of the spaces referred to in Special Condition No.(44) hereof;

(iii) the Residential Care Home for the Elderly and the parking space as referred to in sub-clause(b)(i) (vi)(I)(C)(ii) of this Special Condition (hereinafter collectively referred to as "**the Residential Care Home for the Elderly Accommodation**") which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(14)(b)(vi) hereof;

(II) the Community Hall Accommodation (as hereinafter defined in Special Condition No.(17)(a)(v)(III) hereof) which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(17)(a)(v)(III) hereof;

(III) the Integrated Children and Youth Services Centre (as hereinafter defined in Special Condition No.(17)(a)(vi) hereof) which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(17) (a)(vi) hereof;

(IV) a total of 300 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(V) a total of 25 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(VI) a total of 16 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(VII) a total of 65 of those spaces stipulated in Special Condition No.(44)(a)(vi) hereof; and

(VIII) a total of 5 of those bays stipulated in Special Condition No.(44)(b)(i) hereof;

(vii) in respect of Site G,

(I) the Residential Accommodation with a minimum of 1,228 flats with a total gross floor area of not less than 85,800 square metres and not more than 102,336 square metres;

(II) the part or parts of the Permanent PTI (as hereinafter defined in Special Condition No.(17)(a)(i) hereof);

(III) the Public Toilet (as hereinafter defined in Special Condition No.(17)(a)(ix) hereof);

(IV) a total of 263 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(V) a total of 15 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(VI) a total of 28 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(VII) a total of 237 of those spaces stipulated in Special Condition No.(44)(a)(vi) hereof;

(VIII) a total of 3 of those bays stipulated in Special Condition No.(44)(b)(i) hereof; and

(IX) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i) (vii)(IV) and (b)(i)(vii)(V) of this Special Condition (subject to a minimum of one space being reserved and designated);

(viii) in respect of Site H,

(I) the Residential Accommodation with a minimum of 1,168 flats with a total gross floor area of not less than 81,640 square metres and not more than 97,000 square metres;

(II) a total of 255 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) a total of 15 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(IV) a total of 27 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) a total of 3 of those bays stipulated in Special Condition No.(44)(b)(i) hereof; and

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(viii)(II) and (b)(i)(viii)(III) of this Special Condition (subject to a minimum of one space being reserved and designated);

(ix) in respect of Site I,

(I) the Residential Accommodation with a minimum of 751 flats with a total gross floor area of not less than 52,520 square metres and not more than 75,400 square metres;

(II) a total of 178 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(x)(II) and (b)(i)(x)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(x)(II) and (b)(i)(x)(III) of this Special Condition (subject to a minimum of one space being reserved and designated);

(x) in respect of Site J,

(I) the Residential Accommodation with a minimum of 1,250 flats with a total gross floor area of not less than 87,360 square metres and not more than 104,110 square metres;

(II) a total of 274 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(x)(II) and (b)(i)(x)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block;

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(x)(II) and (b)(i)(x)(III) of this Special Condition (subject to a minimum of one space being reserved and designated); and

(VIII) one kindergarten or kindergarten cum child care centre (of the requirements stipulated in Special Condition No.(50)(b) hereof) of 6 classrooms with a total gross floor area of not more than 810 square meters and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres and 2 lay-bys for picking up and setting down of passengers from school buses with each lay-by having a minimum measurement of 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres;

(xi) in respect of Site K, the Residential Accommodation with a minimum of 848 flats with a total gross floor area of not less than 59,280 square metres;

(xii) in respect of Site L, the Residential Accommodation with a minimum of 819 flats with a total gross floor area of not less than 57,200 square metres;

(xiii) in respect of Site N,

(I) the Residential Accommodation with a minimum of 1,633 flats with a total gross floor area of not less than 114,140 square metres and not more than 136,970 square metres;

(II) spaces as stipulated in Special Condition No.(44)(a)(i) hereof at the rate of 1 space for every 5 residential flats or part thereof or a total of 354, whichever is the higher;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of

10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(xiii)(II) and (b)(i)(xiii)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.44(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(xiii)(II) and (b)(i)(xiii)(III) of this Special Condition (subject to a minimum of one space being reserved and designated);

(xiv) in respect of Site O,

(I) the Residential Accommodation with a minimum of 1,459 flats with a total gross floor area of not less than 101,920 square metres and not more than 122,302 square metres (it is hereby agreed and acknowledged by the Grantee that there is no guarantee from the Government that the building or buildings erected or to be erected within Site O or any part thereof can attain the maximum gross floor area referred to in this sub-clause);

(II) spaces as stipulated in Special Condition No.(44)(a)(i) hereof at the rate of 1 space for every 5 residential flats or part thereof or a total of 316, whichever is the higher;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(xiv)(II) and (b)(i)(xiv)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(ii) Subject always to sub-clause (a)(vi) of this Special Condition and notwithstanding anything contained in sub-clauses (b)(i)(i) to (b)(i)(xiv) of this Special Condition, the Director may at any time and at his absolute discretion to approve reallocation of the Residential Accommodation and the Commercial Accommodation to be provided within Any of the Sites and to allow variations in the minimum gross floor areas and the minimum number of flats for the Residential Accommodation and the minimum and maximum gross floor areas for the Commercial Accommodation of each of the Site stipulated in sub-clauses (b)(i)(i) to (b)(i)(xiv) respectively of this Special Condition and provided that the Grantee shall submit to the Director for his approval of the reallocation of the Residential Accommodation and the Commercial Accommodation and variation in the minimum gross floor areas and the minimum number of flats for the Residential Accommodation and the minimum and maximum gross floor areas for the Commercial Accommodation in respect of Any of the Sites not less than 12 calendar months or such other period as the Director may agree prior to the earliest of the Due Date of Any of the Premium in respect of Any of the Sites for which the premium is being assessed. In exercising his right referred to herein, the Director may impose such terms and conditions, including charging of additional premium from the Grantee, as the Director may decide.

(e) Notwithstanding sub-clause (a)(vi) of this Special Condition, the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 1,427,500 square metres and shall not be more than 1,652,800 square metres.

12. **Government Accommodation**

Special Condition No.(17)

(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with these Conditions, the Technical Schedules annexed hereto (hereinafter referred to as "**the Technical Schedules**") and the plans approved under Special Condition No.(18)(a) hereof, the following accommodations, such accommodations to be constructed within Any of the Sites are to be completed and made fit for occupation and operation on or before the expiry date of six calendar months from the date or dates of issuing by the Building Authority of an Occupation Permit or a Temporary Occupation Permit (excluding any Temporary Occupation Permit for any sales office referred to in Special Condition No.(42) hereof) (hereinafter referred to as "**the Completion Date**") of Any of the Sites or part of Any of the Sites on which such accommodation is located or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee):

(i) one public transport interchange on ground level comprising one bus terminus with four bus bays, eight bus stacking bays, two public light bus bays, one taxi bay, two general loading and unloading bays (hereinafter referred to as "**the Permanent PTI**") constructed or to be constructed adjacent to the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31)(a)(ii) hereof), with access connecting with public roads to be completed and made fit for occupation and operation on or before the commencement of operation of the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31) (a)(ii) hereof) or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) and in the event of any delay in the completion and operation of the Permanent PTI, the Grantee shall on a date to be determined by the Director at his own expense erect, construct, provide and maintain the Temporary PTI (as hereinafter defined in Special Condition No. (30) hereof) for use until such time as the Permanent PTI is completed and made fit for occupation and operation to the satisfaction of the Director;

(ii) (i) one centre for community care and support services for the elderly (hereinafter referred to as "**the Centre for Community Care and Support Services for the Elderly**") with a net operational floor area of not less than 303 square metres;

(ii) (A) a total of 2 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and to be located in close proximity to the Centre for Community Care and Support Services for the Elderly. Each of the spaces so provided shall have a minimum measurement of 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres; and

(B) 1 bay for loading and unloading to be used by occupiers of the Centre for Community Care and Support Services for the Elderly having a minimum measurement of 3.0 metres in width and 9.0 metres in length with a minimum headroom of 3.8 metres in close proximity to the Centre for Community Care and Support Services for the Elderly.

(iii) the Centre for Community Care and Support Services for the Elderly, the parking spaces and the loading and unloading bay as referred to in sub-clause (a)(ii)(ii) of this Special Condition (hereinafter collectively referred to as "**the Centre for Community Care and Support Services for the Elderly Accommodation**") shall all be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Centre for Community Care and Support Services for the Elderly Accommodation is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination

shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Centre for Community Care and Support Services for the Elderly Accommodation and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2018; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Centre for Community Care and Support Services for the Elderly Accommodation is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Centre for Community Care and Support Services for the Elderly Accommodation is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Centre for Community Care and Support Services for the Elderly Accommodation or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(iii) one supported hostel for mentally or physically handicapped persons (hereinafter referred to as "**the Supported Hostel for Mentally or Physically Handicapped Persons**") with a net operational floor area of not less than 355 square metres to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Supported Hostel for Mentally or Physically Handicapped Persons is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Supported Hostel for Mentally or Physically Handicapped Persons and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2017; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Supported Hostel for Mentally or Physically Handicapped Persons is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Supported Hostel for Mentally or Physically Handicapped Persons is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Supported Hostel for Mentally or Physically Handicapped Persons or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(v) (I) one multi-purposes hall (hereinafter referred to as "**the Community Hall**") with a net operational floor area of not less than 593 square metres;

(II) (A) a total of 5 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance and to be located in close proximity to the Community Hall. Each of the spaces so provided shall have a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres; and

(B) 1 bus bay having a minimum measurement of 3 metres in width and 12 metres in length with a minimum headroom of 3.8 metres.

(III) the Community Hall, the parking spaces and the bus bay as referred to in sub-clause (a)(v)(II) of this Special Condition (hereinafter collectively referred to as "**the Community Hall Accommodation**") shall all be completed and made fit for occupation and operation on the Completion Date in respect of Site F or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee);

(vi) one integrated children and youth services centre (hereinafter referred to as "**the Integrated Children and Youth Services Centre**") with a net operational floor area of not less than 631 square metres to be completed and made fit for occupation and operation on the Completion Date in respect of Site F or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Integrated Children and Youth Services Centre and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 1st day of February, 2004.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Integrated Children and Youth Services Centre or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(vii) one early education and training centre (hereinafter referred to as "**the Early Education and Training Centre**") with a net operational floor area of not less than 212 square metres to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Early Education and Training Centre is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Early Education and Training Centre and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2017; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Early Education and Training Centre is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Early Education and Training Centre is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Early Education and Training Centre or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(ix) one public toilet (hereinafter referred to as "**the Public Toilet**") on the ground floor of the building or buildings erected or to be erected in close proximity to the Permanent PTI with a net operational floor area of not less than 70 square metres to be completed and made fit for occupation and operation on or before the commencement of operation of the Permanent PTI;

(x) a minimum of three school premises (or such other number as may be approved by the Director) comprising three primary schools and two secondary schools or such other lesser number as may be determined by the Director at his absolute discretion at such levels and positions as may be required by the Director to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or such other date or dates as determined by the Director at his absolute discretion. Each of the primary school shall have a minimum site area of 6,200 square metres (hereinafter collectively referred to as "**the Primary Schools**") and each of the secondary school shall have a minimum site area of 6,950 square metres (hereinafter collectively referred to as "**the Secondary Schools**") PROVIDED THAT any of the Primary Schools and any of the Secondary Schools may have a smaller site area subject to the prior written approval of the Secretary for Education and the Director of Architectural Services. The Primary Schools and the Secondary Schools shall each be of a standard school design prevailing from time to time as may be determined by the Director at his absolute discretion and shall be provided and constructed by the Grantee to the standard and specification as set out in the Technical Schedules or to such design and specification as are applicable to a standard school design prevailing from time to time as shall be approved in writing by the Secretary for Education and the Director of Architectural Services and in compliance with such terms and conditions as the Secretary for Education and the Director of Architectural Services may approve in writing so as to accord with the Education Ordinance and these Conditions and also in accordance with the Approved Building Plans and the plans approved under Special Condition No.(18)(a) hereof PROVIDED ALSO THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Primary Schools and the Secondary Schools or any of them and if the construction or provision of a lesser number of Primary Schools and Secondary Schools is decided by the Director, the Grantee shall not be required to fulfil this obligation in respect of the Primary Schools and Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 30th day of September, 2018 or such other date or dates as determined by the Director at his absolute discretion. The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Primary Schools and the Secondary Schools or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause; and

(xi) one soccer pitch with ancillary facilities in accordance with the standard and specifications as may be approved by the Director at his absolute discretion (hereinafter referred to as "**the Soccer Pitch**"), with a minimum site area of 2,241 square metres or such other site area as may be approved by the Director to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or such other later date as may be approved by the Director at his absolute discretion PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Soccer Pitch and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 30th day of September, 2018 or such other date or dates as determined by the Director at his absolute discretion. The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Soccer Pitch or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause.

(which accommodation referred to in sub-clauses (a)(i), (a)(ii), (a)(iii), (a)(v), (a)(vi), (a)(vii), (a)(ix), (a)(x) and (a)(xi) of this Special Condition (including lighting fixtures, ventilation plant, extract ductworks and road/floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with these Conditions, walls, columns, beams, ceilings, roof slabs, carriageway/floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "**the Government Accommodation**").

13. **Maintenance of Government Accommodation**

Special Condition No.(23)

(a) Without prejudice to the provisions of Special Condition No.(27) hereof the Grantee shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No.(27)(a) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor; and

(b) For the purpose of this Special Condition, the expression "Grantee" shall exclude his assigns.

14. **Defects liability in respect of Government Accommodation**

Special Condition No.(27)

(b) Whenever required by the Director and/or F.S.I. (as defined in Special Condition No.(25)(a)), the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director and/or F.S.I. carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation or any part thereof and the building services installations therefor which shall occur or become apparent within any Defects Liability Period. In addition to the foregoing, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director and/or F.S.I. make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation or any part thereof and the building services installations therefor which may exist at the respective dates of delivery of possession thereof by the Grantee;

(f) For the purpose of this Special Condition, the expression "Grantee" shall exclude his assigns.

15. **Maintenance of Items of Government Accommodation**

Special Condition No.(28)

(a) The Grantee shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No.(58)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "**the Items**"):

(i) the external finishes of the Government Accommodation (except the external finishes of the Primary Schools, the Secondary Schools and the Soccer Pitch which shall be maintained by F.S.I.) and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway/floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

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

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

(iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder and the petrol interceptors embedded in or suspended from the carriageway slabs or structural slabs; and

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

(b) Notwithstanding sub-clauses (a)(i) and (a)(iv) of this Special Condition, the Government shall be responsible for the maintenance of the Primary Schools, the Secondary Schools and the Soccer Pitch save and except the building services which are not exclusively serving the Primary Schools, the Secondary Schools or the Soccer Pitch, and save and except also the foundation and/or the structural slabs of those parts of the Primary Schools, the Secondary Schools and the Soccer Pitch which are erected or are to be erected on or above the Depot Roof (hereinafter referred to as "**Schools on the Depot Roof**") which are structural elements common to the Schools on the Depot Roof and the Depot, which said building services, foundation and structural slabs are to be maintained by the Grantee at the Grantee's own costs and expenses subject to any contribution by F.S.I. as referred to in Special Condition No.(58)(a)(ii)(I) hereof.

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

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

16. **Temporary Public Transport Interchange**

Special Condition No.(30)

(a) Subject to Special Condition No.(17)(a)(i) hereof, the Grantee shall at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct, surface and maintain within the lot a temporary public transport interchange (hereinafter referred to as "**the Temporary PTI**") which shall be located in close proximity to the Mass Transit Railway Station and with access to public roads. The Temporary PTI shall link up with the Mass Transit Railway Station by covered walkway and paths and with provision of ancillary facilities (including but not limited to drainage, lighting, ventilation, traffic aids, guard railings, passenger queue railings, passenger shelters and necessary connections and services for closed-circuit television system provision) at such positions, in such manner, materials, design and standards as the Director may approve. The Temporary PTI shall be completed and made fit for occupation and operation upon the opening of the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31)(a)(ii) hereof) or on such other date as may be determined by the Director;

(b) The Temporary PTI shall be designed and provided with a net operational floor area of not less than 4,800 square metres, comprising one bus terminus with four bus bays, one public light bus bay, one taxi bay, one general loading and unloading bay, an area reserved for the ancillary facilities for the bus operator, and a closed-circuit television room to be constructed to the satisfaction of the Director;

(c) (i) The Temporary PTI shall be handed over by the Grantee to the Director on the date of a letter from the Director indicating that the Temporary PTI has been completed to his satisfaction and the Government shall have the operation right of the Temporary PTI. Notwithstanding the Temporary PTI has been handed over to the Director, the Grantee shall at all times during the period of operation of the Temporary PTI, at his own expense maintain in a tidy, clean, good and substantial condition and state of repair the Temporary PTI (including general cleaning of the footpaths, platforms, carriageways and other facilities) to the satisfaction of the Director and the Grantee shall bear all costs incurred in connection with the operation of the Temporary PTI, including but not limited to payment of the electricity consumption for the closed-circuit television system, lighting, ventilation and street furniture;

(ii) The Government shall have the absolute discretion at any time to permit any person authorized by the Government and members of the public to use the Temporary PTI or any part thereof; and

(iii) The Grantee shall allow unrestricted and free access to and from the Temporary PTI for all Government and public vehicular and pedestrian traffic and the Government shall have the absolute right in exercising its power under the Road Traffic Ordinance and the Public Bus Services Ordinance, any regulations made thereunder and any amending legislations.

(d) Upon completion of the Permanent PTI, the Grantee shall at his own expense relocate the Temporary PTI (including the relocation of the closed-circuit television system to the Permanent PTI) to the Permanent PTI and the Grantee shall bear all costs incurred in connection with the relocation of the Temporary PTI. The Grantee shall at his own expenses, within 12 calendar months from the date of completion of the Permanent PTI demolish and remove the Temporary PTI in all respects to the satisfaction of the Director. The Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of the relocation, termination and removal of the Temporary PTI and no claim shall be made against the Government by the Grantee in respect of such loss, damage, nuisance or disturbance and the Temporary PTI shall be handed back to the Grantee by the Director on the date of a letter from the Director indicating that the Permanent PTI has been completed and made fit for occupation and operation in all respects to his satisfaction;

(f) For the purpose of this Special Condition, the expression "Grantee" shall means the person entering into and executing this Agreement.

17. **Mass Transit Railway Complex**

Special Condition No.(31)

(a) The Grantee shall at his own expense erect, construct, provide and thereafter operate and maintain subject to any management and maintenance agreement or agreements reached or to be reached between the Government and the Grantee to the satisfaction of the Director in accordance with these Conditions and the Approved Building Plans (if appropriate) the Mass Transit Railway facilities and accommodation (hereinafter collectively referred to as "the Mass Transit Railway Complex") within Site M including but not limited to:

(i) a maintenance depot and railway workshops together with such ancillary railway structures, facilities, roads and such number of carparks for the parking, loading and unloading of vehicles as may be required by the Director for the operation of the

Mass Transit Railway under the Mass Transit Railway Ordinance or any other similar replacement authorising legislation within Site M1 (Mass Transit Railway Depot) (which depot, ancillary structures, facilities, roads and carparks are hereinafter collectively referred to as "**the Mass Transit Railway Depot**") to be completed and made fit to commence operation on a scale satisfactory to the Director on such date or dates as may be determined by the Director (whose determination shall be final and binding on the Grantee);

(ii) a railway station and platforms together with such ancillary railway structures and facilities as may be required by the Director for the operation of the Mass Transit Railway under the Mass Transit Railway Ordinance or any other similar replacement authorising legislation within Site M2 (Mass Transit Railway Station) (which station, ancillary structures and facilities together with a police facility room are hereinafter collectively referred to as "**the Mass Transit Railway Station**") to be completed and made fit to commence operation on a scale satisfactory to the Director on such date or dates as may be determined by the Director (whose determination shall be final and binding on the Grantee);

(c) The Mass Transit Railway Complex shall not be used for any purpose other than for the purposes of a depot and a station for the Mass Transit Railway under the Mass Transit Railway Ordinance or any other similar replacement authorising legislation, together with other Mass Transit Railway operational and ancillary uses and such other uses as may be approved in writing by the Director at his sole discretion PROVIDED THAT in giving approval to such other uses, the Director may impose such terms and conditions, including charging of additional premium or other fees, as he considers appropriate; and

(d) For the purpose of this special Condition, the expression "Grantee" shall mean the person entering into and executing this Agreement.

18. **Storage**

Special Condition No.(37)

In the event of any part of the lot being used for storage (which storage for the purposes of this Special Condition shall mean storage of building materials which are necessary for development and re-development of the lot), the method of storage of goods and the nature and the volume or quantity of the goods stored in the vicinity of the Mass Transit Railway Complex shall be subject to the approval of the Director and the Director of Fire Services.

19. **Mass Transit Railway protection**

Special Condition No.(38)

(a) No building works, foundation works or any other works on or within the lot or any part thereof shall damage, interfere with, obstruct or endanger the operation of the Mass Transit Railway Complex or any structures or installations or tunnels in relation to the Mass Transit Railway Complex (hereinafter collectively referred to as "**the Mass Transit Railway Structures and Installations**") in or passing through or in the vicinity of the lot or any part thereof. The Grantee shall at his own expense take such measures and precautions as may be required by the Director as to ensure the safety of the Mass Transit Railway Structures and Installations and the operation of the Mass Transit Railway Complex; and

(b) Throughout the term hereby agreed to be granted the Grantee shall comply with and observe to the satisfaction of the Director of Buildings all the requirements imposed by the Director of Buildings to protect the Mass Transit Railway Structures and Installations.

20. **Access to the Mass Transit Railway Complex by the Government**

Special Condition No.(39)

(a) The Grantee shall throughout the term hereby agreed to be granted permit the Government, its officers, servants and agents and any other persons authorised by it or them, the right of free ingress, egress and regress to, from and through the lot and any structure or structures erected or to be erected thereon at all reasonable times (upon giving prior notice except in the case of emergency) with or without tools, motor vehicles or equipment for the purposes of inspection in connection with the Mass Transit Railway Complex and the Mass Transit Railway Structures and Installations or any part thereof; and

(b) The Government, its officers, servants and agents and any other persons authorised by it or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by him or them of the right of ingress, egress and regress conferred under sub-clause (a) of this Special Condition, and no claim shall be made against it, him or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

21. **Access to the Mass Transit Railway Station by the public**

Special Condition No.(40)

The Grantee shall throughout the term hereby agreed to be granted permit at all times members of the public for all lawful purposes freely and without payment of any nature whatsoever to enter into, upon and through those part or parts of the lot and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to and from the Mass Transit Railway Station.

22. **Parking requirements for Residential and Commercial Accommodation**

Special Condition No.(44)(a)

Subject to Special Condition No.(45) hereof, the following spaces shall be provided within the lot to the satisfaction of the Director:

(i) a total of not less than 2,857 spaces and not more than 4,500 spaces. Except for the Parking Spaces for the Disabled Persons as referred to in sub-clause (a)(vii) of this Special Condition, each of the spaces so provided shall have a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres. The spaces so provided shall not be used for any purpose other than for the purposes of parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the owners or occupiers of the Residential Accommodation;

(ii) a total of 250 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the visitors or invitees of the owners or occupiers of the Residential Accommodation. Except for the Parking Spaces for the Disabled Persons as referred to in sub-clause (a)(vii) of this Special Condition, each of the spaces so provided shall have a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres. The spaces so provided under this sub-clause shall form part of the Common Areas and the Grantee must designate in the DMC (as hereinafter defined in Special Condition No.(58)(a)(i) hereof) such spaces as part of the Common Areas (as hereinafter defined in Special Condition No.(58)(a)(v) hereof). The Grantee shall not assign, mortgage or charge (except by building mortgage or charge under Special Condition No.(57)(a)(iii) hereof) or otherwise dispose of the said spaces except in accordance with Special Condition No.(58)(a)(vi) hereof;

(iii) a total of 333 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance to be used by occupiers and bona-fide visitors or invitees of the occupiers of the Commercial Accommodation. Except for the Parking Spaces for the Disabled Persons as referred to in sub-clause (a)(vii) of this Special Condition, each of the spaces so provided shall have a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres;

(iv) spaces for the parking of motor cycles to be used by owners, occupiers, visitors or invitees of the owners or occupiers of the Residential Accommodation at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (a)(i) and (a)(ii) of this Special Condition. Each of the spaces so provided shall have a minimum measurement of 1.0 metre

in width and 2.4 metres in length with a minimum headroom of 2.4 metres. The layout of the parking spaces shall be in groups of not less than 5 spaces each at any particular location;

(v) spaces for the parking of motor cycles to be used by occupiers and their bona fide visitors or invitees of the occupiers of the Commercial Accommodation at the rate of 10% of the total number of spaces provided in accordance with sub-clause (a)(iii) of this Special Condition. Each of the spaces so provided shall have a minimum measurement of 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres. The layout of the parking spaces shall be in groups of not less than 5 spaces each at any particular location; and

The spaces so provided shall not be used for any purpose other than for the respective purposes specified in sub-clauses (a)(i), (a)(ii), (a)(iii), (a)(iv) and (a)(v) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

(vi) spaces for the parking of pedal-cycles to be used by owners, occupiers, visitors, or invitees of the owners or occupiers of the Residential Accommodation at the rate of one space for every ten residential flats or part thereof in the building or buildings erected or to be erected on the lot or such other number of spaces as may be determined by the Director (whose determination shall be final and binding on the Grantee).

(vii) In respect of Site C1, Site G, Site H, Site I, Site J and Site N:

(I) Out of the spaces provided under sub-clauses (a)(i), a(ii) and (a)(iii) of this Special Condition (as may be varied under sub-clause (d) of this Special Condition), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (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)(ii) of this Special Condition and that the Grantee shall not reserve and designate all of the spaces provided under sub-clause (a)(ii) of this Special Condition to become the Parking Spaces for the Disabled Persons.

(II) The Parking Spaces for the Disabled Persons shall be designated as and form part of the Common Areas.

(III) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on Site C1, Site G, Site H, Site I, Site J and Site N and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(IV) The dimension of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.

23. **Loading and Unloading requirements**

Special Condition No.(44)(b)

Subject to Special Condition No. (45) hereof, spaces shall be provided within the lot to the satisfaction of the Director for the parking, loading and unloading of goods and service vehicles at:

(i) a total of 50 bays for loading and unloading to be used by owners or residents of the Residential Accommodation and the Residential Care Home for the Elderly Accommodation; and

(ii) the rate of one space for every 1,000 square metres of the gross floor area of the Commercial Accommodation to be used by occupiers of the Commercial Accommodation and the Residential Care Home for the Elderly Accommodation;

Unless otherwise provided in these Conditions, each of the spaces so provided shall have a minimum measurement of 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. The spaces so provided shall not be used for any purpose other than for the loading and unloading of respective vehicles in connection with the Residential Accommodation, the Commercial Accommodation, and the Residential Care Home for the Elderly Accommodation. The spaces so provided under sub-clauses (b)(i) and (b)(ii) of this Special Condition shall form part of the Common Areas and the Grantee must designate in the DMC (as hereinafter defined in Special Condition No. (58)(a)(i) hereof) such spaces as part of the Common Areas (as hereinafter defined in Special Condition No. (58)(a)(v) hereof). The Grantee shall not assign, mortgage or charge (except by building mortgage or charge under Special Condition No. (57)(a)(iii) hereof) or otherwise dispose of the said spaces except in accordance with Special Condition No.(58)(a)(vi) hereof.

24. **Refuse Collection**

Special Condition No.(47)

(a) The Grantee shall at his own expense provide, maintain and in all respects to the satisfaction of the Director of Food and Environmental Hygiene a comprehensive system of refuse collection for each floor of the building or buildings erected or to be erected on the lot together with such spaces for parking, loading and unloading of refuse collection vehicles as may be approved or required by and in all respects to the satisfaction of the Director of Food and Environmental Hygiene;

(b) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide, construct and thereafter maintain with such materials, and to such standards and design and in such location within the lot not less than three refuse collection points each including not less than one parking space for refuse collection vehicle together with such ancillary facilities as the Director of Food and Environmental Hygiene shall approve (hereinafter referred to as the "**Refuse Collection Points**") in accordance with the Approved Building Plans on such date or dates as may be determined by the Director. Such Refuse Collection Points shall not be taken into account for the purpose of calculating the total gross floor stipulated in Special Condition No.(16)(e) hereof. Each Refuse Collection Point shall occupy an area of not less than 5.60 metres in width and 6.50 metres in length or such dimensions as shall be approved by the Director;

(c) Upon completion of the works referred to in sub-clauses (a) and (b) of this Special Condition to the satisfaction of the Director of Food and Environmental Hygiene, the Refuse Collection Points shall be maintained by the Grantee at his own expense and to the satisfaction of the Director of Food and Environmental Hygiene;

25. **Construction of run-in and run-out**

Special Condition No.(49)(c)

(i) The Grantee shall not exercise the right of ingress and egress in sub-clauses (a) and (b) of this Special Condition unless and until a run-in for each point of ingress and a run-out for each point of egress on existing public roads/footpaths outside the lot have been designed and constructed to the satisfaction of the Director. Upon completion of development or redevelopment referred to in sub-clause (b) of this Special Condition or when required by the Director so to do, such run-in and run-out constructed for temporary access shall be removed and the road/footpath area or areas upon which such run-in and run-out were constructed shall be reinstated to the same condition as the road/footpath area or areas were prior to construction of run-in and run-out unless otherwise agreed by the Director. The said works of design, construction, removal and reinstatement shall be undertaken by the Grantee at his own expense to the satisfaction of the Director; and

(ii) Notwithstanding sub-clause (c)(i) of this Special Condition the Director may (but is not obliged to), upon the written request of the Grantee and at the cost of the Grantee, design, construct, remove and reinstate the run-in and run-out referred to in the said sub-clause (c)(i).

26. **Right-of-ways to Sub-station and Salt Water Pumping Station**

Special Condition Nos.(49)(d) & (f)

(d) Throughout the term hereby agreed to be granted:

(i) The Grantee shall, free of cost permit the owners of Tseung Kwan O Town Lot No.80 (which lot is used for the purpose of an electricity sub-station) (hereinafter referred to as "**the Sub-station**"), their servants, visitors, workmen and other persons authorized by them on their behalf with or without tools, equipment and motor vehicles from time to time and at all times during the term hereby agreed to be granted for all lawful purposes connected with the proper use of the Sub-station a right-of-way to pass and repass on, along, over, by and through the areas shown coloured pink hatched red, pink hatched red stippled black and pink hatched black hatched red on Plan I or such other right-of-way within the lot at such levels as may be approved by the Director at his absolute discretion so as to give access to and egress from the Sub-station after completion of the construction of the Sub-station;

(ii) Subject to sub-clause (d)(i) of this Special Condition, the Grantee shall, during the construction of the Sub-station in Tseung Kwan O Town Lot No.80, provide temporary free access to and from the lot and the Sub-station to the owners of Tseung Kwan O Town Lot No.80 and their contractors, workmen and other persons authorized by them on that behalf with or without tools, equipment, machinery or motor vehicles for the purpose of construction of the Sub-station;

(iii) The Director, his officers and contractors, his or their workmen, with or without tools, equipment, machinery or motor vehicles shall have the right of free ingress, egress and regress to and from the area shown coloured pink hatched red and pink hatched red stippled black on Plan I and the Green Cross-hatched Black Area and the adjacent lot shown and marked "GLA-SK477" on Plan I (which lot is used for the purpose of a salt water pumping station) (hereinafter referred to as "the Salt Water Pumping Station") or such other right-of-way within the lot at such levels as may be approved by the Director at his absolute discretion for the purpose of inspecting, maintaining, repairing and renewing the Salt Water Pumping Station; and

(f) The Grantee shall at his own expense uphold, maintain and repair the said rights-of-ways and everything forming a portion thereof, all to be done to the satisfaction of the Director;

27. **Kindergartens**

Special Condition No.(50)

(a) The Grantee (excluding F.S.I.), shall at his own expense erect, construct, provide, maintain and operate on the lot two kindergartens (hereinafter referred to as "**the Kindergartens**") at such locations and to such design and standard as shall be approved in writing by the Secretary for Education on or before the 30th day of June, 2012 and the 31st day of December, 2014 respectively for each of the Kindergartens or such other date or dates as may be approved by the Director at his absolute discretion. The Kindergartens shall have a total number of not less than 17 classrooms together with ancillary facilities. The Kindergartens and the ancillary facilities so provided shall not be taken into account for the calculation of the total gross floor area stipulated in Special Condition No.(16)(e) hereof provided that they do not comprise more than 17 classrooms; and

(b) The Grantee (excluding F.S.I), shall at his own expense erect, construct, provide, maintain and operate on the lot two kindergartens or kindergarten cum child care centres (hereinafter referred to as "**the Kindergartens/Kindergarten Cum Child Care Centres**") at such location and to such design and standard as shall be approved in writing by the Secretary for Education on or before the 30th day of September 2022 for each of the Kindergartens/ Kindergarten Cum Child Care Centres or such other date or dates as may be approved by the Director at his absolute discretion. The Kindergartens/Kindergarten Cum Child Care Centres shall have a total number of not less than 15 classrooms together with ancillary facilities. The Kindergartens/Kindergarten Cum Child Care Centres and the ancillary facilities so provided shall not be taken into account for the calculation of the total gross floor area stipulated in Special Condition No.(16)(e) hereof provided that they do not comprise more than 15 classrooms.

28. **Private Recreational Facilities, Public Open Space and Local Open Space**

Special Condition No.(52)

(a) The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

(i) such private recreational facilities and ancillary facilities within the lot (hereinafter referred to as "**the Private Recreational Facilities**") of such type, size, design, height and any disposition as may be approved in writing by the Director for the use only by the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide visitors. The Private Recreational Facilities shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No.(16)(e) hereof (in respect of Site G, Site H, Site I, Site J, Site N and Site O only, subject to Special Condition No.(97)(d) hereof and in respect of Site C1 only, subject to Special Condition No.(97)(e) hereof). Any area which is exempted from the gross floor area calculation under this sub-clause shall form part of the Common Areas and the Grantee must designate in the DMC (as hereinafter defined in Special Condition No.(58)(a)(i) hereof) such area as part of the Common Areas (as hereinafter defined in Special Condition No.(58)(a)(v) hereof). The Grantee shall not assign, mortgage or charge (except by building mortgage or charge under Special Condition No.(57)(a)(iii) hereof) or otherwise dispose of the said area except in accordance with Special Condition No.(58)(a)(vi) hereof;

(ii) such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director (hereinafter referred to as "**the Public Open Space**") provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use on or before the 31st day of December, 2020 or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction. The Director's decision as to what shall constitute active and passive recreational uses shall be final and binding upon the Grantee; and

(iii) such number of local open spaces within the lot with a total area of not less than 8.147 hectares as may be required by the Director (hereinafter referred to as "**the Local Open Space**") and including the planting of such shrubs and trees to such level, standard and design as may be approved by the Director to be completed and made fit for use on or before the respective date or dates referred to in Special Condition No.(14)(b) hereof as may be appropriate for Any of the Sites and the remaining part of the lot on which the Local Open Space is provided or to be provided. The Local Open Space shall not be used for any purpose other than recreational purposes for the proper use and enjoyment of the lot by the residents and occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests and visitors.

(b) Subject to Special Condition No.(7)(h)(ii) hereof, the Grantee shall throughout the term hereby agreed to be granted at his own expense maintain the Public Open Space and the Local Open Space in good and substantial repair and condition in all respects to the satisfaction of the Director; and

(c) The Public Open Space shall be open to the public for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

29. **Future Footbridge Associated Structures**

Special Condition No.(53)

(a) (i) The Grantee (excluding his assigns) shall at his own expense on or before such date or dates as may be specified in a letter or letters from the Director and in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director erect, provide and construct within the lot with such materials and to such standard, levels, alignment, disposition and designs as may be required or approved by the Director at his absolute discretion and thereafter maintain the columns and such other structural supports and connections together with such escalators, lifts, stairways as may be required by the Director (which facilities, structural supports and connections are hereinafter collectively referred to as "**the Future Footbridge Associated Structures**") linking the lot to future footbridges (hereinafter referred to as "**the Future Footbridges**") in the positions shown and marked "FB2", "FB3" and "FB4" on Plan I or at such other points as may be approved in writing by the Director (hereinafter referred to as "**the Locations**");

(ii) Throughout the term hereby agreed to be granted, there is reserved to the Director, his officers, contractors, agents, employees and workers and the owner or owners of adjacent or neighbouring lot or lots, his or their officers, contractors, agents, employees, workers and any other person or persons authorised by him or them with or without motor vehicles, equipment, plant, machinery, free of all costs and charges the right to enter into, upon, and through the lot or any part or parts thereof and in, under, through, on or over any building or buildings or any part thereof erected or to be erected thereon:

(I) to carry out work, to connect at the Locations the Future Footbridges to the Future Footbridge Associated Structures (which connection work, are hereinafter referred to as "**the Connections**") and to thereafter enjoy an easement of support of the Connections and the Future Footbridges; and

(II) to repair and maintain the Connections and the Future Footbridges.

(iv) When called upon to do so by the Director, the Grantee or the manager for the time being of the lot or the Owners' Corporation incorporated under the Building Management Ordinance (Cap. 344) in respect of the lot shall at his own expense and in all respects to the satisfaction of the Director execute all necessary works for the temporary closure of any opening in the building or buildings erected or to be erected on the lot to be connected to the Future Footbridges as shall be required and approved by the Director. All necessary maintenance works for the temporary closure shall be the responsibility of the Grantee (excluding F.S.I. only) and shall be to the satisfaction of the Director;

(vi) The Grantee shall throughout the term hereby agreed to be granted at all times and in compliance with any requirements which the Director may impose permit members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot along, to and from, through, up and down, the Future Footbridges and the Future Footbridge Associated Structures forming part thereof or pertaining thereto through the lot or any part thereof or the buildings or any part of the buildings thereon for the purpose of gaining access to and from the common areas of the lot and from and to the public pavement at ground level outside the lot and neighbouring lot or lots and Government land.

30. **Pedestrian link and pedestrian walkway**

Special Condition No.(53)

(b) (i) The Grantee (excluding his assigns) shall within such time limit as shall be required by the Director at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface such segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators as the Director in his absolute discretion may require) for the purposes as specified in the sub-clause (b)(ii) of this Special Condition at such positions, in such manner, with such materials and to such standards, levels, alignment and designs as the Director shall approve;

(ii) The segregated pedestrian ways or paths referred to in sub-clause (b)(i) of this Special Condition shall follow the shortest possible routes and shall be covered, illuminated, provided with litter bins and constructed and designed so as to:

(I) link up each and every building to be erected within Any of the Sites (other than Site M) at such locations and levels of the building as the Director shall approve;

(II) link up each of the Sites (other than Site M1 (Mass Transit Railway Depot)) within the lot at such locations and levels as the Director shall approve; and

(III) link up all major facilities within the lot including the Commercial Accommodation and Any of the Sites containing open space and community facilities provided thereon.

(iii) The Grantee (excluding F.S.I. only) shall throughout the term hereby agreed to be granted maintain at his own expense the segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators) required to be provided under this Special Condition in good and substantial condition and repair to the satisfaction of the Director;

(iv) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide a covered pedestrian walkway with an internal clear width of not less than 4.5 metres so as to link up the Future Footbridges and the Covered Footbridge (as hereinafter defined to in Special Condition No.(54)(a) hereof);

(v) The Grantee shall throughout the term hereby agreed to be granted keep the pedestrian walkway required to be provided under sub-clause (b)(iv) of this Special Condition open for the use by the public 24 hours a day free of charge without any interruption;

31. **Covered Footbridge**

Special Condition No.(54)

(a) The Grantee (excluding his assigns) shall when called upon to do so by the Director and within such time limit as shall be specified by the Director at his own expense in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director provide and construct one covered footbridge with an internal clear width of not less than 10 metres with supports, connections, staircases, ramps, facilities for wheelchair users, external and internal fittings, light fittings and signs in the position shown and marked "FB1" on Plan I or at such other location as may be approved by the Director at his absolute discretion (hereinafter referred to as "**the Covered Footbridge**") and thereafter enjoy an easement of support of the Covered Footbridge. The Covered Footbridge shall be constructed with such materials and to such standards, levels, alignment, extent of footbridge cover, disposition, locations and designs as may be required or determined by the Director at his absolute discretion, whose determination shall be final and binding on the Grantee;

(b) (i) The Grantee shall not use or permit or suffer to be used any part of the Covered Footbridge either externally or internally for advertising or for the display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director;

(ii) The Grantee shall not do or permit or suffer to be done in the Covered Footbridge anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under the Covered

Footbridge or to any owner or occupier of any adjacent or neighbouring lot or lots or premises; and

(iii) The Grantee shall at all times notwithstanding that the Covered Footbridge has been delivered to the Government in accordance with sub-clause (h) of this Special Condition during the day or night throughout the period during which the Covered Footbridge is in existence permit members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through the lot, the Covered Footbridge and the building or buildings erected or to be erected thereon;

(f) The Grantee (excluding F.S.I. only) shall at his own expense manage and maintain the Covered Footbridge in good and substantial repair and condition and shall illuminate the Covered Footbridge at all times in all respects to the satisfaction of the Director until the Covered Footbridge shall have been delivered to the Government pursuant to sub-clause (h) of this Special Condition;

(h) The Grantee (excluding F.S.I. only) shall when called upon to do so by the Director deliver the Covered Footbridge or any part thereof to the Government without payment or compensation to the Grantee provided always that the Government shall be under no obligation to take possession of the Covered Footbridge or any part thereof at the request of the Grantee, but may do so as and when it sees fit.

32. **Internal Transport System and Lighting System**

Special Condition No.(60)

(a) The Grantee shall in all respects to the satisfaction of the Director at his own expense construct within the lot at such point or points and at such level or levels a road system including roads, pedestrian footbridges, walkways, staircases, cycle tracks, passenger lifts, escalators, ramps, loading and unloading bays and such other transport facilities of such design and specification as may be required by the Director (hereinafter collectively referred to as "**the Internal Transport System**") for pedestrian and vehicular circulation including but not limited to taxis, franchised buses, public light buses and coaches as may be determined by the Commissioner for Transport. The Internal Transport System shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No.(16)(e) hereof;

(b) The Grantee (excluding F.S.I. only) shall, subject to any directions which may from time to time be given by the Commissioner for Transport and the Commissioner of Police, any operation, management and maintenance agreement or agreements reached or to be reached between the Government and the Grantee, and authorisation which may be given in the form of Bye-laws under existing and future legislation, operate, manage and maintain and make such traffic management arrangements for the Internal Transport System including the erection of traffic signs and traffic signals, as the Grantee may consider necessary to comply with these Conditions provided that nothing herein contained shall amount to any delegation of any statutory powers or duties under any Ordinance;

(c) The Grantee (excluding F.S.I. only) shall at his own expense and in all respects to the satisfaction of the Director provide within the Internal Transport System such street lighting as may be required by the Director and shall throughout the term hereby agreed to be granted at his own expense illuminate and keep illuminated to the satisfaction of the Director the Internal Transport System. In the event of the Grantee failing to perform any of the obligations herein specified, the Government may at the cost of the Grantee provide such street lighting and keep the Internal Transport System illuminated and the Grantee shall pay to the Government on demand the cost thereof which shall be as determined by the Director;

(d) The Grantee shall permit the owners of the Undivided Shares in the lot and other persons authorized by the owners or their assigns with or without motor vehicles to pass and repass freely at all times and for all lawful purposes and free of any payment the roads, lanes, footpaths, pedestrian footbridges, walkways, staircases, and cycle tracks referred to in sub-clause (a) of this Special Condition to and from Any of the Sites;

(f) The Grantee shall at his own expense provide and maintain an emergency vehicular access for the passage of emergency vehicles to and from the lot at such position or positions as shall be approved by the Director;

33. **Hawkers**

Special Condition No.(61)

The Grantee shall not permit or suffer any hawker to carry on business within the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area and the Yellow Area (while he is still in possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area and the Yellow Area) and shall remove therefrom any hawker found to be so doing. Notices to the effect that hawking is prohibited within the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area and the Yellow Area shall be displayed prominently by the Grantee near all entrances to the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area and the Yellow Area. For the purposes of this Special Condition, "hawker" shall be as defined in Section 2 of the Public Health and Municipal Services Ordinance (Chapter 132) PROVIDED THAT for the purposes of this Special Condition the words "in any public place" shall be omitted from paragraph (a) of such definition and shall be substituted by the words "within the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area and the Yellow Area other than any part thereof permitted to be used for retail purposes in accordance with these Conditions".

34. **Advertisement**

Special Condition No.(62)

The Grantee (excluding F.S.I. only) shall not exhibit or permit or suffer to be exhibited on the lot or any part thereof or on any building or buildings erected or to be erected on the lot or on any part thereof externally any placard, poster, sign or advertisement whatsoever except such sign or advertisement as may be approved by the Director.

35. **Bonfire**

Special Condition No.(64)

The Grantee shall not light any bonfire within the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area and the Yellow Area or any part thereof for burning of debris or any materials.

36. **Harbour Area Treatment Scheme Tunnel**

Special Condition No.(65)

(a) There is a sewage tunnel constructed below the area shown and marked "Harbour Area Treatment Scheme Tunnel Protection Area" on Plan I and the Government shall have the right to keep, maintain and use the sewage tunnel throughout the term hereby agreed to be granted. No work for any building or engineering foundation, including ground investigation, is to take place within the said Harbour Area Treatment Scheme Tunnel Protection Area unless approval has first been obtained from the Director of Drainage Services. Three sets of plan shall be submitted to the Mainland South Division of Drainage Services Department for approval. The Grantee shall comply with the conditions that may be stipulated by the

Director of Drainage Services for the protection of sewage tunnel. Guidance on the measures and requirements likely to be imposed to protect the sewage tunnel is given in the Appendix to the "Practice Note for the Authorised Persons and Registered Structural Engineers No.165" issued by the Buildings Department and the Grantee shall comply with all conditions required by the Director of Drainage Services for the protection of the sewage tunnels;

(b) Except with the prior written consent of the Director of Drainage Services, no structure, piling, blasting, dredging, anchoring or the like shall be exercised within the area shown and marked "ON-SHORE OUTFALL PROTECTION ZONE" on Plan I;

37. **Drainage Reserve**

Special Condition No.(65)

(c) The Grantee shall not interfere with or build over the area shown coloured pink hatched black, pink hatched black stippled black and pink hatched black hatched red and shown and marked "D.R." (hereinafter referred to as "**Drainage Reserve**") on Plan I without the prior approval in writing of the Director. Any structure so permitted to encroach on or to be constructed over or near the Drainage Reserve shall be so designed and constructed as not to overload, impair or damage the culvert structures within the Drainage Reserve and so as to allow adequate space for access to be gained to the culvert structures for the purposes of maintenance, repair or replacement thereof. The Director may impose whatever requirements he in his sole discretion considers necessary in regard to the design of the aforesaid structures;

38. **Indoor Recreation Centre**[1]

Special Condition No.(66)

(a) The Grantee shall at his own expense within 96 calendar months from the date of this Agreement or such other extended period as may be determined by the Director at his absolute discretion and in accordance with such standards, levels and location as the Director shall first approve in writing form a site within the lot having an area of not less than 6,000 square metres for the purpose of an indoor recreation centre. When the Grantee has completed such formation works to the satisfaction of the Director and when called upon to do so by the Director, the Grantee shall at his own expense surrender the said site to the Government free of costs and consideration within such time as shall be specified by the Director free from compensation, with vacant possession and free from encumbrances provided always that the Government shall be under no obligation to accept surrender of the said site or any part thereof at the request of the Grantee, but may do so as and when it sees fit. The Government shall have the right to construct on the said site an indoor recreation centre (hereinafter referred to as "**the Indoor Recreation Centre**") and to use the Indoor Recreation Centre or the site for any purpose as it sees fit. The Indoor Recreation Centre erected or to be erected on the said site shall not be taken into account for the calculation of the total gross floor area as stipulated in Special Condition No.(16)(e) hereof;

(b) The Grantee shall allow the Government, his officers, contractors and workmen with or without tools, equipment, machinery or motor vehicles free and uninterrupted right of ingress, egress and regress to and from the Remaining Portion of the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part thereof for the purpose of constructing the Indoor Recreation Centre or any purpose as the Government sees fit. The Director, his officers, contractors and workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by him or them of the right of ingress, egress and regress conferred under this Special Condition and the Grantee shall have no right to compensation whatsoever in respect of any loss, damage, nuisance or disturbance in connection with the provision of the rights of way. When the Indoor Recreation Centre is in operation, the Grantee shall allow members of the public freely and without payment of any nature whatsoever to go in, to, from, pass or through the Remaining Portion of the lot for the purpose of gaining access to and egress from the Indoor Recreation Centre; and

(c) Upon the surrender of the said site in accordance with sub-clause (a) of this Special Condition, there are excepted and reserved to the Government and its assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like rights) throughout the term hereby agreed to be granted free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from the said site or any part or parts thereof through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Remaining Portion of the lot or any buildings, structures and erections thereon or any part or parts thereof for all purposes connected with the proper use and enjoyment of the Indoor Recreation Centre.

39. **Cutting away**

Special Condition No.(68)

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

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

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

40. **Anchor maintenance**

Special Condition No.(70)

[1] The site within Tseung Kwan O Town Lot No.70 for the purpose of the Indoor Recreation Centre has been carved out and is known as Section A of Tseung Kwan O Town Lot No.70.

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

41. **Spoil or debris**

Special Condition No.(71)

(a) In the event of spoil or debris from the lot or from other areas affected by any development of the lot being eroded and washed down onto public lanes or roads or into road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties or from the vessels used in the transportation of the aggregates to be used in the temporary concrete production or asphalt production as referred to in Special Condition No.(92)(b) hereof, the Grantee shall be held responsible and shall at his own expense remove the spoil and debris from and make good any damage done to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down;

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

42. **Utility Services**

Special Condition No.(72)

(a) The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal or repair work to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations either completed or under construction (all together hereinafter referred to as "**the Works and Services**") being or running upon, over, under or adjacent to the lot or any part thereof or the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area or the Yellow Area, PROVIDED THAT the Grantee before carrying out any such work as aforesaid shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of any of the Works and Services, and shall submit his proposals for dealing with any of the Works and Services in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the works and to such proposals aforesaid, and shall comply with any requirement of the Director in respect of the Works and Services, and shall bear the cost of meeting such requirements including the cost of any necessary diversion, relaying or reinstatement and except as provided in Special Condition No.(76) hereof shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage or disturbance caused to the surface of the lot or any part thereof or the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area or the Yellow Area or any of the Works and Services running on, over, under or adjacent to the lot or any part thereof in any manner or arising out of any such construction, maintenance, renewal or repair work. If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area or the Yellow Area or of any of the Works and Services to the satisfaction of the Director, he, the Director, may carry out any such diversion, relaying, repairing, reinstatement or making good as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works;

(b) Without prejudice to the sub-clause (a) of this Special Condition, the Grantee shall pay to the Government on demand the cost of diverting the affected 1,200mm diameter salt water main and 80mm diameter fresh water main, which are likely to be exceeding $100,000; and

(c) The Grantee shall at his own expense erect, construct, provide and maintain within the lot at such location or locations and to such designs and standards which shall be approved by the Director a development utility spine (hereinafter referred to as "**the Utility Spine**"). The Utility Spine shall be located at the Depot Roof or station roof or both or at such other height or heights as may be approved by the Director. The Utility Spine shall only be used for the purpose of accommodating communal services for Any of the Sites within the lot, and such communal services shall include but not be limited to water supply, soil and waste water drainage, storm water drainage, town gas, electricity cables, telecom cables, cable TV and the like which shall be installed and maintained in a manner approved by the appropriate Government authorities and utilities companies. The Utility Spine shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (16)(e) hereof.

43. **Construction of sewers, drains and channels**

Special Condition No.(75)

The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such sewers, 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 sewers, stream-course, catchpit, channel or storm-water drain all storm water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such sewage, storm-water or rain-water.

44. **Connecting drains and sewers**

Special Condition No.(77)

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

45. **Provision of fire service installations and equipment**

Special Condition No.(83)

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

may require. The Grantee shall maintain at his own expense the said fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment in good condition and to the satisfaction of the Director of Fire Services.

46. **Ground settlement**

Special Condition No.(85)

(a) The Grantee hereby acknowledges that the lot has been formed from reclamation over seabed, and that as a result, some future change in the levels of the lot is inevitable, whether as a result of consolidation of underlying and filling materials or otherwise;

(d) The Grantee for and on behalf of itself, its successors and assigns hereby expressly waives any and all claims it might have against the Government as a result of or arising out of the reclamation works, and on its behalf and on behalf of its successors and assigns hereby releases the Government from any liability which might arise in the future relating to or arising from the reclamation of the lot, or any ground or residual settlement or change in level of the lot, and hereby on its behalf and on behalf of its successors and assigns, covenants that it will not take any proceedings, or make any demand or claim against the Government in connection with the reclamation works or as a result of any ground or residual settlement or change in the levels of the lot which may occur in the future, howsoever arising, and whether or not any such settlement or change in level was reasonably foreseeable and any assignments shall be subject to, inter alia, sub-clause (d) of this Special Condition;

47. **Protection of waterworks structures**

Special Condition No.(86)

(b) No structures shall be built, no materials and no containers shall be stored and no trees or shrubs shall be planted within the Green Cross-hatched Black Area, the Yellow Area and the area shown coloured pink hatched red and pink hatched red stippled black on Plan I without the prior written approval of the Director;

(c) No planting or obstruction of any kind except turfing shall be permitted within an area of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet;

(d) No change of existing site condition may be undertaken within the Green Cross-hatched Black Area, the Yellow Area and the area shown coloured pink hatched red and pink hatched red stippled black on Plan I and the area as stipulated in sub-clause (c) of this Special Condition without the prior approval of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between any proposed tree and any pipe is 2.5 metres or less, and the barrier must extend below the invert level of any pipe;

(e) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;

(g) No blasting shall be permitted within the lot without the prior written consent of the Director of Water Supplies. If blasting is to be undertaken in the lot, the maximum explosive charge weight per delay period for a blast at a given distance from any waterworks installation or structure within or near to the lot will be imposed on the blasting permit by the Commissioner of Mines; and

(h) No excavation works adjacent, below or above waterworks structures other than tunnels within the lot shall be permitted without the prior written consent of the Director of Water Supplies.

48. **Seawall**

Special Condition No.(93)

(a) The Grantee shall not carry out or permit to be carried out any works within the lot which in the opinion of the Director (whose opinion shall be final and binding on the Grantee) adversely affects or is likely to adversely affects the existing seawall and any other marine structures and facilities in the vicinity of the lot. All works within the lot shall be designed and carried out so as to cater for the effect of any future reclamation of the foreshore near the lot and not to adversely affect the existing seawall and other marine structures and facilities in the vicinity of the lot and the Grantee shall have no right to any compensation under the Foreshore and Sea-bed (Reclamations) Ordinance in respect of any such reclamation;

(d) No alteration works to the existing seawall and any other marine structures and facilities in the vicinity of the lot shall be carried out without the prior written consent of the Director. Any approved alteration works shall be carried out to the satisfaction of the Director. Any alteration works done by the Grantee with the prior written consent of the Director to the existing seawall and other marine structures and facilities within or formed for provision of services to or formed for the support or protection of the lot shall be protected against damage and maintained by the Grantee at his own costs until the alteration works are completed to the satisfaction of the Director.

49. **Marine and littoral refuse**

Special Condition No.(94)

(a) No material, earth, refuse, debris, spoil of whatever nature, pollutants whether liquid or solid, untreated sewage or other effluent or waste matter of any kind shall be deposited in the sea or upon the foreshore or sea bed;

(b) The Grantee shall at his own expense take appropriate measures to the satisfaction of the Director to prevent any material, earth, refuse, debris, spoil, pollutants, sewage or other effluent or waste matter from either entering the sea or becoming deposited on the foreshore or sea bed;

50. **Brown Area**

Special Condition No.(99)

(a) The Grantee shall :-

(i) (I) on or before the 31st day of March, 2017 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide and construct in such manner with such materials and to such standards, levels, alignment and design as the Director in his absolute discretion shall approve (including the provision and construction of such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require) a paved way within the area shown coloured brown to the south of the lot at Road D9 on Plan I so that pedestrian and vehicular traffic can be carried thereon for the purpose of ingress to or egress from the lot; and

(II) on or before the 30th day of September, 2022 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide and construct an elevated road within the area shown coloured brown to the north of the lot and marked "Elevated Road on Proposed Road L861" on Plan I in such manner, with such installations, structures and materials, to such standards, levels, alignment, width and design as the Director in his discretion may require or approve (including the provision and construction of such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavement or such other structures) so that vehicular traffic may be carried thereon (the brown areas referred to in sub-clauses (a)(i)(I) and (a)(i)(II)) of this Special Condition are hereinafter collectively referred to as "the Brown Area"); and

(ii) at his own expense uphold, manage, maintain and repair the Brown Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Brown Area or such part or parts thereof together with all

structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (c) of this Special Condition.

(c) (ii) The Government reserves the right to take back possession of the whole or any part or parts of the brown area referred to in sub-clause (a)(i)(I) of this Special Condition for the purpose in connection with the construction of a future public road as and when it sees fit without any payment or compensation to the Grantee and the whole or such part or parts of the said brown area shall be re-delivered to the Government by the Grantee free of cost on demand of the Director provided always that the Government shall not be compelled to take back possession of the said brown area or any part or parts thereof.

(d) The Grantee shall not without the prior written consent of the Director use the Brown 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 sub-clause (a) of this Special Condition.

51. **Yellow Hatched Black Area**

Special Condition No.(100)

(a) The Grantee shall :-

(i) on or before the 31st day of December, 2021 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director landscape the area shown coloured yellow hatched black on Plan I (hereinafter referred to as "**the Yellow Hatched Black Area**"); and

(ii) at his own expense uphold, manage, maintain and repair the Yellow Hatched Black Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Yellow Hatched Black Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (c) of this Special Condition.

(c) (ii) The Government reserves the right to take back possession of the whole or any part or parts of the Yellow Hatched Black Area for the purpose in connection with the construction of a future public road as and when it sees fit without any payment or compensation to the Grantee and the whole or such part or parts of the Yellow Hatched Black Area shall be re-delivered to the Government by the Grantee free of cost on demand of the Director provided always that the Government shall not be compelled to take back possession of the Yellow Hatched Black Area or any part or parts thereof.

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

1. 「期數」位於將軍澳市地段第 70 號餘段「地盤 N」。

2. 將軍澳市地段第 70 號餘段(「**該地段**」)乃「政府」根據 2002 年 5 月 16 日所訂之「新批地文件」第 9689 號批授，批租年期為 2002 年 5 月 16 日開始 50 年，2052 年 5 月 15 日期滿終止。「新批地文件」第 9689 號先後於 2005 年 4 月 19 日、2006 年 4 月 13 日、2008 年 3 月 19 日、2009 年 5 月 11 日、2012 年 9 月 11 日、2014 年 8 月 1 日、2015 年 1 月 5 日、2015 年 4 月 24 日、2015 年 7 月 30 日、2015 年 11 月 11 日、2016 年 2 月 15 日、2016 年 5 月 20 日、2016 年 10 月 5 日、2017 年 1 月 16 日及 2017 年 1 月 26 日分別以「批地條款修訂書」第 05042602320188 號、06042800110014 號、08032801320019 號、09051501940319 號、12091403070069 號、14081201890016 號、15010900340012 號、15042901080159 號、15080701750014 號、15111800950014 號、16021701150013 號、16052501410014 號、16101102220023 號、17012300360016 號及 17021301120016 號修訂及修改(「**批地文件**」)，並在土地註冊處註冊。

3. **用途**

第 (15) 條批地特別條款

(a) 遵從此等「批地條款」(釋義以第 13 條批地一般條款所訂為準)及特別遵從本批地特別條款 (b) 款之規定，該地段或其任何部分或現已或將會建於該地段之任何建築物或任何建築物部分除作非工業用途(不包括酒店、加油站及貨倉)外，概不可作任何其他用途；

(b) 如非事前獲「署長」書面批准並且符合本文第 (31)(a)(i) 及 (31)(a)(ii) 條批地特別條款之規定，「地盤 M」(釋義以第 (12) 條批地特別條款所訂為準)或其任何部分或現已或將會建於其上之任何建築物或任何建築物部分除用作「港鐵車廠」及「港鐵車站」(釋義分別以第 (31)(a)(i) 及 (31)(a)(ii) 條批地特別條款所訂為準)外，概不可作任何其他用途；及

(c) 茲毋損本批地特別條款 (a) 款及本文第 (17) 條批地特別條款之一般規定，該地段或其任何部分或現已或將會建於該地段之任何建築物或任何建築物部分除遵照此等「批地條款」、「核准園景美化建議書」(釋義以第 (7)(d) 條批地特別條款所訂為準)及「核准建築圖則」(釋義以第 (13)(b) 條批地特別條款所訂為準)的設計、構造及作原擬的用途外，概不可作任何其他用途。

4. **「承批人」賠償**

第 4 條批地一般條款

「承批人」現簽訂「租契協議備忘錄」(釋義以第 13 條批地一般條款所訂為準)，即表示倘任何毗連或毗鄰土地受損，而地政總署署長(以下簡稱「**署長**」)認為(其意見將作終論並對「承批人」具約束效力)有關損害乃因「承批人」遵照「批地條款」進行任何影響該地段或該處任何部分的發展、重建或其他工程所致，「承批人」將承擔責任向「政府」賠償由此招致之所有訴訟、法律程序、責任、索求、費用、開支及索償，並確保「政府」免責。

5. **維修**

第 7 條批地一般條款

(a) 「承批人」應在本文協定的整個批租期內遵照此等「批地條款」進行建造或重建(本詞指下文 (b) 款所述的重建工程)：

(i) 依照經批核的設計、規劃或高度及任何核准建築圖則(不得作任何更改或修改)維修所有建築物；

(ii) 維修現已或此後將會按照經建築事務監督批核各圖則、此等「批地條款」或日後任何合法修訂條文建造的所有建築物，使其維修充足及狀態良好，以及於批租期屆滿或提前終止時以同等的維修及狀態交還此等建築物。

(b) 如於本文協定的批租期任何時期內拆卸該地段或其任何部分的現有建築物，「承批人」必須另建良好健全的一座或多座同類型建築物而樓面總面積不少於現有建築物或有關類型及價值經「署長」批核的一座或多座建築物作替代。倘如上所述拆卸建築物，「承批人」應在拆卸前向「署長」申請同意在該地段進行重建工程。「承批人」接獲同意書後，必須在三個曆月內展開必要的重建工程，並於「署長」指定的期限內以「署長」滿意的方式完成重建。

6. **私家街、私家路及後巷**

第 9 條批地一般條款

此等「批地條款」訂明拓建的任何私家街、私家路及後巷，選址必須令「署長」滿意，並按照「署長」決定納入或不涵蓋於本文協定批授的該地段範圍。無論屬何情況，此等私家街、私家路及後巷必須在「政府」規定時免費交還「政府」。如向「政府」交還上述私家街、私家路及後巷，「政府」將進行該處的路面、路緣石、排水渠(包括污水及雨水渠)、渠道及路燈建設工程，費用則由「承批人」支付，其後則以公帑維修。如上述私家街、私家路及後巷仍屬於本文協定批授的該地段一部分並獲許同意出租，「承批人」應自費在該處提供照明、路面、路緣石、排水渠、渠道及進行維修工程，以全面令「署長」滿意。「署長」可基於公眾利益按需要在該處執行或達致執行路燈安裝及維修工程，「承批人」須承擔經「署長」核實的路燈安裝工程資本開支，並且允許工人及車輛自由進出該地段範圍，以便安裝及維修路燈。

7. **園景美化**

第 (7) 條批地特別條款

(d) 該地段發展或重建後，「承批人」應依照經核准的「概念規劃建議書」(釋義以第 (7)(a) 條批地特別條款所訂為準)及「詳細規劃建議書」(釋義以第 (7)(a) 條批地特別條款所訂為準)，自費在該地段及「黃色範圍」(釋義以第 (7)(a) 條批地特別條款所訂為準)進行園景美化工程，如非事前獲「署長」書面同意，概不可修改、更改、改動、改變或取代；

(e) 「承批人」須自費建造及嗣後保養和維修園景美化工程，以保持其清潔整齊、功用良好及健全，全面令「署長」滿意。

第 (102) 條批地特別條款

(b) (ii) 「地盤 C1」須有不少於百分之三十 (30%) 面積及「地盤 G」、「地盤 H」、「地盤 I」、「地盤 J」、「地盤 N」及「地盤 O」分別須有不少於百分之二十 (20%) 面積種植樹木、灌叢或其他植物；

(iii) 本批地特別條款 (b)(ii) 款所載的有關「地盤 C1」的百分之三十 (30%) 面積中不少於百分之五十 (50%) 及有關「地盤 G」、「地盤 H」、「地盤 I」、「地盤 J」、「地盤 N」及「地盤 O」的

百分之二十(20%)面積中不少於百分之五十(50%)(「地盤C1」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」各自的相關面積以下簡稱「**各自綠化地方**」)應設於規劃署署長全權酌情指定的位置或樓層，以致任何行人可看見或進入「地盤C1」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」 及「地盤O」的人士或人均可通行每個「地盤C1」、「地盤G」、「地盤H」、 「地盤I」、「地盤J」、「地盤N」及「地盤O」的「各自綠化地方」；

(v) 規劃署署長可全權酌情接受「承批人」建議的其他非植樹綠化特色，以代替栽種樹木、灌叢或其他植物。

(c) 「承批人」應自費按照「地盤C1」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」的核准園景美化總綱建議書在該處進行「署長」全面滿意的園景綠化工程。如非事前獲「署長」書面同意，概不可更改、修改、修訂、改動或取代核准園景美化總綱建議書。

(d) 嗣後「承批人」應自費保養及維修園景美化地方，以保持安全、清潔、整齊及健康，全面令「署長」滿意。

第(103)條批地特別條款

如非事前獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，概不可移除或干預任何現於「地盤C1」、「地盤C2」、「地盤D」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤K」、「地盤L」及「地盤N」或毗連土地生長的樹木。

8. **「黃色範圍」**

第(7)條批地特別條款

(f) 「承批人」應：

(i) 在2020年12月31日或「署長」批准的其他日期或之前，自費以「署長」批准的方式及物料，按照「署長」批准的標準、樓層、定線和設計，在「批地文件」所夾附圖則I以黃色顯示的地方(「**黃色範圍**」)鋪設、平整、提供、建造、鋪築表面及排水渠(包括提供和建造下水道、高架道、污水管、排水渠、行人路或「署長」全權酌情規定的其他構築物)，全面令「署長」滿意；及

(ii) 自費保養、管理、維修和修理「黃色範圍」，以保持其維修充足及狀態良好，全面令「署長」滿意，直至「黃色範圍」的管有權，連同在該處提供及裝設的所有構築物及服務按照本批地特別條款(h)(ii)款規定交還「政府」為止。

(h) (ii) (「政府」保留權利在其視為恰當時收回「黃色範圍」或其任何部分之管有權作任何用途「(署長」就此作出的決定將作終論)，而毋須向「承批人」支付任何款項或補償。「承批人」應在「署長」通知時將「黃色範圍」交還「政府」，惟「政府」毋須強迫性收回「黃色範圍」或其任何部分之管有權。直至「黃色範圍」的管有權交還「政府」為止，「承批人」必須承擔責任保養、維修和修理「黃色範圍」連同本批地特別條款(f)(ii)款訂明在該處提供及裝設之所有構築物及服務。

(i) (I) 如非事前獲「署長」書面同意，「承批人」不得使用「黃色範圍」或其任何部分儲物或在該處搭建任何臨時構築物或作任何用途；及

(II) 如非事前獲土木工程拓展署署長書面同意，「承批人」不得在建造或建築於毗連「黃色範圍」的海堤進行任何更改工程。

9. **「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」**

第(8)條批地特別條款

(b) 「承批人」應自費以「署長」全面滿意的方式：

(i) 遵從本文第(89)條批地特別條款之規定：

(I) 於2022年9月30日或「署長」指定的其他日期或之前，採用「署長」規定或批准的方式、裝置、結構及物料，按照「署長」規定或批准的標準、樓層、定線、寬度和設計鋪設、平整、提供及建造「圖則I」以綠色加黑點顯示之擬建公共道路部分(以下簡稱「**綠色加黑點範圍**」)(包括提供及建造橋樑、隧道、上跨路、下通道、下水道、行人隧道、高架道路、行車天橋、行人路或其他構築物)，以便車輛行駛；及

(II) 於2016年6月30日或「署長」指定的其他日期或之前，依照本文夾附的「工程規格附表」，在「圖則I」以綠色顯示的地方(以下簡稱「**綠色範圍**」)進行及建造日後道路交界處之改善工程及相關工程；

(ii) 於2022年9月30日或「署長」所指定其他日期或之前，在「圖則I」以綠色間黑斜線加黑點顯示之擬建公共道路部分(以下簡稱「**綠色間黑斜線加黑點範圍**」)鋪設表面、建造路緣和渠道，以及為此等設施提供「署長」規定及批准的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通燈、街道設施及道路標記，以及相關的工程和交通改道設施，以便車輛在其上行駛；

(iii) 於2012年6月30日或「署長」所指定其他日期或之前，採用「署長」批准的方式及物料，按照「署長」批准的標準、樓層、定線及設計鋪設、平整、提供及建造「圖則I」以綠色間黑斜線顯示之擬建公共道路部分(以下簡稱「**綠色間黑斜線範圍**」)(包括提供及建造上跨路、下通道、斜路、行人道、單車徑或「署長」全權酌情指定的其他隧道改良結構，以便在該處進行建造工程及供車輛和行人往來)。然而，「署長」具有絕對酌情權決定是否需要規定拓建「綠色間黑斜線範圍」，如無需要「承批人」在接獲「 署長」於2003年2月1日或之前發出相關書面通知後毋須履行本責任。「承批人」概無權利或申索權向「政府」要求任何形式的補償，包括關乎「署長」行使酌情權作出決定並根據本款規定發出通知書，以致「承批人」必須履行本項責任所招致的費用或開支；

(iv) 於2020年12月31日或「署長」所指定其他日期或之前，採用「署長」批准的方式及物料，按照「署長」批准的標準、樓層、定線及設計鋪設、平整、提供和建造「圖則I」以綠色間黑十字線顯示之擬建公共道路部分(以下簡稱「**綠色間黑十字線範圍**」)(包括提供和建造上跨路、下通道、行人道、單車徑或「署長」全權酌情指定的其他構築物，以便在該處進行建造工程及供車輛和行人往來)；

(v) 於本批地特別條款(b)(i)、(b)(ii)、(b)(iii)及(b)(iv)款分別訂明的期限內，在「綠色範圍」 、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」鋪設表面、建造路緣及渠道，以及為此等設施提供「署長」指定的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及

(vi) 維修「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」連同在該處建造、安裝和提供之所有構築物、服務、街燈、街道設施及機器，直至「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」遵照本文第 (9)(a) 條批地特別條款交還「政府」為止。

第 (9) 條批地特別條款

(a) 茲只限於為執行本文第 (8) 條批地特別條款訂明的必要工程，「承批人」將在「署長」發予「承批人」的一份或多份函件所註明的一個或多個日期，獲批授「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」的管有權。「署長」向「承批人」發出一份或多份函件證明本文第 (8)(b)(i)、(8)(b)(ii)、(8)(b)(iii) 及 (8)(b)(iv) 條批地特別條款規定所須進行之工程已完成後及「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」構成公共道路的一部分或多於一部分時，「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」或其任何部分將被視作已交還「政府」。「承批人」管有「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」期間，必須允許所有「政府」及公眾車輛和行人在所有合理時間免費自由地通行及行經「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」。

(c) (i) 倘於「承批人」根據本批地特別條款 (a) 款規定向「政府」交還「綠色範圍」、「綠色 加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」或其任何部分之管有權當日後 365 日內 (以下簡稱「**公共道路保修責任期**」) 出現第 (8)(b)(i)、(8)(b)(ii)、(8)(b)(iii) 及 (8)(b)(iv) 條批地特別條款所載的公共道路任何不良缺點 (不論關乎工藝、質料、設計等)，以致引起任何索償、費用、收費或損害賠償，「承批人」將向「政府」作出賠償並確保其免責。茲就本款而言，「署長」對是否存在不良缺點所作的決定將作終論，並對「承批人」約束；

(ii) 「承批人」應自費在「署長」向其發出書面通知指定的期限內執行所有修理、修改、再建造及糾正工程，以處理任何在「公共道路保修責任期」內出現的不良缺點、缺陷、收縮、沉降或「署長」以書面指明的其他故障。於施工期間，「承批人」時刻也不可導致公共道路的使用及運作受阻。

第 (10) 條批地特別條款

(a) 如非事前獲「署長」書面同意，「承批人」不可使用「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」儲物或在該處搭建任何臨時構築物。

10. **建築契諾**

第 (14) 條批地特別條款

(a) 「承批人」應發展該地段，即全面遵照此等「批地條款」和在任何時間於香港生效的所有建築、衛生及規劃條例、附例和規例，在該處建造一座或多座建築物。上述的一座或多座建築物應在 2022 年 12 月 31 日或之前或「地盤 I」「到期日」(釋義以第 (1)(b) 條批地特別條款所訂為準) 後 78 個曆月內 (二者取其較遲) 建成並適宜居住。

(b) 儘管有本批地特別條款 (a) 款之規定，以及遵從本文第 (16)(a)(vi) 及 (16)(b) 條批地特別條款之規定：

(i) 現已或將會為「地盤 AB」興建的一座或多座建築物或其任何部分應在 2013 年 12 月 31 日或之前、「地盤 AB」「到期日」後 96 個曆月內或「署長」於「地盤 AB」「到期日」或之前全權酌情指定的其他日期 (「署長」的決定將作終論並對「承批人」約束) 建成並適宜居住 (三者取其較遲)；

(ii) 現已或將會為「地盤 C1」興建的一座或多座建築物應在 2022 年 9 月 30 日或之前建成並適宜居住；

(iii) 現已或將會為「地盤 C2」興建的一座或多座建築物或其任何部分應在 2022 年 6 月 30 日或之前、「地盤 C2」「到期日」後 60 個曆月內或「署長」於「地盤 C2」「到期日」或之前全權酌情指定的其他日期 (「署長」的決定將作終論並對「承批人」約束) 建成並適宜居住 (三者取其較遲)；

(iv) 現已或將會為「地盤 D」興建的一座或多座建築物或其任何部分應在 2012 年 9 月 30 日或之前、「地盤 D」「到期日」後 66 個曆月內或「署長」於「地盤 D」「到期日」或之前全權酌情指定的其他日期 (「 署長」的決定將作終論並對「承批人」約束) 建成並適宜居住 (三者取其較遲)；

(v) 現已或將會為「地盤 E」興建的一座或多座建築物應在 2014 年 9 月 30 日或之前建成並適宜居住；

(vi) 現已或將會為「地盤 F」興建的一座或多座建築物應在 2011 年 6 月 30 日或之前建成並適宜居住；

(vii) 現已或將會為「地盤 G」興建的一座或多座建築物應在 2021 年 6 月 30 日或之前建成並適宜居住；

(viii) 現已或將會為「地盤 H」興建的一座或多座建築物應在 2021 年 12 月 31 日或之前建成並適宜居住；

(ix) 現已或將會為「地盤 I」興建的一座或多座建築物應在 2022 年 12 月 31 日或之前建成並適宜居住；

(x) 現已或將會為「地盤 J」興建的一座或多座建築物應在 2022 年 9 月 30 日或之前建成並適宜居住；

(xi) 現已或將會為「地盤 K」興建的一座或多座建築物或其任何部分應在 2017 年 12 月 31 日或之前、「地盤 K」「到期日」後 54 個曆月內或「署長」於「地盤 K」「到期日」或之前全權酌情指定的其他日期 (「署長」的決定將作終論並對「承批人」約束) 建成並適宜居住 (三者取其較遲)；

(xii) 現已或將會為「地盤 L」興建的一座或多座建築物或其任何部分應在 2018 年 12 月 31 日或之前、「地盤 L」「到期日」後 54 個曆月內或「署長」於「地盤 L」「到期日」或之前全權酌情指定的其他日期 (「署長」的決定將作終論並對「承批人」約束) 建成並適宜居住 (三者取其較遲)；

(xiii) 現已或將會為「地盤 N」興建的一座或多座建築物應在 2021 年 9 月 30 日或之前建成並適宜居住；及

(xiv) 現已或將會為「地盤 O」興建的一座或多座建築物應在 2021 年 3 月 31 日或之前建成並適宜居住。

11. **發展條款**

第 (16) 條批地特別條款

遵從此等「批地條款」，如該地段或其任何部分進行發展或重建 (上述兩詞純粹指第 7 條批地一般條款所載的重建項目) :

(a) 「承批人」必須並且只可在該地段興建、建造、提供及維修：

(i) 本文第 (31) 條批地特別條款所載的「港鐵綜合大樓」；

(ii) 本文第 (17) 條批地特別條款所載的「政府樓宇」；

(iii) 構成「港鐵車廠」結構屋頂 (以下簡稱「**車廠屋頂**」) 的高架建築平台，高度不可超出「 香港主水平基準」18.5 米或「署長」按照「核准建築圖則」所示尺寸、樓層、地點及位置批准的其他高度。「車廠屋頂」和附屬、從屬或屬於該處所有構築物的設計、規格及建造 (包括使用的物料) 事前必須經「署長」書面批准，而在「署長」發出書面批准之前概不可展開建造工程；

(iv) 分別於本文第 (50)(a) 條批地特別條款所載的「幼稚園」及本文第 (50)(b) 條批地特別條款所載的「幼稚園 / 幼稚園暨兒童護理中心」；

(vi) (I) 作住宅用途的地方及設施 (以下統稱「**住宅樓宇**」)，由不少於 20,000 個居住單位及不多於 25,500 個居住單位組成。樓面總面積不少於 1,397,500 平方米和不超過 1,612,800 平方米；及

(II) 作商業用途的地方及設施 (以下統稱「**商業樓宇**」)，樓面總面積不少於 30,000 平方米和不超過 50,000 平方米；

(b) (i) 儘管本批地特別條款 (a)(vi) 款之規定，「承批人」亦必須並且只可在該地段：

(i) 就「地盤 AB」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少 2,474 個；最多 4,272 個，樓面總面積不少於 185,818 平方米和不超過 309,696 平方米；

(II) 合共 855 個本文第 (44)(a)(i) 條批地特別條款訂明的車位；

(III) 合共 50 個本文第 (44)(a)(ii) 條批地特別條款訂明的車位；

(IV) 合共 91 個本文第 (44)(a)(iv) 條批地特別條款訂明的車位；

(V) 本文第 (44)(a)(vi) 條批地特別條款訂明的車位，比例為每十個或不足十個住宅單位設有一個車位；

(VI) 合共 10 個本文第 (44)(b)(i) 條批地特別條款訂明的車位；及

(VII) 一間本文第 (50)(a) 條批地特別條款訂明的幼稚園，內設 8 個課室，樓面總面積不超過 800 平方米，連同 2 個車位供停泊車輛，每個最少闊 2.5 米長 5.0 米，淨空高度最少 2.4 米，另設 3 個停車等候車位供校巴上落乘客，每個最少闊 3.5 米長 7 米，淨空高度最少 3.6 米；

(ii) 就「地盤 C1」興建、建造、提供和維修：

(I) 地方及設施，樓面總面積不少於 96,050 平方米和不超過 114,760 平方米，當中包括：

(A) 「住宅樓宇」，居住單位數目最少 960 個；樓面總面積不少於 67,070 平方米和不超過 70,260 平方米；及

(B) 「商業樓宇」，樓面總面積不少於 28,980 平方米和不超過 44,500 平方米；

(II) 合共 180 個本文第 (44)(a)(i) 條批地特別條款訂明的車位；

(III) 合共 10 個本文第 (44)(a)(ii) 條批地特別條款訂明的車位；

(IV) 合共 333 個本文第 (44)(a)(iii) 條批地特別條款訂明的車位；

(V) 合共 19 個本文第 (44)(a)(iv) 條批地特別條款訂明的車位；

(VI) 合共 33 個本文第 (44)(a)(v) 條批地特別條款訂明的車位；

(VII) 本文第 (44)(a)(vi) 條批地特別條款訂明的車位，比例為每十個或不足十個住宅單位設有一個車位；

(VIII) 合共 2 個本文第 (44)(b)(i) 條批地特別條款訂明的車位；

(IX) 合共 45 個本文第 (44)(b)(ii) 條批地特別條款訂明的車位，儘管本文第 (44)(b) 條批地特別條款另有規定，提供的 45 個車位其中 28 個車位須每個最少闊 3.5 米長 7.0 米，淨空高度最少 3.6 米；

(X) 按照本文第 (44)(a)(vii) 條批地特別條款規定從根據本批地特別條款 (b)(i)(ii)(II)、(b)(i)(ii)(III) 及 (b)(i)(vii)(IV) 款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一 (1) 個車位的規定所限) ; 及

(XI) 一間本文第 (50)(b) 條批地特別條款訂明的幼稚園 / 幼稚園暨兒童護理中心，內設 9 個課室，樓面總面積不超過 1,160 平方米，連同 2 個車位供停泊車輛，每個最少闊 2.5 米長 5.0 米，淨空高度最少 2.4 米，另設 3 個停車等候車位供校巴上落乘客，每個最少闊 3.5 米長 7 米，淨空高度最少 3.6 米；

(iii) 就「地盤 C2」興建、建造、提供及維修「住宅樓宇」，居住單位數目最少 1,217 個，樓面總面積不少於 85,025 平方米；

(iv) 就「地盤 D」興建、建造、提供和維修「住宅樓宇」，居住單位數目最少 1,217 個，樓面總面積不少於 85,025 平方米；

(v) 就「地盤 E」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少 1,533 個；最多 1,648 個，樓面總面積不少於 111,384 平方米和不超過 128,544 平方米；

(II) 「永久公共運輸交匯處」各部分（釋義以本文第 (17)(a)(i) 條批地特別條款所訂為準）；

(III) 合共 330 個本文第 (44)(a)(i) 條批地特別條款訂明的車位；

(IV) 合共 20 個本文第 (44)(a)(ii) 條批地特別條款訂明的車位；

(V) 合共 35 個本文第 (44)(a)(iv) 條批地特別條款訂明的車位；

(VI) 合共 132 個本文第 (44)(a)(vi) 條批地特別條款訂明的車位；

(VII) 合共 4 個本文第 (44)(b)(i) 條批地特別條款訂明的停車等候車位；及

(VIII) 一間本文第 (50)(a) 條批地特別條款訂明的幼稚園，內設 9 個課室，樓面總面積不超過 1,000 平方米，連同 2 個車位供停泊車輛，每個最少闊 3.0 米長 7.0 米，淨空高度最少 2.4 米；

(vi) 就「地盤 F」興建、建造、提供和維修：

(I) 樓面總面積不少於 136,540 平方米的地方及設施，當中包括：

(A) 「住宅樓宇」，居住單位數目最少 1,950 個，最多 2,096 個，樓面總面積不超過 136,240 平方米；

(B) 「商業樓宇」，樓面總面積不少於 300 平方米，但不可超過 500 平方米；及

(C) (i) 一間安老院（以下簡稱「**安老院**」），樓面總面積不超過 3,100 平方米。計算本文第 (16)(e) 條批地特別條款所訂現已或將會建於該地段的一座或多座建築物的樓面總面積時，「安老院」將會連計在內；

(ii) 一個供停泊車輛的車位，最少闊 3.0 米長 7.6 米，淨空高度最少 2.8 米，位置應靠近「安老院」。該車位不可計入本文第 (44) 條批地特別條款所載的車位；

(iii) 一間「安老院」連同本批地特別條款 (b)(i)(vi)(I)(C)(ii) 款訂明的車位（以下統稱「**安老院樓宇**」）。「安老院樓宇」應在本文第 (14)(b)(vi) 條批地特別條款訂明的日期或之前以「署長」全面滿意的方式建成並適宜佔用及營運；

(II) 「社區會堂樓宇」（本文第 (17)(a)(v)(III) 條批地特別條款訂明）。「社區會堂樓宇」應在本文第 (17)(a)(v)(III) 條批地特別條款訂明的日期或之前以「署長」全面滿意的方式建成並適宜佔用及營運；

(III) 「綜合青少年服務中心」（本文第 (17)(a)(vi) 條批地特別條款訂明）。「綜合青少年服務中心」應在本文第 (17)(a)(vi) 條批地特別條款訂明的日期或之前以「署長」全面滿意的方式建成並適宜佔用及營運；

(IV) 合共 300 個本文第 (44)(a)(i) 條批地特別條款訂明的車位；

(V) 合共 25 個本文第 (44)(a)(ii) 條批地特別條款訂明的車位；

(VI) 合共 16 個本文第 (44)(a)(iv) 條批地特別條款訂明的車位；

(VII) 合共 65 個本文第 (44)(a)(vi) 條批地特別條款訂明的車位；及

(VIII) 合共 5 個本文第 (44)(b)(i) 條批地特別條款訂明的停車等候車位；

(vii) 就「地盤 G」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少 1,228 個，樓面總面積不少於 85,800 平方米及不超過 102,336 平方米；

(II) 「永久公共運輸交匯處」部分範圍（釋義以本文第 (17)(a)(i) 條批地特別條款所訂為準）；

(III) 「公共廁所」（釋義以本文第 (17)(a)(ix) 條批地特別條款所訂為準）；

(IV) 合共 263 個本文第 (44)(a)(i) 條批地特別條款訂明的車位；

(V) 合共 15 個本文第 (44)(a)(ii) 條批地特別條款訂明的車位；

(VI) 合共 28 個本文第 (44)(a)(iv) 條批地特別條款訂明的車位；

(VII) 合共 237 個本文第 (44)(a)(vi) 條批地特別條款訂明的車位；

(VIII) 合共 3 個本文第 (44)(b)(i) 條批地特別條款訂明的停車處；

(IX) 按照本文第 (44)(a)(vii) 條批地特別條款規定從根據本批地特別條款 b)(i)(vii)(IV) 及 (b)(i)(vii)(V) 款提供的車位中劃定一定數額的「傷殘人士車位」（受保留及劃定最少一 (1) 個車位的規定所限）；

(viii) 就「地盤 H」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少 1,168 個，樓面總面積不少於 81,640 平方米及不超過 97,000 平方米；

(II) 合共 255 個本文第 (44)(a)(i) 條批地特別條款訂明的車位；

(III) 合共 15 個本文第 (44)(a)(ii) 條批地特別條款訂明的車位；

(IV) 合共 27 個本文第 (44)(a)(iv) 條批地特別條款訂明的車位；

(V) 本文第 (44)(a)(vi) 條批地特別條款訂明的車位，比例為每十個或不足十個住宅單位設有一個車位；

(VI) 合共 3 個本文第 (44)(b)(i) 條批地特別條款訂明的停車處；及

(VII) 按照本文第 (44)(a)(vii) 條批地特別條款規定從根據本批地特別條款 (b)(i)(viii)(II) 及 (b)(i)(viii)(III) 款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一 (1) 個車位的規定所限)；

(ix) 就「地盤 I」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少 751 個，樓面總面積不少於 52,520 平方米及不超過 75,400 平方米；

(II) 合共 178 個本文第 (44)(a)(i) 條批地特別條款訂明的車位；

(III) 本文第 (44)(a)(ii) 條批地特別條款訂明的車位，比例為每幢住宅大樓有 5 個車位；

(IV) 就此批地特別條款第 44(a)(iv) 條所規定的車位，比率為根據此特別條款的 (b)(i)(x)(II) 及 (b)(i)(x)(III) 款所指的所有車位數目的 10%；

(V) 本文第 (44)(a)(vi) 條批地特別條款訂明的車位，比例為每 10 個或不足 10 個住宅單位設有 1 個車位；

(VI) 就此批地特別條款第 44(b)(i) 條所規定的停車處，比率為每幢住宅大樓設 1 個停車處；及

(VII) 按照本文第 (44)(a)(vii) 條批地特別條款規定從根據本批地特別條款 (b)(i)(x)(II) 及 (b)(i)(x)(III) 款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一 (1) 個車位的規定所限)；

(x) 就「地盤 J」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少 1,250 個，樓面總面積不少於 87,360 平方米及不超過 104,110 平方米；

(II) 合共 274 個本文第 (44)(a)(i) 條批地特別條款訂明的車位；

(III) 本文第 (44)(a)(ii) 條批地特別條款訂明的車位，比例為每幢住宅大樓有 5 個車位；

(IV) 就此批地特別條款第 44(a)(iv) 條所規定的車位，比率為根據此特別條款的 (b)(i)(x)(II) 及 (b)(i)(x)(III) 款所指的所有車位數目的 10%；

(V) 本文第 (44)(a)(vi) 條批地特別條款訂明的車位，比例為每 10 個或不足 10 個住宅單位設有 1 個車位；

(VI) 就此批地特別條款第 44(b)(i) 條所規定的停車處，比率為每幢住宅大樓設 1 個停車處；

(VII) 按照本文第 (44)(a)(vii) 條批地特別條款規定從根據本批地特別條款 (b)(i)(x)(II) 及 (b)(i)(x)(III) 款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一 (1) 個車位的規定所限)；及

(VIII) 一間本文第 (50)(b) 條批地特別條款訂明的幼稚園或幼稚園暨兒童護理中心，內設 6 個課室，樓面總面積不超過 810 平方米，連同 2 個車位供停泊車輛，每個車位最少闊 2.5 米及長 5.0 米，淨空高度最少 2.4 米，另設 2 個停車等候車位供校巴上落乘客，每個最少闊 3.5 米及長 7 米，淨空高度最少 3.6 米；

(xi) 就「地盤 K」興建、建造、提供和維修「住宅樓宇」，居住單位數目最少 848 個，樓面總面積不少於 59,280 平方米；

(xii) 就「地盤 L」興建、建造、提供和維修「住宅樓宇」，居住單位數目最少 819 個，樓面總面積不少於 57,200 平方米；

(xiii) 就「地盤 N」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少 1,633 個，樓面總面積不少於 114,140 平方米及不超過 136,970 平方米；

(II) 就此批地特別條款第 44(a)(i) 條所規定的車位，比率為每 5 個居住單位或其部分設 1 個車位或總共 354 個單位，以較高者為準；

(III) 就此批地特別條款第 44(a)(ii) 條所規定的車位，比率為每幢住宅大樓有 5 個車位；

(IV) 就此批地特別條款第 44(a)(iv) 條所規定的車位，比率為根據此特別條款的 (b)(i)(xiii)(II) 及 (b)(i)(xiii)(III) 款所指的所有車位數目的 10%；

(V) 就此批地特別條款第 44(a)(vi) 條所規定的車位，比率為每 10 個居住單位或其部分設 1 個車位；

(VI) 就此批地特別條款第 44(b)(i) 條所規定的車位，比率為每幢住宅大樓設 1 個車位，及

(VII) 按照本文第 (44)(a)(vii) 條批地特別條款規定從根據本批地特別條款 (b)(i)(xiii)(II) 及 (b)(i)(xiii)(III) 款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一 (1) 個車位的規定所限)；

(xiv) 就「地盤O」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少1,459個，樓面總面積不少於101,920平方米及不多於122,302平方米；(「承批人」特此同意及承認政府沒有擔保建築於或將會建築於「地盤O」或任何其部分的樓宇將可達到此副條款所指的最大的樓面總面積)；

(II) 就此批地特別條款第44(a)(i)條所規定的車位，比率為1個車位有5個居住單位或其部分或總共316個單位，取決於哪一個較高；

(III) 就此批地特別條款第44(a)(ii)條所規定的車位，比率為每個住宅大樓有5個車位；

(IV) 就此批地特別條款第44(a)(iv)條所規定的車位，比率為根據此特別條款的副條款(b)(i)(xiv)(II)及(b)(i)(xiv)(III)所指的所有車位的10%；

(V) 就此批地特別條款第44(a)(vi)條所規定的車位，比率為1個車位有10個居住單位或其部分；

(VI) 就此批地特別條款第44(b)(i)條所規定的窗戶，比率為每個單位有1個窗戶；及

(ii) 遵從本批地特別條款(a)(vi)款之規定，以及儘管本批地特別條款(b)(i)(i)至(b)(i)(xiv)款另有任何規定，「署長」可隨時全權酌情批准重新分配將於任何「任何地盤」提供的「住宅樓宇」及「商業樓宇」，並且准許更改本批地特別條款(b)(i)(i)至(b)(i)(xiv)款分別訂明每個「地盤」之「住宅樓宇」最少建築樓面總面積及居住單位數目下限和「商業樓宇」之建築樓面總面積上下限。然而，「承批人」須在任何將會被評定補價的「任何地盤」之最早「補價」「到期日」之前不少於12個曆月內或「署長」同意的其他期限內向「署長」申請批准重新分配「住宅樓宇」及「商業樓宇」，並且更改「住宅樓宇」最少建築樓面總面積及居住單位數目下限和「商業樓宇」之建築樓面總面積上下限。「署長」行使本文所載的權利時，可附加任何條款與條件，包括要求「承批人」繳付「署長」釐定的額外補價。

(e) 儘管本批地特別條款(a)(vi)款之規定，現已或將會建於該地段上的任何一座或多座建築物的樓面總面積不可少於1,427,500平方米和不可超過1,652,800平方米。

12. **「政府樓宇」**

第(17)條批地特別條款

(a) 「承批人」應自費以「署長」全面滿意的方式，以良好工藝並依照此等「批地條款」、本文所夾附的《工程規格附表》(以下簡稱「**工程規格附表**」)及根據本文第(18)(a)條批地特別條款批核之圖則，在該地段興建、建造和提供以下地方。此等擬建於「任何地盤」的地方應在其所在「任何地盤」或「任何地盤」部分獲建築事務監督發出「佔用許可證」或「臨時佔用許可證」(不包括本文第(42)條批地特別條款所載的任何售樓處「臨時佔用許可證」)當日後滿六個曆月(以下簡稱「**竣工日**」)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運：

(i) 一個位於地下的公共運輸交匯處，包括一個設有4個巴士停車處的巴士總站、8個巴士停泊處、2個小巴停車處、一個的士停車處、2個一般車輛客貨上落車位現已或將會建於「港鐵車站」(釋義以本文第(31)(a)(ii)條批地特別條款所訂為準)毗鄰(以下簡稱「**永久公共運輸交匯處**」)。「永久公共運輸交匯處」應設有出入通道連接公共道路並於「港鐵車站」(釋義以本文第(31)(a)(ii)條批地特別條款所訂為準)開始營運當日或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。如「永久公共運輸交匯處」延遲竣工及營運，「承批人」應在「署長」指定的日期自費興建、建造、提供和維修「臨時公共運輸交匯處」(釋義以本文第(30)條批地特別條款所訂為準)以供使用，直至「永久公共運輸交匯處」落成並適宜佔用及營運為止，以令「署長」滿意；

(ii) (i)一間長者社區照顧及支援服務中心(以下簡稱「**長者社區照顧及支援服務中心**」)，淨作業樓面面積不少於303平方米；

(ii) (A) 合共2個車位供根據《道路交通條例》、其附屬法例及任何修訂條例持牌的車輛停泊。車位應靠近「長者社區照顧及支援服務中心」，每個最少闊3.0米長8.0米，淨空高度最少3.3米；及

(B) 1個供「長者社區照顧及支援服務中心」佔用者使用的上落貨車位，最少闊3.0米 長9.0米，淨空高度最少3.8米。車位應靠近「長者社區照顧及支援服務中心」。

(iii) 「長者社區照顧及支援服務中心」及於第本特別條款第(a)(ii)(ii)款所述的停車位及上落貨車位(以下統稱「**長者社區照顧及支援服務中心樓宇**」)應在2022年9月30日或其所在「任何地盤」之「竣工日」(二者取其較早)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。然而，「署長」具有絕對酌情權決定是否需要建造及提供「長者社區照顧及支援服務中心樓宇」。如「署長」決定無需要建造或提供，「承批人」在接獲「署長」發出相關書面通知後便毋須履行本責任。上述的「署長」通知書應在下列日期或之前發出：

(I) 以下日期取其最早者：

(A) 2018年3月31日；或

(B) 以下日期取其較遲者：

(1) 「承批人」通知「署長」其已遵照本文第(3)(b)條批地特別條款劃定「長者社區照顧及支援服務中心樓宇」所在「地盤」的邊界當日後三個曆月內；或

(2) 「署長」根據本文第(3)(b)條批地特別條款批准更改「長者社區照顧及支援服務中心樓宇」所在「地盤」的邊界當日後三(3)個曆月內；或

(II) 「署長」指定的其他日期，而其決定將作終論並對「承批人」約束。

「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造及提供「長者社區照顧及支援服務中心樓宇」或其任何部分所招致或引起的費用或開支。

(iii) 一間弱智人士或肢體傷殘人士輔助宿舍(以下簡稱「**弱智人士或肢體傷殘人士輔助宿舍**」)，

淨作業樓面面積不少於 355 平方米，「弱智人士或肢體傷殘人士輔助宿舍」應在 2022 年 9 月 30 日或其所在「任何地盤」之「竣工日」(二者取其較早)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。然而，「署長」具有絕對酌情權決定是否需要建造和提供「弱智人士或肢體傷殘人士輔助宿舍」。如「署長」決定無需要建造或提供，「承批人」在接獲「署長」發出相關書面通知後便毋須履行本責任。上述的「署長」通知書應在下列日期或之前發出：

(I) 以下日期取其最早者：

(A) 2017 年 3 月 31 日；或

(B) 以下日期取其較遲者：

(1) 「承批人」通知「署長」其已遵照本文第 (3)(b) 條批地特別條款劃定「弱智人士或肢體傷殘人士輔助宿舍」所在「地盤」的邊界當日後三個曆月內；或

(2) 「署長」根據本文第 (3)(b) 條批地特別條款批准更改「弱智人士或肢體傷殘人士輔助宿舍」所在「地盤」的邊界當日後三 (3) 個曆月內；或

(II) 「署長」指定的其他日期，而其決定將作終論並對「承批人」約束。

「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造及提供「弱智人士或肢體傷殘人士輔助宿舍」或其任何部分所招致或引起的費用或開支。

(v) (I) 一間多用途會堂(以下簡稱「**社區會堂**」)，淨作業樓面面積不少於 593 平方米；

(II) (A) 合共 5 個車位供根據《道路交通條例》持牌的車輛停泊。車位應靠近「社區會堂」，每個最少闊 2.5 米長 5.0 米，淨空高度最少 2.4 米；及

(B) 1 個巴士停車等候車位，最少闊 3 米長 12 米，淨空高度最少 3.8 米。

(III) 本批地特別條款 (a)(v)(II) 款所載之「社區會堂」、車位及巴士停車處(以下統稱「**社區會堂樓宇**」)應在「地盤 F」「竣工日」或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。

(vi) 一間綜合青少年服務中心(以下簡稱「**綜合青少年服務中心**」)，淨作業樓面面積不少於 631 平方米，「綜合青少年服務中心」應在「地盤 F」的「竣工日」或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)建成並適宜佔用及營運。然而，「署長」具有絕對酌情權決定是否需要建造和提供「綜合青少年服務中心」。如「署長」決定無需要建造或提供，「承批人」在接獲「署長」於 2004 年 2 月 1 日或之前發出相關書面通知後便毋須履行本責任。「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造或提供「綜合青少年服務中心」或其任何部分所招致或引起的費用或開支；

(vii) 一間早期教育及訓練中心(以下簡稱「**早期教育及訓練中心**」)，淨作業樓面面積不少於 212 平方米，「早期教育及訓練中心」應在 2022 年 9 月 30 日或其所在「任何地盤」的「竣工日」(二者取其較早)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。然而，「署長」具有絕對酌情權決定是否需要建造和提供「早期教育及訓練中心」。如「署長」決定無需要建造或提供，「承批人」在接獲「署長」發出相關書面通知後便毋須履行本責任。上述的「署長」通知書應在下列日期或之前發出：

(I) 以下日期取其最早者：

(A) 2017 年 3 月 31 日；或

(B) 以下日期取其較遲者：

(1) 「承批人」通知「署長」其已遵照本文第 (3)(b) 條批地特別條款劃定「早期教育及訓練中心」所在「地盤」的邊界當日後三 (3) 個曆月內；或

(2) 「署長」根據本文第 (3)(b) 條批地特別條款批准更改「早期教育及訓練中心」所在「地盤」的邊界當日後三 (3) 個曆月內；或

(II) 「署長」指定的其他日期，而其決定將作終論並對「承批人」約束。

「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造及提供「早期教育及訓練中心」或其任何部分所招致或引起的費用或開支；

(ix) 一所公共廁所(以下簡稱「**公共廁所**」)，位於現已或將會建於靠近「永久公共運輸交匯處」的一幢或多幢建築物地下，淨作業樓面面積不少於 70 平方米。「公共廁所」應在「永久公共運輸交匯處」開始運作當日或之前建成並適宜佔用及營運；

(x) 最少三間(或「署長」批准之其他數目)校舍，由三間小學和兩間中學或「署長」全權酌情釐定的較少數目組成，樓層及位置按「署長」指定。上述校舍應在 2022 年 9 月 30 日或「署長」全權酌情指定的其他日期或之前建成並適宜佔用及營運。每間小學(以下統稱「**小學**」)的地盤面積最少 6,200 平方米，每間中學(以下統稱「**中學**」)的地盤面積最少 6,950 平方米，惟倘事前獲教育局局長及建築署署長書面批准，任何「小學」及「中學」的地盤面積均可縮減。每間「小學」及「中學」均須採用由「署長」全權酌情指定而不時適用於現行標準校舍設計，並由「承批人」按照「工程規格附表」所載標準與規格或經由教育局局長及建築署署長書面批准而不時適用於標準校舍設計的現行標準與規格提供和建造，此外並須遵從教育局局長及建築署署長以書面批准的條款與規章，以符合《教育條例》及此等「批地條款」之規定，同時須遵照「核准建築圖則」及根據本文第 (18)(a) 條批地特別條款核准的圖則。再者，「署長」可全權酌情是否需要建造和提供「小學」及「中學」或當中任何其一。如「署長」決定只需要建造或提供較少數目的「小學」及「中學」，「承批人」在接獲「署長」於 2018 年 9 月 30 日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後便毋須履行本責任。「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造或提供「小學」及「中學」或其任何部分所招致或引起的費用或開支；及

(xi) 一個足球場連附屬設施(以下簡稱「**足球場**」)，標準及規格以「署長」全權酌情批准為準，地盤面積最少 2,241 平方米或「署長」批准之其他面積，並應在 2022 年 9 月 30 日或「署長」全權酌情指定的其他日期或之前建成並適宜佔用及營運。「署長」可全權酌情是否需要建造和提供「足球場」。如「署長」決定不需要建造或提供，「承批人」在接獲「署長」於 2018 年 9 月 30 日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後便毋須履行本責任。「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，

以致「承批人」須建造和提供「足球場」或其任何部分所招致或引起的費用或開支。

(本批地特別條款(a)(i)、(a)(ii)、(a)(iii)、(a)(v)、(a)(vi)、(a)(vii)、(a)(ix)、(a)(x)及(a)(xi)款所載的地方(包括固定照明裝置、通風器材、排氣管道及道路/地台表面，但不包括「署長」依照此等「批地條款」許可惟並非該處專用的電梯、自動扶梯、樓梯、機器、設備及其他設施，以及牆、柱、樑、天花、天台板、行車道/地台板和任何其他結構項件)，連同「署長」全權酌情釐定為該處專用的任何其他地方、設施、服務及裝置(「署長」之決定將作終論並對「承批人」約束)，以下統稱「**政府樓宇**」)。

13. **維修「政府樓宇」**

第(23)條批地特別條款

(a) 茲毋損本文第(27)條批地特別條款之規定，現聲明在本文第(27)(a)條批地特別條款訂明的「保修責任期」內，「承批人」時刻均須自費以「署長」全面滿意的方式維修「政府樓宇」及該處各屋宇裝備裝置，以保持其狀態良好；及

(b) 於本批地特別條款，「承批人」之釋義不包括其受讓人。

14. **「政府樓宇」之「保修責任」**

第(27)條批地特別條款

(b) 只要「署長」及/或「財政司司長法團」(釋義以第(25)(a)條批地特別條款所訂為準)發出通知，「承批人」須自費按「署長」及/或「財政司司長法團」指定的期限、標準和方式執行所有必要的維修、修理、更改、重建、補救及任何其他工程，以補救及糾正「政府樓宇」、其任何部分及該處各屋宇裝備裝置於任何「保修責任期」內出現或發現的缺點、需要修理問題、不善、故障、失靈或任何其他尚未完成工程，「承批人」除要遵從前文之規定外，並須自費按「署長」及/或「財政司司長法團」指定的期限、標準及方式修復和糾正在「承批人」交付「政府樓宇」、其任何部分及該處各屋宇裝備裝置管有權當日已存在的任何缺點、需要修理問題、不善、故障、失靈或任何其他尚未完成工程；

(f) 於本批地特別條款，「承批人」之釋義不包括其受讓人。

15. 維修「政府樓宇」內「物件」

第(28)條批地特別條款

(a) 「承批人」應在本文協定批授的整個年期內，自費(惟「財政司司長法團」可依照本文第(58)(a)(ii)(I)條批地特別條款所訂作任何分擔)以「署長」全面滿意的方式維修以下項目(以下統稱「**物件**」)：

(i) 「政府樓宇」的外飾面(由「財政司司長法團」負責維修的「小學」、「中學」及「足球場」外飾面除外)和「政府樓宇」內、上及其下所有牆、柱、樑、天花、天台板、行車道/地台板及任何其他結構項件；

(ii) 所有供「政府樓宇」及該地段其餘發展項目使用的電梯、自動扶梯及樓梯；

(iii) 屬於「政府樓宇」及該地段其餘發展項目的系統一部分之所有屋宇裝備裝置、污水設施、排水系統、食水及沖廁供水系統、機器及設備(包括但不限於手提及非手提式消防裝置設備)；

(iv) 「政府樓宇」之下所有結構板，連同該處內部及其下的排水系統和嵌裝或懸掛於行車道地板或結構板的截油器；及

(v) 所有其他供「政府樓宇」及該地段其餘發展項目使用的公共部分及設施。

(b) 儘管本批地特別條款(a)(i)及(a)(iv)款之規定，「政府」將負責維修「小學」、「中學」及「足球場」，惟不包括並非供「小學」、「中學」或「足球場」專用的屋宇裝備裝置，亦不包括建於「車廠屋頂」之上或其上的「小學」、「中學」及「足球場」部分(以下簡稱「**車廠屋頂上學校**」)之地基及/或結構板。此等地基及/或結構板乃「車廠屋頂上學校」及「車廠」共用的結構項件。上述屋宇裝備裝置、地基及結構板將由「承批人」自費(惟「財政司司長法團」可依照本文第(58)(a)(ii)(I)條批地特別條款所訂作任何分擔)維修。

(c) 倘因「承批人」對「物件」維修不善而招致或引起任何責任、損害賠償、開支、索償、費用、索求、收費、訴訟及法律程序，「承批人」須向「政府」及「財政司司長法團」作出賠償並確保其免責。

(d) 於本批地特別條款，「承批人」之釋義不包括「財政司司長法團」。

16. **「臨時公共運輸交匯處」**

第(30)條批地特別條款

(a) 遵從本文第(17)(a)(i)條批地特別條款之規定，「承批人」應自費以「署長」全面滿意的形式，鋪築、平整、提供、建造、鋪設表面整飾和維修該地段內的臨時公共運輸交匯處(以下簡稱「**臨時公共運輸交匯處**」)，位置應靠近「港鐵車站」，並設有出入通道接駁公共道路。「臨時公共運輸交匯處」應按「署長」批准的位置、方式、物料、設計及標準設置有蓋行人走道和行人路連通「港鐵車站」，以及提供各附屬設施(包括但不限於排水、照明、通風、輔助交通設備、防護欄、乘客輪候圍欄、車站上蓋以及閉路電視系統的必要連接及服務裝置)。「臨時公共運輸交匯處」應在「港鐵車站」(釋義以本文第(31)(a)(ii)條批地特別條款所訂為準)啟用當日或「署長」指定的其他日期建成並適宜佔用及營運；

(b) 「承批人」設計和提供的「臨時公共運輸交匯處」淨作業樓面面積不可少於4,800平方米，包括一個設有4個巴士停車處的巴士總站、一個公共小巴停車處、一個的士停車處、一個一般車輛客貨上落車位、一個預留供巴士營運商放置附屬設施的地方及一個閉路電視控制室，並以「署長」滿意的方式建造；

(c) (i) 「署長」發函表示「臨時公共運輸交匯處」竣工令其滿意當日，「承批人」應將「臨時公共運輸交匯處」移交「署長」，該處的營運權將歸於「政府」。儘管「臨時公共運輸交匯處」已移交「署長」，「承批人」仍須在「臨時公共運輸交匯處」營運期間一直自費保持該處整潔和維修充足及狀態良好，並須修理「臨時公共運輸交匯處」(包括負責行人徑、平台、行車道及其他設施之一般清潔)，以致令「署長」滿意。「承批人」須承擔營運「臨時公共運輸交匯處」招致的所有費用，包括但不限於支付閉路電視系統、照明、通風及街道設施的電費；

(ii) 「政府」可全權酌情隨時允許任何經「政府」授權的人士及公眾使用「臨時公共運輸交匯處」或其任何部分；及

(iii) 「承批人」應准許所有「政府」及公眾車輛和行人不受限制地自由通行「臨時公共運輸交匯處」，而「政府」具有全權行使《道路交通條例》及《公共巴士服務條例》及任何相關規例和修訂條文賦予的權力。

(d) 「永久公共運輸交匯處」落成後，「承批人」應自費將「臨時公共運輸交匯處」搬遷至「永久公共

運輸交匯處」(包括搬遷閉路電視系統至「永久公共運輸交匯處」),有關的搬遷費用概由「承批人」承擔。「承批人」必須在「永久公共運輸交匯處」落成後 12 個曆月內自費拆卸及清理「臨時公共運輸交匯處」,以全面令「署長」滿意。「署長」毋須就「承批人」因搬遷、終止運作及清理「臨時公共運輸交匯處」而招致或承受的任何損失、損害、滋擾或騷擾承擔責任,亦不可就此向「政府」索償。「署長」發函表示「永久公共運輸交匯處」建成並適宜佔用及營運並令其全面滿意當日,「署長」應將「臨時公共運輸交匯處」移交「承批人」;

(f) 於本批地特別條款,「承批人」之釋義指訂立及執行本「協議」的人士。

17. **「港鐵綜合大樓」**

第 (31) 條批地特別條款

(a) 「承批人」應自費以「署長」滿意的方式,依照此等「批地條款」及「核准建築圖則」(如適用者)(但仍須遵從「政府」與「承批人」現已或將會達成的任何管理及維修協議)興建、建造、提供和嗣後營運及維修「地盤 M」內的「港鐵車站」設施與地方(以下統稱「**港鐵綜合大樓**」),其中包括但不限於:

(i) 「署長」指定位於「地盤 M1」(「港鐵車廠」)的維修車廠及鐵路車間連同附屬的鐵路結構、設施、道路及若干供停泊車輛和上落客貨的車位(此等車廠、附屬結構、設施、道路及車位以下統稱「**港鐵車廠**」),以根據《香港鐵路條例》或任何其他同類取代性授權法例營運「港鐵」。「港鐵車廠」應在「署長」指定(「署長」之決定將作終論並對「承批人」約束)之一個或多個日期建成並適宜以「署長」滿意的規模投入運作;

(ii) 位於「地盤 M2」(「港鐵車站」)的鐵路站及月台連同「署長」指定的附屬鐵路結構與設施(此等車站、附屬結構與設施連同警察設備室以下統稱「**港鐵車站**」),以根據《香港鐵路條例》或任何其他同類取代性授權法例營運「港鐵」。「港鐵車站」應在「署長」指定(「署長」之決定將作終論並對「承批人」約束)的一個或多個日期建成並適宜以「署長」滿意的規模投入運作;

(c) 「港鐵綜合大樓」除根據《香港鐵路條例》或任何其他同類取代性授權法例作「港鐵」車廠及車站,以及作其他「港鐵」營運及附屬用途和「署長」全權酌情以書面批准之其他用途外,概不可作任何其他用途。「署長」以書面批准其他用途時可制訂任何條款與條件,包括收取其視為恰當的額外補價或其他費用;及

(d) 在本批地特別條款,「承批人」之釋義指訂立及執行本「協議」的人士。

18. **儲物**

第 (37) 條批地特別條款

如該地段任何部分用作儲物(於本批地特別條款儲物指存放該地段以作發展或重建工程的必要建築材料),儲物方法及儲存於「港鐵綜合大樓」附近的物品性質和容量或數量必須經「署長」及消防處處長批准。

19. **「港鐵」防護措施**

第 (38) 條批地特別條款

(a) 該地段或其任何部分上或內進行的任何建造、地基或其他工程概不可損害、干預、阻礙或危害「港鐵綜合大樓」或位於或貫越該地段或其任何部分或周圍而關乎「港鐵綜合大樓」的任何結構或裝置或隧道(以下統稱「**港鐵結構與裝置**」)運作。「承批人」應自費採取「 署長」要求的措施和預防措施,確保「港鐵結構與裝置」安全及「港鐵綜合大樓」暢順營運;及

(b) 於本文協定批授的整個年期內,「承批人」須遵從及遵守所有「屋宇署署長」就保護「港鐵結構與裝置」而發出的一切要求,以令「屋宇署署長」滿意。

20. **「政府」出入「港鐵綜合大樓」之通行權**

第 (39) 條批地特別條款

(a) 於本文協定批授的整個年期內,「承批人」須允許「政府」、其人員、傭僕及代理和獲其授權之其他人等(除緊急情況外於事前發出通知書後),有權在所有合理時間獨自或駕車或攜帶工具或設備與否進出、再進出及經越該地段和現已或將會建於該處的構築物,以便檢查「港鐵綜合大樓」及「港鐵結構與裝置」或其任何部分;及

(b) 倘「政府」、其人員、傭僕及代理及獲其授權之其他人等因行使本批地特別條款 (a) 款所載通行權進出、再進出及經越該地段而令「承批人」蒙受或招致任何損失、損害、滋擾或騷擾,概毋須就此承擔責任。「承批人」亦不可就此等損失、損害、滋擾或騷擾向「政府」 、其人員、傭僕及代理和獲其授權之其他人等索償。

21. **公眾出入「港鐵車站」之通行權**

第 (40) 條批地特別條款

於本文協定批授的整個年期內,「承批人」應允許公眾隨時自由及免費地進入及行經該地段各部分以作所有合法目的,以及進出、行經及跨越該處由「承批人」劃為出入「港鐵車站」通道的建築物、構築物及搭建物,以便往返「港鐵車站」。

22. **「住宅樓宇」及「商業樓宇」之泊車規定**

第 (44)(a) 條批地特別條款

遵從本文第 (45) 條批地特別條款之規定,「承批人」須在該地段內提供「署長」滿意的下列車位:

(i) 合共不少於 2,857 個車位及不超過 4,500 個車位。除本批地特別條款 (a)(vii) 款所載的「傷殘人士車位」外,其餘車位每個最少 2.5 米闊 5.0 米長,最低淨空高度 2.4 米。如上提供的車位除停泊根據《道路交通條例》持牌而屬於「住宅樓宇」業主或佔用人的車輛外,不可作任何其他用途;

(ii) 合共 250 個車位供停泊根據《道路交通條例》持牌而屬於「住宅樓宇」業主或佔用人各訪客或來賓的車輛。除本批地特別條款 (a)(vii) 款所載的「傷殘人士車位」外,其餘車位每個最少 2.5 米闊 5.0 米長,最低淨空高度 2.4 米。本款訂明提供的車位將歸屬於「公用地方」一部分,「承批人」必須在「公契」(釋義以本文第 (58)(a)(i) 條批地特別條款所訂為準)訂明此等車位乃「公用地方」(釋義以本文第 (58)(a)(v) 條批地特別條款所訂為準)範圍。除非依照本文第 (58)(a)(vi) 條批地特別條款之規定,否則「承批人」不可轉讓、按揭或押記(除非根據本文第 (57)(a)(iii) 條批地特別條款採用樓宇按揭或押記方式)或以其他方式出讓上述車位;

(iii) 合共 333 個車位供「商業樓宇」佔用人及彼等真正訪客或來賓停泊根據《道路交通條例》持牌的車輛。每個車位最少 2.5 米闊 5.0 米長,最低淨空高度 2.4 米,於本批地特別條款 (a)(vii) 款提述的傷殘人士車位除外;

(iv) 供「住宅樓宇」業主、佔用人、訪客或來賓停泊電單車的車位，配置比率為依照本批地特別條款(a)(i)至(a)(ii)款所提供車位總額的百分之十(10%)。每個車位最少 1.0 米闊 2.4 米長，最低淨空高度 2.4 米。此等車位應分組佈局，任何一個地點須設有不少於 5 個車位；

(v) 供「商業樓宇」佔用人及彼等真正訪客或來賓停泊電單車的車位，配置比率為依照本批地特別條款(a)(iii)款所提供車位總額的百分之十(10%)。每個車位最少 1.0 米闊 2.4 米長，最低淨空高度 2.4 米。此等車位應分組佈局，任何一個地點須設有不少於 5 個車位；及

如上提供的車位除作本批地特別條款(a)(i)、(a)(ii)、(a)(iii)、(a)(iv)及(a)(v)款訂明的用途外，不可作任何其他用途，其中特別禁止用於存放、陳列或展示車輛招售等。

(vi) 供「住宅樓宇」業主、佔用人、訪客或來賓停泊單車的車位，配置比率為現已或將會建於該地段上各建築物內每十個或不足十個住宅單位設有一個車位，又或由「署長」指定數額(「署長」之決定將作終論並對「承批人」約束)。

(vii) 就「地盤 C1」、「地盤 G」、「地盤 H」、「地盤 I」、「地盤 J」及「地盤 N」：

(I) 「承批人」應依照建築事務監督規定及批准，從其遵照本批地特別條款(a)(i)、(a)(ii)及(a)(iii)款(可根據本批地特別條款(d)款更改)提供的車位中保留及劃定指定數額的車位，以供符合《道路交通條例》、其附屬規例及修訂法例界定釋義的傷殘人士停泊車輛(此等保留及劃定的車位以下簡稱「**傷殘人士車位**」)。「承批人」最少須從遵照本批地特別條款(a)(ii)款所提供車位中保留及劃定一(1)個車位，惟遵照本批地特別條款(a)(ii)款所提供的車位不可全部保留及劃作「傷殘人士車位」。

(II) 傷殘人士車位」應劃為「公用地方」並構成「公用地方」一部分。

(III) 「傷殘人士車位」除供符合《道路交通條例》、其附屬規例及修訂法例界定釋義的傷殘人士停泊屬於現已或將會建於「地盤 C1」、「地盤 G」、「地盤 H」、「地盤 I」、「地盤 J」及「地盤 N」各建築物的居民及彼等各真正訪客、來賓或賓客的車輛外，不可作任何其他用途，其中特別禁止用於存放、陳列或展示車輛招售等或提供洗車及汽車美容服務。

(IV) 每個「傷殘人士車位」的大小將由建築事務監督指定及批准。

23. **客貨上落規定**

第(44)(b)條批地特別條款

遵從本文第(45)條批地特別條款之規定，「承批人」須以下列形式在該地段內提供「署長」滿意的車位供車輛停泊及上落客貨：

(i) 合共 50 個客貨上落車位供「住宅樓宇」及「安老院」業主或住戶使用；及

(ii) 按照「商業樓宇」樓面總面積每 1,000 平方米配置一個的比率提供車位，供「商業樓宇」及「安老院」佔用人使用；

除非本批地條款另有規定，如上提供之每個車位最少 3.5 米闊 11.0 米長，最低淨空高度 4.7 米。此等車位除供與「住宅樓宇」、「商業樓宇」及「安老院」相關的車輛上落客貨外，不得作任何其他用途。根據本批地特別條款(b)(i)及(b)(ii)款提供的車位屬於「公用地方」一部分，「承批人」必須在「公契」(釋義以本文第(58)(a)(i)條批地特別條款所訂為準)訂明此等車位乃「公用地方」(釋義以本文第(58)(a)(v)條批地特別條款所訂為準)範圍。除非依照本文第(58)(a)(vi)條批地特別條款之規定，否則「承批人」不可轉讓、按揭或押記(除非根據本文第(57)(a)(iii)條批地特別條款採用樓宇按揭或押記方式)或以其他方式出讓上述車位。

24. **垃圾收集服務**

第(47)條批地特別條款

(a) 「承批人」應自費以食物環境衛生署署長全面滿意的方式提供及維持周全的垃圾收集系統，收集現已或將會建於該地段上各建築物每個樓層的垃圾，並且設置食物環境衛生署署長批准或指定的垃圾裝卸車位，以致食物環境衛生署署長全面滿意；

(b) 「承批人」應在「署長」指定的一個或多個日期，自費按照「核准建築圖則」，以「署長」全面滿意的方式，採用批核的物料、標準和設計，在該地段指定的位置提供、建造及嗣後維修不少於三個垃圾收集站，每個包括不少於一個垃圾車裝卸車位連同食物環境衛生署署長批准的附屬設施(以下統稱「**垃圾收集站**」)。計算本文第(16)(e)條批地特別條款所訂的樓面總面積時，此等「垃圾收集站」不會連計在內。每個「垃圾收集站」所佔土地為不少於 5.60 米闊乘 6.50 米長，又或採用「署長」批准的其他面積；

(c) 本批地特別條款(a)及(b)款所訂的工程以食物環境衛生署署長滿意的方式完竣後，「垃圾收集站」將由「承批人」自費維修，以令食物環境衛生署署長滿意；

25. **建造車輛出入通道**

第(49)(c)條批地特別條款

(i) 直至及除非該地段外現有公共道路 / 行人路每個出口均已設計及建成令「署長」滿意的出口和入口通道，否則「承批人」不可行使本批地特別條款(a)及(b)款所訂的出入通行權。除非「署長」另行同意，否則本批地特別條款(b)款所訂的發展或重建項目完竣後，又或「署長」發出通知時，「承批人」須拆除臨時建造的車輛出入通道並還原其所在的道路 / 行人路地方，以致恢復車輛出入通道建造之前的原貌。上述設計、建造、拆卸及還原工程將由「承批人」自費進行，並須令「署長」滿意；及

(ii) 儘管本批地特別條款(c)(i)款之規定，「署長」仍可(但無責任必須)應「承批人」的書面要求執行前文(c)(i)款所載的設計、建造、拆卸及還原工程，有關費用由「承批人」支付。

26. **電力分站及海水抽水站之通行路線**

第(49)(d)及(f)條批地特別條款

(d) 於本文協定批授的整個年期內：

(i) 「承批人」須免費准許將軍澳市地段第 80 號(該地段用作電力分站)(以下簡稱「**電力分站**」)的業主、其傭僕、訪客、工人及其他正式獲授權代表彼等的人士，於本文協定批授的年期內不時及時刻為着達致完善使用「電力分站」的所有合法事宜使用通行路線，以獨自或駕車或帶備工具或設備與否進出、往返及經越圖則 I 以粉紅色間紅斜線、粉紅色間紅斜線加黑點和粉紅色間黑斜線及紅斜線顯示的範圍，又或通行「署長」全權酌情批准的該地段其他樓層，以便於「電力分站」建成後往返該處；

(ii) 遵從本批地特別條款(d)(i)款之規定，「承批人」應在將軍澳市地段第80號之「電力分站」建造期間提供臨時免費通行路線，以便將軍澳市地段第80號各業主、彼等之承辦商、工人及其他獲授權代表彼等的人士獨自或駕車或帶備工具或設備與否往來該地段與「電力分站」之間，以便執行「電力分站」的建造工程；

(iii) 「署長」、其人員及承辦商和其各自之工人有權獨自或駕車或帶備工具、設備或機器與否進出、往返及經越圖則I以粉紅色間紅斜線範圍及粉紅色間紅斜線加黑點範圍、綠色間黑十字線範圍及圖則I註明為「GLA-SK477」之毗連地段(該地段用作海水抽水站)(以下簡稱「**海水抽水站**」)，又或通行「署長」全權酌情批准之該地段其他樓層，以便檢查、維修、修理及更新「海水抽水站」；及

(f) 「承批人」須自費保養、維修和修理上述通行路線及所有附屬該處的物件，以全面令「署長」滿意。

27. **「幼稚園」**

第(50)條批地特別條款

(a) 「承批人」(「財政司司長法團」除外)應自費在該地段內興建、建造、提供、維修及營運兩間幼稚園(以下簡稱「**幼稚園**」)，兩間「幼稚園」的位置、設計和標準必須分別在2012年6月30日及2014年12月31日或之前或「署長」全權酌情指定的其他日期向教育局局長申請書面批准。「幼稚園」應有合共不少於17個課室及其他輔助設施。只要「幼稚園」課室不超過17個，計算本文第(16)(e)條批地特別條款訂明的樓面總面積時，如上提供之「幼稚園」及輔助設施不會計算在內。

(b) 「承批人」(「財政司司長法團」除外)應自費在該地段內興建、建造、提供、維修及營運兩間幼稚園或幼稚園暨兒童護理中心(以下簡稱「**幼稚園/幼稚園暨兒童護理中心**」)，兩間「幼稚園/幼稚園暨兒童護理中心」的位置、設計和標準必須分別在2022年9月30日或之前或「署長」全權酌情指定的其他日期向教育局局長申請書面批准。「幼稚園/幼稚園暨兒童護理中心」應有合共不少於15個課室及其他輔助設施。只要「幼稚園/幼稚園暨兒童護理中心」課室不超過15個，計算本文第(16)(e)條批地特別條款訂明的樓面總面積時，如上提供之「幼稚園/幼稚園暨兒童護理中心」及輔助設施不會計算在內。

28. **私家康樂設施、公眾休憩用地及鄰舍休憩用地**

第(52)條批地特別條款

(a) 「承批人」應自費按照「核准建築圖則」及「核准園景美化建議書」，以「署長」全面滿意的方式興建、建造、提供、園景美化及嗣後維修以下設施，以保持其維修充足及狀態良好：

(i) 該地段內的私家康樂設施及輔助設施(以下簡稱「**私家康樂設施**」)，類型、大小、設計、高度及任何配置須經「署長」書面批准，以供純粹現已或將會建於該地段各建築物的居民或佔用人和彼等之真正訪客使用。計算本文第(16)(e)條批地特別條款訂明的樓面總面積時，「私家康樂設施」不會連計在內(僅就「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」而言，並須遵從本文第(97)(d)條批地特別條款的規定及僅就「地盤C1」而言，並須遵從本文第(97)(e)條批地特別條款的規定)。任何根據本款規定豁免計入樓面總面積的地方一律屬於「公用地方」，「承批人」必須在「公契」(釋義以本文第(58)(a)(i)條批地特別條款所訂為準)訂明此等地方乃「公用地方」(釋義以本文第(58)(a)(v)條批地特別條款所訂為準)範圍。除非依照本文第(58)(a)(vi)條批地特別條款規定，否則「承批人」不可轉讓、按揭或押記(除非根據本文第(57)(a)(iii)條批地特別條款採用樓宇按揭或押記方式)或以其他方式出讓上述地方；

(ii) 現已或將會在該地段及「黃色範圍」內按「署長」規定提供的若干公眾休憩用地，總面積不少於2.3公頃(以下簡稱「**公眾休憩用地**」)。「承批人」應在「公眾休憩用地」進行園景美化工程，包括在「署長」批准的樓層以其批准的標準及設計種植灌叢樹木和建造單車徑，並於2020年12月31日或之前或「署長」指定的其他日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為2比3，須按「署長」規定定址、平整、保養、園景美化、植披、處理並提供設備與設施，以令「署長」全面滿意。「署長」就何謂靜態及動態康樂用途所作的決定將作終論並對「承批人」約束；及

(iii) 位於該地段內按「署長」規定提供的若干鄰舍休憩用地，總面積不少於8.147公頃(以下簡稱「**鄰舍休憩用地**」)，包括在「署長」批准的樓層以其批准的標準及設計種植灌叢及樹木，並於本文第(14)(b)條批地特別條款分別訂明「任何地盤」及現已或將會提供「鄰舍休憩用地」之該地段餘段適用的日期或之前建成並適宜使用。「鄰舍休憩 用地」除供現已或將會建於該地段各建築物的居民及佔用人和彼等的真正訪客與來賓作完善使用及享用該地段之康樂用途外，不得作任何其他用途。

(b) 遵從本文第(7)(h)(ii)條批地特別條款之規定，於本文協定批授的整個年期內，「承批人」須自費維修「公眾休憩用地」及「鄰舍休憩用地」，以保持其維修充足及狀態良好，令「署長」全面滿意；及

(c) 「公眾休憩用地」將免費開放予公眾作任何性質的合法用途(除非事前獲康樂及文化事務署署長書面批准)。

29. **擬建行人天橋相關結構**

第(53)條批地特別條款

(a) (i) 「承批人」(不包括其受讓人)須自費在「署長」發函指定的一個或多個日期或之前，按照「核准建築圖則」，以「署長」全面滿意的方式，採用「署長」全權酌情規定或批准的物料、標準、樓層、定線、規劃和設計，於該地段興建、提供、建造及嗣後維修「署長」指定的柱及其他結構性支承件和連接段連同自動扶梯、電梯及樓梯(此等設施、結構性支承件及連接段以下統稱「**擬建行人天橋相關結構**」)，以連接該地段至擬建行人天橋(以下簡稱「**擬建行人天橋**」)，位置為圖則I註明為「FB2」、「FB3」及「FB4」或「署長」以書面批准的其他地點(以下簡稱「**地點**」)；

(ii) 於本文協定批授的整個年期內，「署長」、其人員、承辦商、代理、僱員及工人和毗鄰或毗連地段各業主及其人員、承辦商、代理、僱員、工人及任何其他獲彼等授權人士或人等均獲保留權利，可獨自或駕車或攜帶設備、機器及機械與否免費進入、行經該地段或其任何部分，以及進入、行經或跨越現已或將會建於該處任何建築物內、下或上：

(I) 以便執行工程，連接「擬建行人天橋」之「地點」到「擬建行人天橋相關結構」(此等連接工程以下簡稱「**連接段**」)，以及嗣後享有「**連接段**」和「擬建行人天橋」的支撐地役權；及

(II) 修理及維修「連接段」和「擬建行人天橋」。

(iv) 如「署長」發出通知，「承批人」或該地段現任經理人或根據《建築物管理條例》(香港法例第344章)成立的該地段「業主立案法團」應自費以「署長」全面滿意的方式執行所有必要

工程，以按「署長」規定或批准，暫時封閉現已或將會建於該地段連接「擬建行人天橋」的通道口。暫時封閉通道口涉及的所有必要維修工程將由「承批人」負責（僅不包括「財政司司長法團」），此外並須令「署長」滿意；

(vi) 在本文協定批授的整個年期內，「承批人」應時刻遵從「署長」制訂的任何規定准許公眾免費及自由地通過該地段或其任何部分或該處任何建築物通行、往返、出入、上落及行經附屬或從屬於該處的「擬建行人天橋」及「擬建行人天橋相關結構」，藉此往返該地段的公用地方和往返該地段及毗鄰地段與「政府」官地外的地面公共行人路，以作所有合法用途。

30. **行人通道及行人道**

第(53)條批地特別條款

(b) (i) 「承批人」（不包括其受讓人）須在「署長」指定的期限內自費以「署長」全面滿意的方式，以「署長」批准的位置、方式、物料、標準、樓層、定線及設計鋪設、平整、提供、建造和修建表面整飾分段行人路或行人道（連同「署長」全權酌情指定的樓梯、斜路、照明裝置及自動扶梯），以作本批地特別條款(b)(ii)款訂明的用途；

(ii) 本批地特別條款(b)(i)款所載的分段行人路或行人道應採取最短路線並興建上蓋和提供照明及垃圾桶，建造和設計應符合以下要求：

(I) 於「署長」批准的指定位置及樓層連通將會建於「任何地盤」（「地盤M」除外）的每座建築物；

(II) 於「署長」批准的指定位置及樓層連通該地段每個「地盤」（「地盤M1」（「港鐵車廠」）除外）；及

(III) 連通該地段內所有主要設施，包括「商業樓宇」及設有休憩用地和社區設施之「任何地盤」。

(iii) 「承批人」（僅不包括「財政司司長法團」）應在本文協定的整個批租年期內自費維修本批地特別條款訂明提供的分段行人路或行人道（連同該處之樓梯、斜路、照明裝置及自動扶梯），以保持其維修充足及狀態良好，以令「署長」滿意；

(iv) 「承批人」應自費以「署長」全面滿意的方式提供內淨闊度為不少於4.5米的有蓋行人道，以連接「擬建行人天橋」及「有蓋行人天橋」（釋義以本文第(54)(a)條批地特別條款所訂為準）；

(v) 「承批人」應在本文協定的整個批租年期內保持本批地特別條款(b)(iv)款所載的行人道每日24小時開放予公眾使用，以便公眾免費及暢通無阻地通行。

31. **「有蓋行人天橋」**

第(54)條批地特別條款

(a) 「承批人」（不包括其受讓人）應在「署長」通知時在「署長」指定的期限內自費按照「核准建築圖則」及以「署長」全面滿意的方式，在圖則I註明為「FB1」的位置或「署長」全權酌情批准的其他位置提供和建造一座有蓋行人天橋，內淨闊度為不少於10米，連同支承件、連接段、樓梯、斜路、輪椅使用者設施、內外配件、照明燈飾及指示牌（以下簡稱「**有蓋行人天橋**」），嗣後則享有「有蓋行人天橋」的支撐地役權。「有蓋行人天橋」應以「署長」全權酌情規定或釐定的物料、標準、樓層、定線、行人天橋覆蓋度、位置及設計建造，其決定將作終論並對「承批人」約束；

(b) (i) 如非「署長」批准或指定，「承批人」不可使用或允許或容忍他人使用「有蓋行人天橋」任何部分外部或內部作廣告用途或展示任何招牌、告示或海報。

(ii) 「承批人」不可作出任何行為或允許或容忍他人作出任何行為，以致或可能導致在「有蓋行人天橋」之下經過的任何人士或車輛或任何毗鄰或毗連地段或樓宇的業主或佔用人受到滋擾或騷擾，又或造成不便或損害；及

(iii) 儘管「有蓋行人天橋」已按照本批地特別條款(h)款之規定移交「政府」，在「有蓋行人天橋」存在期間，「承批人」不論日夜均應時刻允許任何公眾免費自由步行或乘坐輪椅通越、再通越、行經及上落該地段、「有蓋行人天橋」及現已或將會建於該處的建築物，以作任何性質的合法用途；

(f) 「承批人」（僅不包括「財政司司長法團」）應自費管理及維修「有蓋行人天橋」，以時刻保持其維修充足及狀態良好和照明充足，全面令「署長」滿意，直至「有蓋行人天橋」根據本批地特別條款(h)款移交「政府」為止；

(h) 「承批人」（僅不包括「財政司司長法團」）應在「署長」通知時免費或無償地將「有蓋行人天橋」或其任何部分移交「政府」，惟「政府」並無責任必須應「承批人」的要求收回「有蓋行人天橋」或其任何部分的管有權，「政府」只須在其視為恰當的時候作出上述行動。

32. **「內部交通系統」及「照明系統」**

第(60)條批地特別條款

(a) 「承批人」應以「署長」全面滿意的方式，自費在該地段內一個或多個地點的任何樓層建造一個道路系統，包括道路、行人天橋、行人道、樓梯、單車徑、載客電梯、自動扶梯、斜路、客貨上落車位及其他交通設施，設計及規格以「署長」規定為準（以下統稱「**內部交通系統**」），以供行人及車輛流通，包括但不限於運輸署署長指定之的士、專營巴士、公共小巴及旅遊巴士。計算本文第(16)(e)條批地特別條款訂明的樓面總面積時，「內部交通系統」不會連計在內；

(b) 遵從運輸署署長及警務處處長不時作出的指示，以及「政府」與「承批人」現已或將會訂立之任何營運、管理及維修協議，以及現行和未來法例以「附例」訂明的授權，「承批人」（僅不包括「財政司司長法團」）可按其視為必要而運作、管理及維修「內部交通系統」及作出交通管理安排，包括架設交通標誌及交通燈號，以遵守此等「批地條款」，惟本條規定概不構成分授任何條例下任何法定權力或責任；

(c) 「承批人」（僅不包括「財政司司長法團」）應自費以「署長」全面滿意的方式在「內部交通系統」內提供「署長」規定的街燈，並於本文協定批授的整個年期內自費為「內部交通系統」提供照明及維持照明充足，以令「署長」滿意。倘「承批人」不履行本條所訂的任何責任，「政府」可自行提供街燈及保持「內部交通系統」照明充足，費用由「承批人」承擔。「承批人」必須在接獲通知時向「政府」支付「署長」釐定的費用；

(d) 「承批人」應允許該地段各「不分割份數」業主及彼等授權的其他人等或受讓人於任何時間不論駕車與否免費通行及進出本批地特別條款(a)款所訂各道路、後巷、行人路、行人天橋、行人道、樓梯及單車徑，以及往返「任何地盤」，以作任何合法用途；

(f) 「承批人」應自費在「署長」批准的地點或位置提供和維持緊急救援車輛通道，以供緊急救援車輛進出該地段；

33. **小販**

第 (61) 條批地特別條款

「承批人」不得允許或容忍任何小販在該地段、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」及「黃色範圍」(在其仍擁有「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線 範圍」、「綠色間黑十字線範圍」及「黃色範圍」管有權期間)擺賣,如發現任何小販擺賣則須驅離該地段。該地段、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」及「黃色範圍」所有入口附近當眼處均應張貼告示,說明禁止小販在該地段、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」及「黃色範圍」內擺賣。茲於本批地特別條款,「小販」之釋義以《公眾衞生及市政條例》(香港法例第 132 章)第 2 條所訂為準,惟就本批地特別條款而言,釋義 (a) 段中「公眾地方」字眼將會略去,取代為『該地段、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」及「黃色範圍」內,但不包括當中根據此等「批地條款」可允許經營零售業務的任何部分。』

34. **廣告**

第 (62) 條批地特別條款

「承批人」(僅不包括「財政司司長法團」)不可亦不得允許、容忍他人在該地段任何部分或現已或將會建於該地段各建築物或其任何部分的外部展示任何牌匾、海報、招牌或廣告牌,除非有關招牌或廣告事前已獲「署長」批准。

35. **火堆**

第 (64) 條批地特別條款

「承批人」不可在該地段、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」及「黃色範圍」或其任何部分內燃點火堆焚燒任何垃圾或其他物料。

36. **「淨化海港計劃」隧道**

第 (65) 條批地特別條款

(a) 圖則 I 所示並註明為「淨化海港計劃隧道保護區」的範圍下建有一條污水隧道,於本文協定批授的整個年期內,「政府」有權保養、維修及使用污水隧道。除非事前獲得渠務署署長批准,否則不可在上述「淨化海港計劃隧道保護區」內進行任何建築物或地基工程,包括土地勘探。申請人應向「渠務署九龍及新界南渠務部」遞交三套圖則以待審批。「承批人」須遵照渠務署署長為保護污水隧道所訂的條件。有關署方可能制訂的保護污水隧道措施和規定,可參閱屋宇署發出的第 165 號《認可人士、註冊結構工程師及註冊岩土工程師作業備考》的附錄。「承批人」必須遵從渠務署署長為保護污水隧道而制訂的所有條件;

(b) 如非事前獲渠務署署長書面同意,圖則 I 顯示並註明為「岸上排水口保護區」的範圍概不可進行任何結構性、打樁、爆破、挖掘、地錨或同類工程。

37. **渠務預留範圍**

第 (65) 條批地特別條款

(c) 如非事前獲「署長」書面批准,「承批人」不可干預圖則 I 以粉紅色間黑斜線、粉紅色間黑斜線加黑點和粉紅色間黑斜線及紅斜線顯示並註明為「D.R.」的範圍(以下簡稱「**渠務預留範圍**」),又或在該處建築。任何許可超出「渠務預留範圍」界限或在該處之上或附近建造的構築物,設計及建造時概不可導致「渠務預留範圍」內之下水道結構超出負荷、功能受影響或受損。此外,「承批人」並須預留足夠空間以供進出下水道結構,以便進行維修、修理或更換工程。「署長」可就上述結構的設計制訂任何其全權酌情為必要的規定。

38. **室內康樂中心** [1]

第 (66) 條批地特別條款

(a) 「承批人」應自費在本「協議」生效日後 96 個曆月內或「署長」全權酌情指定的其他較長期限內,按照「署長」事前書面批准的標準、樓層及位置平整該地段內地盤,面積為不少於 6,000 平方米,以建造室內康樂中心。「承批人」以「署長」滿意的方式完成平整工程後,應在「署長」通知時,自費、免費及無償地在「署長」指定的期限內以不帶任何產權負擔的及已取得空置管有權之後將上述地盤交還「政府」,惟「政府」並無責任必須應「承批人」要求收回上述地盤或其任何部分,「政府」只須在其視為恰當時收回。「政府」有權在上述地盤建造室內康樂中心(以下簡稱「**室內康樂中心**」)並使用「室內康樂中心」或地盤作其視為恰當的任何用途。計算本文第 (16)(e) 條批地特別條款訂明的樓面總面積時,現已或將會建於上述地盤的「室內康樂中心」不會連計在內;

(b) 「承批人」須准許「政府」、其官員、承辦商及工人獨自或駕車或帶備工具、設備或機器與否,暢通無阻地進出及往返該地段「餘段」、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」或其任何部分,以便建造「室內康樂中心」或執行「政府」視為恰當的其他事項。倘「署長」、其人員、承辦商及工人因行使本批地特別條款賦予的進出及往返通行權而令「承批人」蒙受或招致任何損失、損害、滋擾或騷擾,「署長」、其人員、承辦商及工人概毋須就此承擔責任,「承批人」亦無權因提供通行權造成的任何損失、損害、滋擾或騷擾索取賠償。「室內康樂中心」投入服務後,「承批人」應允許公眾自由及完全免費地進入、行經及往返該地段「餘段」,以便出入「室內康樂中心」;及

(c) 上述地盤根據本批地特別條款 (a) 款交還後,「政府」、其受讓人及彼等之傭僕、代理、受許可人、租客及合法佔用人均獲例外保留的權利(與其他擁有同類權利的人等共享),可於本文協定批授的年期內免費享有所有必要的通行權、地役權或準地役權(包括但不限於使用任何道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置與設施、垃圾收集及處理地方與設施、排水系統和氣體、食水、電力儲存、變壓及供應系統之權利)、支撐權以及透過現已或將會鋪設於該地段「餘段」或該處任何建築物、構築物及搭建物或其任何部分的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道及水道和其他導體輸入或排出上述地盤或其任何部分之氣體、電力、水、污物、排水渠、空氣、煙霧或其他污水、電話線、冷卻水及其他服務,以作關乎完善使用及享用「室內康樂中心」的所有用途。

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1 擬建室內康樂中心的將軍澳市地段第 70 號內地盤已完成分割,並命名為將軍澳市地段第 70 號 A 段。

39. **削土**

第 (68) 條批地特別條款

(a) 如該地段或任何「政府」官地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等「批地條款」等規定「承批人」執行的其他工程，不論事前是否獲「署長」書面同意，「承批人」亦須於當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰「政府」官地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。「承批人」應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其維修充足及狀態良好，令「署長」滿意；及

(c) 無論何時，如因「承批人」進行平整、水準測量、發展或其他工程或因其他事故導致或引起該地段內的土地或任何毗連或毗鄰「政府」官地或已批租土地發生滑土、山泥傾瀉或地陷，「承批人」須自費還原並修葺該處，以令「署長」滿意，同時就「政府」、其代理及承辦商作出彼等因此蒙受或招致的所有費用、收費、損害、索求及索償作出賠償，並確保彼等免責；及

(d) 除享有本文訂明可就違反此等「批地條款」追討之任何其他權利或補償權外，「署長」另有權向「承批人」發出書面通知，要求「承批人」進行、建造及維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「承批人」疏忽或不執行通知書訂明的期限內以「署長」滿意的方式完成通知書的指示，「署長」可即時執行及進行必要工程。「承批人」必須在接獲通知時向「政府」償還有關費用，以及任何行政或專業費用與收費。

40. **維修地錨**

第 (70) 條批地特別條款

如該地段的發展或重建項目或其任何部分已安裝預應力地錨，「承批人」應自費在預應力地錨的整個使用周期內定期維修及監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述維修及監察的報告及資料。如「承批人」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「承批人」必須在接獲通知時向「政府」償還有關的費用。

41. **廢土或泥石**

第 (71) 條批地特別條款

(a) 如源自該地段或受該地段發展項目影響的其他地方之廢土或泥石侵蝕或沖下公共小巷或道路，又或排進道路下水道、前濱或海床、污水管、雨水渠或明渠或其他「政府」產業，又或由負責運輸建築粒料臨時製造本文第 (92)(b) 條批地特別條款所載混凝土或瀝青的船隻排出廢土或泥石，「承批人」必須承擔責任並自費清理廢土或泥石和修復受損的公共小巷或道路、道路下水道、污水管、雨水渠或明渠、前濱或海床或其他「政府」產業，此外並須就廢土或泥石侵蝕或沖流導致私人物業蒙受損害或滋擾所引致的所有訴訟、索償及索求向「政府」賠償；

(b) 儘管有本批地特別條款 (a) 款之規定，「署長」仍可 (但無責任必須) 在「承批人」發出書面要求時清理 (a) 款所載公共小巷或道路、道路下水道、污水管、雨水渠或明渠、前濱或海床或其他「政府」產業上的廢土或泥石和修復任何損害。

42. **公用服務設施**

第 (72) 條批地特別條款

(a) 「承批人」時刻均須謹慎地採取所有完善及適當的工藝和預防措施，其中尤以任何建造、維修、更新或修理工程施工期間為要，藉以避免損壞位於、貫穿、跨越該地段或其任何部分或「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃 色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」及「黃色範圍」或位於其下或毗鄰該處的「政府」或其他現有排水渠、水道或渠道 (包括總水管)、行人道、污水管、明渠、水管、電纜、電線、公用服務設施或其他工程或裝置，不論現有或在建者亦然 (以下全部統稱「**工程與服務**」)。然而，「承批人」執行任何此等工程之前，必須進行或達致進行完善調查及查詢，以核實「工程與服務」的現況及水平位置，並須以書面向「署長」提交處理任何「工程與服務」的建議書以待全面審批，直至「署長」以書面批准上述工程及建議書為止，「承批人」不得展開任何工程。此外遵從「署長」就「工程與服務」制訂的規定，同時承擔履行規定所需的費用，包括作出任何必要改道、重鋪或還原工程的費用。除非本文第 (76) 條批地特別條款規定，否則「承批人」須自費以「署長」全面滿意的方式修理、修復及還原因為此等建造、維修、更新或更換工程導致或引起該地段或其任何部分或「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」及「 黃色範圍」或位於、貫穿、跨越該地段或其任何部分或位於其下或毗鄰該處之「工程與服務」蒙受的損害或滋擾。如「承批人」不在該地段或其任何部分或「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「 綠色間黑斜線範圍」、「綠色間黑十字線範圍」或「黃色範圍」或任何「工程與服務」執行此等必要的改道、重鋪、修理、修復及還原工程以致令「署長」滿意，「署長」可按其視為必要執行此等改道、重鋪、修理、還原或修復工程，「承批人」必須在接獲通知時向「政府」支付有關的費用；

(b) 茲毋損本批地特別條款 (a) 款之規定，「承批人」須在接獲通知時向「政府」支付影響 1,200 毫米直徑海水總水管及 80 毫米直徑食水總水管的改道工程費用，估計金額超過港幣 100,000 元；及

(c) 「承批人」應自費在「署長」批准的位置、設計及標準興建、建造、提供和維修一個發展項目公用服務主幹 (以下簡稱「**公用服務主幹**」)。「公用服務主幹」應設於「車廠屋頂」或車站屋頂或兩者，又或設於「署長」批准的其他高度。「公用服務主幹」只可用於設置該地段內「任何地盤」的公共服務設施，其中包括但不限於供水、污物及廢水排放、雨水排放、煤氣、電纜、電訊電纜、有線電視及同類服務，此等服務設施必須以有關「政府」主管機構及公用事業公司核准的方式安裝和維修。計算本文第 (16)(e) 條批地特別條款訂明的樓面總面積時，「公用服務主幹」不會連計在內。

43. **建造污水管、排水渠及渠道**

第 (75) 條批地特別條款

「承批人」須按「署長」視為需要，自費以「署長」滿意的方式在該地段邊界範圍內或「政府」官地上建造和維修污水管、排水渠及渠道，以截流及輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的污水管、河溪、集水井、渠道或雨水渠。倘此等污水、暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及索求，「承批人」必須承擔全責並向「政府」及其官員賠償。

44. **接駁排水渠及污水管**

第 (77) 條批地特別條款

如該地段已鋪設任何排水渠及污水管並已啟用，「署長」可展開工程將此等渠道接駁至「政府」雨水渠及污水管，惟倘有由此引致的損失或損害，「署長」毋須向「承批人」承擔責任。「承批人」須在「政府」通知時支付此等接駁工程的費用。此外，上述工程亦可由「承批人」自費以「署長」滿意的方式建造。於該情況下，「承批人」應在「政府」通知時將建於「政府」官地的工程部分移交「政府」，日後由「政府」自費維修。「承批人」須在「政府」通知時支付上述接駁工程的技術審核費用。

45. **提供消防裝置與設備**

第 (83) 條批地特別條款

「承批人」須自費在該地段 (或如事前獲「署長」書面同意及批准則可在任何毗鄰或毗連「政府」官地) 和現已或將會建於該處各建築物內的消防處處長指定地點提供消防處處長全權酌情指定的消防栓、滅火器具、抽水接駁喉管及其他消防裝置與設備 (釋義以《消防條例》所訂為準)，令消防處處長滿意。「承批人」應自費維修此等消防栓、滅火器具、抽水接駁喉管及其他消防裝置與設備，以保持其狀態良好，令消防處處長滿意。

46. **土地沉降**

第 (85) 條批地特別條款

(a) 「承批人」現確認，該地段乃在海床填海的土地形成，因此地段的水平日後難免因為基底及埋填物料固結或其他原因出現變化；

(d) 「承批人」現代表其本身、其繼承人及受讓人明確表示放棄向「政府」提出任何及所有因填海工程導致或引起的索償，以及代表其本身、其繼承人及受讓人解除「政府」日後因該地段填海、任何土地沉降、剩餘沉降或該地段地面水平變化招致或引起的責任。再者，「承批人」現代表其本身、其繼承人及受讓人承諾不會就填海工程或日後任何土地沉降、剩餘沉降或該地段地面水平變化向「政府」展開任何訴訟或提出任何索求或索償，不論因何事故引起，亦不論此等沉降或地面水平變化是否可合理預見亦然。日後任何轉讓契約均須訂明其中包括本批地特別條款 (d) 款的規定。

47. **保護水務工程結構**

第 (86) 條批地特別條款

(b) 如非事前獲「署長」書面批准，不得在「綠色間黑十字線範圍」、「黃色範圍」和圖則 I 以粉紅色間紅斜線及粉紅色間紅斜線加黑點顯示的地方進行建築工程、存放物料或貨櫃或種植樹木或灌叢；

(c) 除鋪植草皮外，任何閥門蓋周圍 1.5 米範圍或任何消防栓出口水管 1 米範圍內不可栽種植物或放置任何物品造成阻礙；

(d) 如非事前獲水務署署長批准，不可更改「綠色間黑十字線範圍」、「黃色範圍」、圖則 I 以粉紅色間紅斜線及粉紅色間紅斜線加黑點顯示的地方和本批地特別條款 (c) 款所訂明地方的現有地盤狀況。如任何建議植樹與任何水管之間的淨距離僅有 2.5 米或以下，必須架設堅固防護欄。防護欄必須深入至任何水管的管道內底水平之下；

(e) 倘水務署署長認為可能損壞總水管，則會禁止種植樹木；

(g) 如非事前獲水務署署長書面同意，不可在該地段進行爆破。如需在該地段進行爆破工程，在該地段或附近水務工程裝置或結構一定距離內進行的爆破，每段延遲時間的炸藥裝置重量必須遵從礦務處處長於爆破許可證訂明的上限；及

(h) 如非事前獲水務署署長書面同意，不准在該地段內的水務工程結構 (隧道除外) 毗鄰、下方或上方進行挖掘工程。

48. **海堤**

第 (93) 條批地特別條款

(a) 「承批人」不可進行或允許他人在該地段內進行任何工程，以致「署長」認為 (其決定將作終論並對「承批人」約束) 確實或可能對該地段附近的現有海堤及任何其他海事結構與設施產生不良影響。任何在該地段進行的工程必須妥善設計及執行，以應對該地段附近前濱日後填海的影響，以及避免妨礙該地段附近的現有海堤及其他海事結構與設施。「承批人」概無權根據《前濱及海床 (填海工程) 條例》索取任何賠償；

(d) 如非事前獲「署長」書面同意，不得更改該地段附近的現有海堤及其他海事結構與設施。任何獲准進行的更改工程必須令「署長」滿意。「承批人」事前獲「署長」書面同意後實施工程更改位於該地段或專為該地段提供服務、支撐或防護的現有海堤及其他海事結構與設施時，必須自費採取損壞防護措施和維修，直至此等更改工程已完竣並令「署長」滿意。

49. **海上及沿岸垃圾**

第 (94) 條批地特別條款

(a) 不得在海上、前濱或海床棄置任何物料、泥土、垃圾、任何性質的污物、液體或固體污染物、未經處理污水或其他廢水或廢物；

(b) 「承批人」應自費採取「署長」滿意的適當措施，防止任何物料、泥土、垃圾、泥頭瓦礫、廢土泥石、污染物、污水或其他廢水或廢物排入大海或堆積於前濱或海床。

50. **「棕色範圍」**

第 (99) 條批地特別條款

(a) 「承批人」應：

(i) (I) 在 2017 年 3 月 31 日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的形式，按照「署長」全權酌情批准的方式及物料，就「署長」批准的標準、樓層、定線和設計，在圖則 I 以棕色顯示的該地段以南「D9 道路」範圍內鋪設、平整、提供及建造一條鋪築路面道路 (包括提供及建造「署長」全權酌情指定的下水道、高架道路、污水管、排水渠、行人路或其他構築物) 供行人和車輛通行，以便往來該地段；及

(II) 在 2022 年 9 月 30 日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的形式，按照「署長」全權酌情規定及批准的方式、裝置、結構及物料，就「署長」規

定及批准的標準、樓層、定線、闊度和設計，在圖則 I 以棕色顯示的該地段以北「建議興建 L861 道路之高架道路」範圍內鋪設、平整、提供及建造一條高架道路 (包括提供及建造橋、隧道、上跨路、下跨路、下水道、高架道路、行車天橋、行人路或其他構築物) 供車輛行駛；

(本批地特別條款 (a)(i)(I) 款及 (a)(i)(II) 款所載的棕色範圍以下統稱「**棕色範圍**」)；及

(ii) 自費以「署長」全面滿意的方式保養、管理、維修和修理「棕色範圍」以保持其維修充足及狀態良好，直至「棕色範圍」或其任何部分連同該處提供及安裝的所有結構和服務根據本批地特別條款 (c) 款交還「政府」為止。

(c) (ii) 「政府」保留權利在其視為恰當時收回本批地特別條款 (a)(i)(I) 款所載棕色範圍整體或其任何部分的管有權，以便建造擬建公共道路，而毋須向「承批人」支付任何費用或補償。「承批人」必須在「署長」通知時將棕色範圍整體或其任何部分交還「政府」，惟「政府」毋須強制收回上述棕色範圍整體或其任何部分之管有權。

(d) 如非事前獲「署長」書面同意，「承批人」不可使用「棕色範圍」儲物或興建任何臨時構 築物，又或作並非關乎執行本批地特別條款 (a) 款所訂工程的其他用途。

51. **「黃色間黑斜線範圍」**

<u>第 (100) 條批地特別條款</u>

(a) 「承批人」應：

(i) 在 2021 年 12 月 31 日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的方式在圖則 I 以黃色間黑斜線顯示之範圍 (以下簡稱「**黃色間黑斜線範圍**」) 進行園景美化工程；及

(ii) 自費保養、管理、維修和修理「黃色間黑斜線範圍」，以保持其維修充足及狀態良好，全面令「署長」滿意，直至「黃色間黑斜線範圍」或其任何部分連同在該處提供或安裝的所有構築物及服務的管有權根據本批地特別條款 (c) 款交還「政府」為止。

(c) (ii) 「政府」保留權利在其視為恰當時收回「黃色間黑斜線範圍」整體或其任何部分之管有權，以便建造擬建公共道路，而毋須向「承批人」支付任何費用或補償。「承批人」必須在「署長」通知時將「黃色間黑斜線範圍」整體或其任何部分交還「政府」 ，惟「政府」毋須強制收回「黃色間黑斜線範圍」整體或其任何部分之管有權。

(d) 如非事前獲「署長」書面同意，「承批人」不可使用「黃色間黑斜線範圍」儲物或興建任何臨時構築物，又或作並非關乎執行本批地特別條款 (a) 款所訂工程的其他用途。

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

1. Yellow Area

Under Special Condition No.(7) of the Land Grant, the Grantee shall landscape, lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands ("**the Director**") shall approve the area shown coloured yellow on Plan I annexed to the Land Grant ("**the Yellow Area**").

Relevant Provisions of the Land Grant:

Special Condition No.(7)(d):
Upon development or redevelopment of the lot, the Grantee shall at his own expense landscape the lot and the Yellow Area in accordance with the Conceptual Submission (as defined in Special Condition No.(7)(a)) and the Detailed Submission (as defined in Special Condition No.(7)(a)) as approved and no amendment, variation, alteration, modification or substitution shall be made without the prior written consent of the Director.

Special Condition No.(7)(e):
The Grantee shall at his own expense construct and thereafter keep and maintain the landscape works in a clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director.

Special Condition No.(7)(f)(i):
The Grantee shall on or before the 31st day of December, 2020 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including the provision and construction of such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require) the Yellow Area.

Special Condition No.(52)(a)(ii):
The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

> such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director ("**the Public Open Space**") provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use on or before the 31st day of December 2020 or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction. The Director's decision as to what shall constitute active and passive recreational uses shall be final and binding upon the Grantee.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the Principal Deed of Mutual Covenant and Management Agreement dated 16th June 2009 registered in the Land Registry by Memorial No.09062303030203 ("**the PDMC**"):

"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 1(b) of Section E of the PDMC:
For the avoidance of doubt, subject to the provisions in the Government Grant and this Deed, the construction of the Outside Area shall be carried out and the construction costs therefor shall be borne by MTR as the original Grantee of the Land.

Plan showing the location of the Yellow Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

2. Green Area, Green Stippled Black Area, Green Hatched Black Stippled Black Area, Green Hatched Black Area, Green Cross-hatched Black Area

Under Special Condition No.(8) of the Land Grant, the Grantee shall:

- carry out and construct future road junction improvement works and associated works within the Green Area;
- lay, form, provide and construct that portion of future public road within the Green Stippled Black Area in such manner, with such installations, structures and materials, to such standard, levels, alignment, widths and design as the Director may require or approve;
- lay, form, provide and construct in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve those portions of public roads within the Green Hatched Black Area and the Green Cross-hatched Black Area;
- surface, kerb and channel the Green Hatched Black Stippled Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings and associated engineering works and traffic diversions as the Director may require and approve; and
- surface, kerb and channel the Green Area, the Green Hatched Black Area and the Green Cross-hatched Black 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.

Relevant Provisions of the Land Grant:

Special Condition No.(8)(b):

The Grantee shall at his own expense and in all respects to the satisfaction of the Director:-

(i) subject to Special Condition No.(89) hereof:

(I) on or before the 30th day of September, 2022 or such other date or dates as may be determined by the Director, lay, form, provide and construct that portion of future public road shown coloured green stippled black on Plan I (hereinafter referred to as "**the Green Stippled Black Area**") in such manner, with such installations, structures and materials, to such standard, levels, alignment, widths and design as the Director may require or approve (including the provision and construction of such bridges, tunnels, over-passes, under-passes, culverts, pedestrian subway, viaducts, flyovers, pavements or such other structures) so that vehicular traffic may be carried thereon; and

(II) on or before the 30th day of June, 2016 or such other date or dates as may be determined by the Director, carry out and construct those future road junction improvement works and associated works within the areas shown coloured green on Plan I (hereinafter referred to as "**the Green Area**") in accordance with the Technical Schedules annexed hereto;

(ii) on or before the 30th day of September, 2022 or such other date or dates as may be

determined by the Director, surface, kerb and channel that portion of future public road shown coloured green hatched black stippled black on Plan I (hereinafter referred to as "**the Green Hatched Black Stippled Black Area**") and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings and associated engineering works and traffic diversions as the Director may require and approve so that vehicular traffic may be carried thereon;

(iii) on or before the 30th day of June, 2012 or such other date as may be determined by the Director lay, form, provide and construct in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve, (including the provision and construction of such over-passes, under-passes, ramps, pavements, cycle tracks or such other subway modification structures as the Director in his absolute discretion may require, so that building, vehicular and pedestrian traffic may be carried thereon) that portion of future public road shown coloured green hatched black on Plan I (hereinafter referred to as "**the Green Hatched Black Area**") PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the formation of the Green Hatched Black Area and if such requirement is not necessary, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 1st day of February, 2003. The Grantee shall have no right or claim to compensation against Government whatsoever including any costs or expenses incurred in connection with fulfilment of this obligation as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(iv) on or before the 31st day of December, 2020 or such other date as may be determined by the Director lay, form, provide and construct in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve, (including the provision and construction of such over-passes, under-passes, pavements, cycle tracks or such other structures as the Director in his absolute discretion may require, so that building, vehicular and pedestrian traffic may be carried thereon) that portion of future public road shown coloured green cross-hatched black on Plan I (hereinafter referred to as "**the Green Cross-hatched Black Area**");

(v) surface, kerb and channel the Green Area, the Green Hatched Black Area and the Green Cross-hatched Black 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 within the respective prescribed period stated in sub-clauses (b)(i), (b)(ii), (b)(iii) and (b)(iv) of this Special Condition.

Special Condition No.(9):

(a) For the purpose only of carrying out the necessary works specified in Special Condition No.(8) hereof, the Grantee shall on the date or dates to be specified in a letter or letters from the Director to the Grantee be granted possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area. The Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part or parts thereof shall be deemed to be re-delivered to the Government upon issuance of a letter or letters from the Director to the Grantee certifying the works specified in Special Condition Nos.(8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof have been completed and upon the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area forming part or parts of the public roads. The Grantee shall at all reasonable times while he is in possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area allow free access over and along the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area for all Government and public vehicular and pedestrian traffic;

(c) (i) The Grantee shall indemnify and keep indemnified the Government from and against all claims, costs, charges or damages arising out of any defects (whether in workmanship, materials design or otherwise) in respect of the public roads referred to in Special Condition Nos. (8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof occurring within a period of 365 days from the date or respective dates of re-delivery to the Government by the Grantee of possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area and or any part or parts thereof under sub-clause (a) of this Special Condition (hereinafter referred to as "**the Public Roads Defects Liability period**"). For the purpose of this sub-clause the determination by the Director on whether there is a defect shall be final and binding on the Grantee;

(ii) The Grantee shall at his own expense within such time as may be specified by the Director in a letter to the Grantee execute all such works of repair, amendment, re-construction and rectification in respect of such defects, imperfections, shrinkages, settlements or other faults as may be required in writing by the Director occurring during the Public Roads Defects Liability Period and at all times when carrying out the said works the Grantee shall not cause any interruption to the use and operation of the public roads.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Outside Area" and "Non-Station Development Common Areas" in Section B of the PDMC:

"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 1(b) of Section E of the PDMC:

For the avoidance of doubt, subject to the provisions in the Government Grant and this Deed, the construction of the Outside Area shall be carried out and the construction costs therefor shall be borne by MTR as the original Grantee of the Land.

Plan showing the location of the Green Area, the Green Stippled Black Area, the Green Hatched

Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

3. **Government Accommodation**

Under Special Condition No.(17)(a) of the Land Grant, the Grantee shall erect, construct and provide within the lot, in a good workmanlike manner the Government Accommodation which includes one public transport interchange, one centre for community care and support services for the elderly, one supported hostel for mentally or physically handicapped persons, one community hall together with 5 parking spaces and 1 bus bay, one integrated children and youth services centre, one early education and training centre, one public toilet, a minimum of three school premises (or such other number as may be approved by the Director) comprising 3 primary schools and 2 secondary schools (or such other lesser number as may be determined by the Director) and one soccer pitch.

Relevant provisions of the Land Grant:

Special Condition No.(17)(a):

The Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with these Conditions, the Technical Schedules annexed hereto (hereinafter referred to as "**the Technical Schedules**") and the plans approved under Special Condition No.(18)(a) hereof, the following accommodations, such accommodations to be constructed within Any of the Sites are to be completed and made fit for occupation and operation on or before the expiry date of six calendar months from the date or dates of issuing by the Building Authority of an Occupation Permit or a Temporary Occupation Permit (excluding any Temporary Occupation Permit for any sales office referred to in Special Condition No.(42) hereof) (hereinafter referred to as "**the Completion Date**") of Any of the Sites or part of Any of the Sites on which such accommodation is located or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee):

(i) one public transport interchange on ground level comprising one bus terminus with four bus bays, eight bus stacking bays, two public light bus bays, one taxi bay, two general loading and unloading bays (hereinafter referred to as "**the Permanent PTI**") constructed or to be constructed adjacent to the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31)(a)(ii) hereof), with access connecting with public roads to be completed and made fit for occupation and operation on or before the commencement of operation of the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31) (a)(ii) hereof) or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) and in the event of any delay in the completion and operation of the Permanent PTI, the Grantee shall on a date to be determined by the Director at his own expense erect, construct, provide and maintain the Temporary PTI (as hereinafter defined in Special Condition No. (30) hereof) for use until such time as the Permanent PTI is completed and made fit for occupation and operation to the satisfaction of the Director;

(ii) (i) one centre for community care and support services for the elderly (hereinafter referred to as "**the Centre for Community Care and Support Services for the Elderly**") with a net operational floor area of not less than 303 square metres;

(ii) (A) a total of 2 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and to be located in close proximity to the Centre for Community Care and Support Services for the Elderly. Each of the spaces so provided shall have a minimum measurement of 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres; and

(B) 1 bay for loading and unloading to be used by occupiers of the Centre for Community Care and Support Services for the Elderly having a minimum measurement of 3.0 metres in width and 9.0 metres in length with a minimum headroom of 3.8 metres in close proximity to the Centre for Community Care and Support Services for the Elderly.

(iii) the Centre for Community Care and Support Services for the Elderly, the parking spaces and the loading and unloading bay as referred to in sub-clause (a)(ii)(ii) of this Special Condition (hereinafter collectively referred to as "**the Centre for Community Care and Support Services for the Elderly Accommodation**") shall all be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Centre for Community Care and Support Services for the Elderly Accommodation is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Centre for Community Care and Support Services for the Elderly Accommodation and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2018; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Centre for Community Care and Support Services for the Elderly Accommodation is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Centre for Community Care and Support Services for the Elderly Accommodation is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Centre for Community Care and Support Services for the Elderly Accommodation or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(iii) one supported hostel for mentally or physically handicapped persons (hereinafter referred to as "**the Supported Hostel for Mentally or Physically Handicapped Persons**") with a net operational floor area of not less than 355 square metres to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Supported Hostel for Mentally or Physically Handicapped Persons is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Supported Hostel for Mentally or Physically Handicapped Persons and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2017; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Supported Hostel for Mentally or Physically Handicapped Persons is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Supported Hostel for Mentally or Physically Handicapped Persons is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Supported Hostel for Mentally or Physically Handicapped Persons or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(v) (I) one multi-purposes hall (hereinafter referred to as "**the Community Hall**") with a net operational floor area of not less than 593 square metres;

(II) (A) a total of 5 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance and to be located in close proximity to the Community Hall. Each of the spaces so provided shall have a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres; and

(B) 1 bus bay having a minimum measurement of 3 metres in width and 12 metres in length with a minimum headroom of 3.8 metres.

(III) the Community Hall, the parking spaces and the bus bay as referred to in sub-clause (a)(v)(II) of this Special Condition (hereinafter collectively referred to as "**the Community Hall Accommodation**") shall all be completed and made fit for occupation and operation on the Completion Date in respect of Site F or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee);

(vi) one integrated children and youth services centre (hereinafter referred to as "**the Integrated Children and Youth Services Centre**") with a net operational floor area of not less than 631 square metres to be completed and made fit for occupation and operation on the Completion Date in respect of Site F or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Integrated Children and Youth Services Centre and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 1st day of February, 2004. The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Integrated Children and Youth Services Centre or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(vii) one early education and training centre (hereinafter referred to as "**the Early Education and Training Centre**") with a net operational floor area of not less than 212 square metres to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Early Education and Training Centre is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Early Education and Training Centre and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2017; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Early Education and Training Centre is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Early Education and Training Centre is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Early Education and Training Centre or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(ix) one public toilet (hereinafter referred to as "**the Public Toilet**") on the ground floor of the building or buildings erected or to be erected in close proximity to the Permanent PTI with a net operational floor area of not less than 70 square metres to be completed and made fit for occupation and operation on or before the commencement of operation of the Permanent PTI;

(x) a minimum of three school premises (or such other number as may be approved by the Director) comprising three primary schools and two secondary schools or such other lesser number as may be determined by the Director at his absolute discretion at such levels and positions as may be required by the Director to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or such other date or dates as determined by the Director at his absolute discretion. Each of the primary school shall have a minimum site area of 6,200 square metres (hereinafter collectively referred to as "**the Primary Schools**") and each of the secondary school shall have a minimum site area of 6,950 square metres (hereinafter collectively referred to as "**the Secondary Schools**") PROVIDED THAT any of the Primary Schools and any of the Secondary Schools may have a smaller site area subject to the prior written approval of the Secretary for Education and the Director of Architectural Services. The Primary Schools and the Secondary Schools shall each be of a standard school design prevailing from time to time as may be determined by the Director at his absolute discretion and shall be provided and constructed by the Grantee to the standard and specification as set out in the Technical Schedules or to such design and specification as are applicable to a standard school design prevailing from time to time as shall be approved in writing by the Secretary for Education and the Director of Architectural Services and in compliance with such terms and conditions as the Secretary for Education and the Director of Architectural Services may approve in writing so as to accord with the Education Ordinance and these Conditions and also in accordance with the Approved Building Plans and the plans approved under Special Condition No.(18)(a) hereof PROVIDED ALSO THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Primary Schools and the Secondary Schools or any of them and if the construction or provision of a lesser number of Primary Schools and Secondary Schools is decided by the Director, the Grantee shall not be required to fulfil this obligation in respect of the Primary Schools and Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 30th day of September, 2018 or such other date or dates as determined by the Director at his absolute discretion. The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Primary Schools and the Secondary Schools or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the

notification under this sub-clause; and

(xi) one soccer pitch with ancillary facilities in accordance with the standard and specifications as may be approved by the Director at his absolute discretion (hereinafter referred to as "**the Soccer Pitch**"), with a minimum site area of 2,241 square metres or such other site area as may be approved by the Director to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or such other later date as may be approved by the Director at his absolute discretion PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Soccer Pitch and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 30th day of September, 2018 or such other date or dates as determined by the Director at his absolute discretion. The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Soccer Pitch or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause.

(which accommodation referred to in sub-clauses (a)(i), (a)(ii), (a)(iii), (a)(v), (a)(vi), (a)(vii), (a)(ix), (a)(x) and (a)(xi) of this Special Condition (including lighting fixtures, ventilation plant, extract ductworks and road/floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with these Conditions, walls columns, beams, ceilings, roof slabs, carriageway/floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "**the Government Accommodation**").

Special Condition No.(17)(d):

For the purpose of this Special Condition, the expression "Grantee" shall exclude his assigns.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Government Accommodation" and "Items" in Section B of the PDMC:

"**Government Accommodation**" means collectively the Permanent PTI, the Neighbourhood Elderly Centre, the Social Centre for the Elderly, the Community Hall Accommodation, the Integrated Children and Youth Services Centre, the Integrated Family Services Centre, the Day Nursery, the Public Toilet, the Primary Schools and the Secondary Schools and the Soccer Pitch as respectively defined in Special Conditions (17)(a)(i), (17)(a)(ii), (17)(a)(iii), (17)(a)(v)(III), (17)(a)(vi), (17)(a)(vii), (17)(a)(viii), (17)(a)(ix), (17)(a)(x) and (17)(a)(xi) of the Government Grant each with their respective ancillary accommodation constructed and to be constructed on the Land as part of the Development pursuant to Special Condition (17) of the Government Grant;

"**Items**" means (i) the external finishes of the Government Accommodation (except the external finishes of the Primary Schools, the Secondary Schools and the Soccer Pitch as respectively defined in Special Conditions (17)(a)(x) and (17)(a)(xi) of the Government Grant which shall be maintained by FSI) and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway/floor slabs, and any other structural elements of, in, around, within, above and below the Government Accommodation; (ii) all lifts, stairways and escalators serving the Government Accommodation and the remainder of the Development; (iii) all building services installations, sewage, drainage, fresh and salt water supply system, plant and equipment (including but not limited to portable and non portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development; (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder and the petrol interceptors embedded in or suspended from the carriageway slabs or structural slabs; and (v) all other common parts and facilities serving the Government Accommodation and the remainder of the Development referred to in Special Condition (28) of the Government Grant;

Plan showing the location of the Government Accommodation as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

4. Temporary Public Transport Interchange

Under Special Condition No.(30) of the Land Grant, the Grantee shall lay, form, provide, construct, surface and maintain within the lot the Temporary Public Transport Interchange which shall be located in close proximity to the Mass Transit Railway Station and with access to public roads.

Relevant Provisions of the Land Grant:

Special Condition No.(30):

(a) Subject to Special Condition No.(17)(a)(i) hereof, the Grantee shall at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct, surface and maintain within the lot a temporary public transport interchange (hereinafter referred to as "**the Temporary PTI**") which shall be located in close proximity to the Mass Transit Railway Station and with access to public roads. The Temporary PTI shall link up with the Mass Transit Railway Station by covered walkway and paths and with provision of ancillary facilities (including but not limited to drainage, lighting, ventilation, traffic aids, guard railings, passenger queue railings, passenger shelters and necessary connections and services for closed-circuit television system provision) at such positions, in such manner, materials, design and standards as the Director may approve. The Temporary PTI shall be completed and made fit for occupation and operation upon the opening of the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31)(a)(ii) hereof) or on such other date as may be determined by the Director;

(b) The Temporary PTI shall be designed and provided with a net operational floor area of not less than 4,800 square metres, comprising one bus terminus with four bus bays, one public light bus bay, one taxi bay, one general loading and unloading bay, an area reserved for the ancillary facilities for the bus operator, and a closed-circuit television room to be constructed to the satisfaction of the Director;

(c) (ii) The Government shall have the absolute discretion at any time to permit any person authorized by the Government and members of the public to use the Temporary PTI or any part thereof; and

(iii) The Grantee shall allow unrestricted and free access to and from the Temporary PTI for all Government and public vehicular and pedestrian traffic and the Government shall have the absolute right in exercising its power under the Road Traffic Ordinance and the Public Bus Services Ordinance, any regulations made thereunder and any amending legislations.

(d) Upon completion of the Permanent PTI, the Grantee shall at his own expense relocate the Temporary PTI (including the relocation of the closed-circuit television system to the Permanent PTI) to the Permanent PTI and the Grantee shall bear all costs incurred in connection with the relocation of the Temporary PTI. The Grantee shall at his own expenses, within 12 calendar months from the date of completion of the Permanent PTI demolish and remove the Temporary PTI in all respects to the satisfaction of the Director. The Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of the relocation, termination and removal of the Temporary PTI and no claim shall be made against the Government by the Grantee in respect of such loss, damage, nuisance or disturbance and the Temporary PTI shall be handed back to the Grantee by the Director on the date of a letter from the Director indicating that the Permanent PTI has been completed and made fit for occupation and operation in all respects to his satisfaction;

(f) For the purpose of this Special Condition, the expression "Grantee" shall means the person entering into and executing this Agreement.

Relevant Provisions of the Deed of Mutual Covenant:

Not Applicable.

Plan showing the location of the Temporary Public Transport Interchange as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

5. Public Open Space

Under Special Condition No.(52)(a)(ii) of the Land Grant, the Grantee shall erect, construct, provide and landscape such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director in all respects to the satisfaction of the Director.

Relevant Provisions of the Land Grant:

Special Condition Nos.(52)(a)(ii) and (c):

(a) The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

(ii) such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director (hereinafter referred to as "**the Public Open Space**") provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use on or before the 31st day of December, 2020 or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction. The Director's decision as to what shall constitute active and passive recreational uses shall be final and binding upon the Grantee;

(c) The Public Open Space shall be open to the public for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Non-Station Development Common Areas" and "Public Open Space" in Section B of the PDMC:

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

"**Public Open Space**" means those parts of the Development and any adjoining land including any public recreational facilities from time to time provided thereon constructed pursuant to Special Condition (52)(a)(ii) of the Government Grant as may be indicated for that purpose from time to time on the Approved Plans.

Clauses 8(c)(ii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(ii) the Public Open Space;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Plan showing the location of the Public Open Space as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

6. Future Footbridge Associated Structures

Under Special Condition No.(53) of the Land Grant, the Grantee (excluding his assigns) shall in all respects to the satisfaction of the Director erect, provide and construct within the lot with such materials and to such standard, levels, alignment, disposition and designs as may be required or approved by the Director at his absolute discretion the Future Footbridge Associated Structures.

Relevant Provisions of the Land Grant:

Special Condition No.(53):

(a) (i) The Grantee (excluding his assigns) shall at his own expense on or before such date or dates as may be specified in a letter or letters from the Director and in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director erect, provide and construct within the lot with such materials and to such standard, levels, alignment, disposition and designs as may be required or approved by the Director at his absolute discretion and thereafter maintain the columns and such other structural supports and connections together with such escalators, lifts, stairways as may be required by the Director (which facilities, structural supports and connections are hereinafter collectively referred to as "**the Future Footbridge Associated Structures**") linking the lot to future footbridges (hereinafter referred to as "**the Future Footbridges**") in the positions shown and marked "FB2", "FB3" and "FB4" on Plan I or at such other points as may be approved in writing by the Director (hereinafter referred to as "**the Locations**");

(iv) When called upon to do so by the Director, the Grantee or the manager for the time being of the lot or the Owners' Corporation incorporated under the Building Management Ordinance (Cap. 344) in respect of the lot shall at his own expense and

in all respects to the satisfaction of the Director execute all necessary works for the temporary closure of any opening in the building or buildings erected or to be erected on the lot to be connected to the Future Footbridges as shall be required and approved by the Director. All necessary maintenance works for the temporary closure shall be the responsibility of the Grantee (excluding F.S.I. only) and shall be to the satisfaction of the Director;

(vi) The Grantee shall throughout the term hereby agreed to be granted at all times and in compliance with any requirements which the Director may impose permit members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot along, to and from, through, up and down, the Future Footbridges and the Future Footbridge Associated Structures forming part thereof or pertaining thereto through the lot or any part thereof or the buildings or any part of the buildings thereon for the purpose of gaining access to and from the common areas of the lot and from and to the public pavement at ground level outside the lot and neighbouring lot or lots and Government land.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Footbridge Associated Structures" and "Non-Station Development Common Areas" in Section B of the PDMC:

"**Footbridge Associated Structures**" means the structures constructed in accordance with Special Condition (53)(a) of the Government Grant;

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 2(b) of Part II of Second Schedule to the PDMC:

The rights for the Manager with or without surveyors workmen and others to carry out all necessary works required by the Director for the temporary closure of any opening in the building or buildings erected on the Land so as to enable the connection of pedestrian passageways, subways or footbridges to the buildings or the Footbridge Associated Structures pursuant to the provisions of Special Condition (53) of the Government Grant. The Manager in pursuance of any such works shall notify the Owners in writing as to the areas or parts of the Land and the Development which the Owners may not use while such works are being carried out and the Owners shall comply with the requirements of such notification provided that the ingress to or egress from the Government Accommodation shall not be interrupted and the proper use and enjoyment of the Government Accommodation shall not be affected.

Plan showing the location of the Future Footbridge Associated Structures as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

7. **24-hours Pedestrian Walkway**

Under Special Condition No.(53)(b)(iv) of the Land Grant, the Grantee shall in all respects to the satisfaction of the Director provide 24-hours pedestrian walkway to link up the Future Footbridges and the Covered Footbridge.

Relevant Provisions of the Land Grant:

Special Condition Nos.(53)(b)(iv) & (v):

(iv) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide a covered pedestrian walkway with an internal clear width of not less than 4.5 metres so as to link up the Future Footbridges and the Covered Footbridge (as hereinafter defined to in Special Condition No.(54)(a) hereof);

(v) The Grantee shall throughout the term hereby agreed to be granted keep the pedestrian walkway required to be provided under sub-clause (b)(iv) of this Special Condition open for the use by the public 24 hours a day free of charge without any interruption;

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 2 of Part II of Second Schedule of SDMC:

Subject to the terms of the Government Grant, the right for all members of the public to go, pass and repass over and along and upon any covered pedestrian walkway as may be constructed within Phase VI from time to time in the future pursuant to Special Condition No.(53)(b)(iv) of the Government Grant 24 hours a day free of charge without any interruption.

Plan showing the location of the 24-hour Pedestrian Walkway as far as it is practicable to do so is set out at the end of this section. (Refer to Plans 1 - 13)

8. **Covered Footbridge**

Under Special Condition No.(54) of the Land Grant, the Grantee (excluding his assigns) shall in all respects to the satisfaction of the Director provide and construct the Covered Footbridge with such materials and to such standards, levels, alignment, extent of footbridge cover, disposition, locations and designs as may be required or determined by the Director at his absolute discretion.

Relevant Provisions of the Land Grant:

Special Condition No.(54):

(a) The Grantee (excluding his assigns) shall when called upon to do so by the Director and within such time limit as shall be specified by the Director at his own expense in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director provide and construct one covered footbridge with an internal clear width of not less than 10 metres with supports, connections, staircases, ramps, facilities for wheelchair users, external and internal fittings, light fittings and signs in the position shown and marked "FB1" on Plan I or at such other location as may be approved by the Director at his absolute discretion (hereinafter referred to as "**the Covered Footbridge**") and thereafter enjoy an easement of support of the Covered Footbridge. The Covered Footbridge shall be constructed with such materials and to such standards, levels, alignment, extent of footbridge cover, disposition, locations and designs as may be required or determined by the Director at his absolute discretion, whose determination shall be final and binding on the Grantee;

(b) (iii) The Grantee shall at all times notwithstanding that the Covered Footbridge has been delivered to the Government in accordance with sub-clause (h) of this Special Condition during the day or night throughout the period during which the Covered Footbridge is in existence permit members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through the lot, the Covered Footbridge and the building or buildings erected or to be erected thereon;

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60) (f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b) of Section I of the PDMC:

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

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Plan showing the location of the Covered Footbridge as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

9. Site for Indoor Recreation Centre[1]

Under Special Condition No.(66) of the Land Grant, the Grantee shall in accordance with such standards, levels and location as the Director shall first approve in writing form a site within Tseung Kwan O Town Lot No.70 having an area of not less than 6,000 square metres for the purpose of an indoor recreation centre.

Relevant Provisions of the Land Grant:

Special Condition No.(66):

(a) The Grantee shall at his own expense within 96 calendar months from the date of this Agreement or such other extended period as may be determined by the Director at his absolute discretion and in accordance with such standards, levels and location as the Director shall first approve in writing form a site within the lot having an area of not less than 6,000 square metres for the purpose of an indoor recreation centre. When the Grantee has completed such formation works to the satisfaction of the Director and when called upon to do so by the Director, the Grantee shall at his own expense surrender the said site to the Government free of costs and consideration within such time as shall be specified by the Director free from compensation, with vacant possession and free from encumbrances provided always that the Government shall be under no obligation to accept surrender of the said site or any part thereof at the request of the Grantee, but may do so as and when it sees fit. The deed of surrender shall be in such form as shall be approved by the Director. The Government shall have the right to construct on the said site an indoor recreation centre (hereinafter referred to as "**the Indoor Recreation Centre**") and to use the Indoor Recreation Centre or the site for any purpose as it sees fit. The Indoor Recreation Centre erected or to be erected on the said site shall not be taken into account for the calculation of the total gross floor area as stipulated in Special Condition No.(16)(e) hereof;

(b) The Grantee shall allow the Government, his officers, contractors and workmen with or without tools, equipment, machinery or motor vehicles free and uninterrupted right of ingress, egress and regress to and from the Remaining Portion of the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area or any part thereof for the purpose of constructing the Indoor Recreation Centre or any purpose as the Government sees fit. The Director, his officers, contractors and workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by him or them of the right of ingress, egress and regress conferred under this Special Condition and the Grantee shall have no right to compensation whatsoever in respect of any loss, damaged, nuisance or disturbance in connection with the provision of the rights of way. When the Indoor Recreation Centre is in operation, the Grantee shall allow members of the public freely and without payment of any nature whatsoever to go in, to, from, pass or through the Remaining Portion of the lot for the purpose of gaining access to and egress from the Indoor Recreation Centre;

Relevant Provisions of the Deed of Mutual Covenant:

Clause 18 of Section E of the PDMC:

The Owners shall upon demand by the Government grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon and it is excepted and reserved unto the Manager the right more particularly mentioned in Clause 2(e) of Part II of the Second Schedule to this Deed and unto MTR the right more particularly mentioned in Clause 3(z) of Part II of the Second Schedule to this Deed for the purpose of effecting the said grant of rights of way, easements or quasi easements, rights of support and passage of services and facilities Provided That the grant of such rights of way, easements or quasi easements, rights of support and passage of services and facilities shall not adversely affect the use and enjoyment of the Government Accommodation.

Clause 2(e) of Part II of Second Schedule of the PDMC:

Notwithstanding anything contained in this Deed, the right for the Manager upon demand by the Government to grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon without the need to consult with nor the concurrence or approval of any Owner or other person having an interest in the Development or any part thereof and to sign or execute any documents in connection therewith in the name of the Manager only without the necessity of joining in other Owners or other person having an interest in the Development or any part thereof Provided That FSI as Owner of the Government Accommodation shall join in and sign or execute any documents necessary to the exercise of the Manager's right under this sub-clause if the Government Accommodation is directly affected (GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected) or if the Government considers necessary Provided Further That the grant of such rights of way, easements or quasi easements, rights of support and passage of services and facilities shall not adversely affect the use and enjoyment of the Government Accommodation.

Clause 3(z) of Part II of Second Schedule to the PDMC:

Without prejudice to General Condition No.5 of the Government Grant, each and every Owner covenants with MTR with the intent that the covenants, rights, liberty, privileges, entitlements, exceptions and reservations herein conferred upon MTR shall bind each and every Owner and their respective successors and assigns and are intended to run and shall run with the Land and the Development and the interest therein that for so long as MTR remains the beneficial owner of any Share (and in addition to any other right which it may have reserved under the Assignment to the Purchaser) MTR shall have the exclusive and unrestricted right in its absolute discretion at any time or times and from time to time as it shall deem fit to do all or any of the following acts or deeds and/or to exercise all or any of the following rights, liberty, privileges and entitlement without the necessity of joining in or the concurrence or approval of any other Owner (unless provided otherwise in this Deed), the Manager or any other person interested in the Land and the Development but subject to the rights easements and privileges reserved to FSI under this Deed and the Government Grant and Provided that such rights easements and privileges of FSI shall not in any way be adversely affected or prejudiced and Provided Further that no chimneys, flues, pipes or other structures or facilities shall

[1] The site within Tseung Kwan O Town Lot No.70 for the purpose of the Indoor Recreation Centre has been carved out and is known as Section A of Tseung Kwan O Town Lot No.70.

be installed or affixed onto the external walls of the Government Accommodation:

(z) the right upon demand by the Government to grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon without the need to consult with nor the concurrence or approval of any Owner or other person having an interest in the Development or any part thereof and to sign or execute any documents in connection therewith in the name of MTR only without the necessity of joining in other Owners or other person having an interest in the Development or any part thereof Provided That FSI as Owner of the Government Accommodation shall join in and sign or execute any documents necessary to the exercise of MTR's right under this sub-clause if the Government Accommodation is directly affected (GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected) or if the Government considers necessary.

Plan showing the location of the Site for the Indoor Recreation Centre as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

10. Brown Area

Under Special Condition No.(99) of the Land Grant, the Grantee shall in all respects to the satisfaction of the Director lay, form, provide and construct in such manner with such materials and to such standards, levels, alignment and design as the Director in his absolute discretion shall approve a paved way within the Brown Area and in all respects to the satisfaction of the Director lay, form, provide and construct an elevated road within the Brown Area.

Relevant Provisions of the Land Grant:

Special Condition No.(99)

(a) The Grantee shall:-

(i) (I) on or before the 31st day of March, 2017 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide and construct in such manner with such materials and to such standards, levels, alignment and design as the Director in his absolute discretion shall approve (including the provision and construction of such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require) a paved way within the area shown coloured brown to the south of the lot at Road D9 on Plan I so that pedestrian and vehicular traffic can be carried thereon for the purpose of ingress to or egress from the lot; and

(II) on or before the 30th day of September, 2022 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide and construct an elevated road within the area shown coloured brown to the north of the lot and marked "Elevated Road on Proposed Road L861" on Plan I in such manner, with such installations, structures and materials, to such standards, levels, alignment, width and design as the Director in his discretion may require or approve (including the provision and construction of such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavement or such other structures) so that vehicular traffic may be carried thereon

(the brown areas referred to in sub-clauses (a)(i)(I) and (a)(i)(II)) of this Special Condition are hereinafter collectively referred to as "**the Brown Area**").

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:

"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 1(b) of Section E of the PDMC:

For the avoidance of doubt, subject to the provisions in the Government Grant and this Deed, the construction of the Outside Area shall be carried out and the construction costs therefor shall be borne by MTR as the original Grantee of the Land.

Plan showing the location of the Brown Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

11. Yellow Hatched Black Area

Under Special Condition No.(100) of the Land Grant, the Grantee shall in all respects to the satisfaction of the Director landscape the Yellow Hatched Black Area.

Relevant Provisions of the Land Grant:

Special Condition No.(100)(a)(i):

The Grantee shall on or before the 31st day of December, 2021 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director landscape the area shown coloured yellow hatched black on Plan I (hereinafter referred to as "**the Yellow Hatched Black Area**").

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:

"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 1(b) of Section E of the PDMC:

For the avoidance of doubt, subject to the provisions in the Government Grant and this Deed, the

construction of the Outside Area shall be carried out and the construction costs therefor shall be borne by MTR as the original Grantee of the Land.

Plan showing the location of the Yellow Hatched Black Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

12. **Internal Transport System**

Under Special Condition No.(60) of the Land Grant, the Grantee shall construct within the lot an Internal Transport System for pedestrian and vehicular circulation and provide such street lighting as may be required by the Director of Lands, and shall operate, manage and maintain and make such traffic management arrangements for the Internal Transport System and keep such street lighting illuminated to the satisfaction of the Director of Lands.

Relevant Provisions of the Land Grant

Special Condition No.(60)

(a) The Grantee shall in all respects to the satisfaction of the Director at his own expense construct within the lot at such point or points and at such level or levels a road system including roads, pedestrian footbridges, walkways, staircases, cycle tracks, passenger lifts, escalators, ramps, loading and unloading bays and such other transport facilities of such design and specification as may be required by the Director (hereinafter collectively referred to as "**the Internal Transport System**") for pedestrian and vehicular circulation including but not limited to taxis, franchised buses, public light buses and coaches as may be determined by the Commissioner for Transport. The Internal Transport System shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No.(16)(e) hereof;

(b) The Grantee (excluding F.S.I. only) shall, subject to any directions which may from time to time be given by the Commissioner for Transport and the Commissioner of Police, any operation, management and maintenance agreement or agreements reached or to be reached between the Government and the Grantee, and authorisation which may be given in the form of Bye-laws under existing and future legislation, operate, manage and maintain and make such traffic management arrangements for the Internal Transport System including the erection of traffic signs and traffic signals, as the Grantee may consider necessary to comply with these Conditions provided that nothing herein contained shall amount to any delegation of any statutory powers or duties under any Ordinance;

(c) The Grantee (excluding F.S.I. only) shall at his own expense and in all respects to the satisfaction of the Director provide within the Internal Transport System such street lighting as may be required by the Director and shall throughout the term hereby agreed to be granted at his own expense illuminate and keep illuminated to the satisfaction of the Director the Internal Transport System. In the event of the Grantee failing to perform any of the obligations herein specified, the Government may at the cost of the Grantee provide such street lighting and keep the Internal Transport System illuminated and the Grantee shall pay to the Government on demand the cost thereof which shall be as determined by the Director;

(d) The Grantee shall permit the owners of the Undivided Shares in the lot and other persons authorized by the owners or their assigns with or without motor vehicles to pass and repass freely at all times and for all lawful purposes and free of any payment the roads, lanes, footpaths, pedestrian footbridges, walkways, staircases, and cycle tracks referred to in sub-clause (a) of this Special Condition to and from Any of the Sites;

(f) The Grantee shall at his own expense provide and maintain an emergency vehicular access for the passage of emergency vehicles to and from the lot at such position or positions as shall be approved by the Director;

Relevant Provisions of the Deed of Mutual Covenant

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the

then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b) of Section I of the PDMC:

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

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any SubDeed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(d) and (z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub-Deed Mutual Covenant allocated to any Owner or group of Owners;

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Internal Transport System as far as it is practicable to do so is set out at the end of this section. (Refer to Plans 1 - 13)

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

1. Yellow Area

Under Special Condition No.(7) of the Land Grant, the Grantee shall maintain the landscape works in the Yellow Area in a clean, neat, tidy, functional and healthy condition to the satisfaction of the Director and shall uphold, manage, maintain and repair the Yellow Area in good substantial repair and condition in all respects to the satisfaction of the Director until such time as possession of the Yellow Area together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government.

Relevant Provisions of the Land Grant:

Special Condition No.(7)(d):

Upon development or redevelopment of the lot, the Grantee shall at his own expense landscape the lot and the Yellow Area in accordance with the Conceptual Submission (as defined in Special Condition No.(7)(a)) and the Detailed Submission (as defined in Special Condition No.(7)(a)) as approved and no amendment, variation, alteration, modification or substitution shall be made without the prior written consent of the Director.

Special Condition No.(7)(e):

The Grantee shall at his own expense construct and thereafter keep and maintain the landscape works in a clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director.

Special Condition No.(7)(f)(ii):

The Grantee shall at his own expense uphold, manage, maintain and repair the Yellow Area in good substantial repair and condition in all respects to the satisfaction of the Director until such time as possession of the Yellow Area together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (h)(ii) of this Special Condition.

Special Condition No.(7)(h)(ii):

The Government reserves the right to take back possession of the Yellow Area or any part or parts

thereof for any purpose (as to which the decision of the Director shall be final and conclusive) as and when it sees fit without any payment or compensation to the Grantee and the Yellow Area shall be re-delivered to the Government by the Grantee on demand of the Director provided always that the Government shall not be compelled to take back possession of the Yellow Area or any part or parts thereof. The Grantee shall remain responsible for the upkeep maintenance and repair of the Yellow Area together with all structures and services provided and installed thereon or therein as specified in sub-clause (f)(ii) of this Special Condition until possession of the Yellow Area has been re-delivered to the Government.

Special Condition No.(52)(a)(ii):

The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

> such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director ("**the Public Open Space**") provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use on or before the 31st day of December 2020 or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:

"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 8(c)(i) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(i) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100)(a)(ii) of the Government Grant;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b)(xvi) of Section I of the PDMC:

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

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 4(b) of Section I of the PDMC:

The Manager, or in the absence of the Manager, the Owners Corporation or the Chairman of the Development Owners Committee, shall have the power to accept service of notice and demand by the Government for delivery of possession of the Outside Area or any part thereof and deliver the Outside Area or any part thereof to the Government pursuant to the Government Grant for and on behalf of all the Owners of the Land.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall

not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined I n the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Yellow Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

2. Green Area, Green Stippled Black Area, Green Hatched Black Stippled Black Area, Green Hatched Black Area, Green Cross-hatched Black Area

Under Special Condition Nos.(8) and (9) of the Land Grant, the Grantee shall maintain the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area together with all structures, services, street lighting, street furniture, and plant constructed, installed and provided thereon or therein.

Relevant Provisions of the Land Grant:

Special Condition No.(8)(b):

The Grantee shall at his own expense and in all respects to the satisfaction of the Director:-

(vi) maintain the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area together with all structures, services, street lighting, street furniture, and plant constructed, installed and provided thereon or therein until such time as possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area shall have been re-delivered to the Government in accordance with Special Condition No.(9)(a) hereof.

Special Condition No.(9):

(c) (i) The Grantee shall indemnify and keep indemnified the Government from and against all claims, costs, charges or damages arising out of any defects (whether in workmanship, materials design or otherwise) in respect of the public roads referred to in Special Condition Nos. (8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof occurring within a period of 365 days from the date or respective dates of re-delivery to the Government by the Grantee of possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part or parts thereof under sub-clause (a) of this Special Condition (hereinafter referred to as "**the Public Roads Defects Liability period**"). For the purpose of this sub-clause the determination by the Director on whether there is a defect shall be final and binding on the Grantee;

(ii) The Grantee shall at his own expense within such time as may be specified by the Director in a letter to the Grantee execute all such works of repair, amendment, re-construction and rectification in respect of such defects, imperfections, shrinkages, settlements or other faults as may be required in writing by the Director occurring during the Public Roads Defects Liability Period and at all times when carrying out the said works the Grantee shall not cause any interruption to the use and operation of the public roads.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Outside Area" and "Non-Station Development Common Areas" in Section B of the PDMC:

"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(i) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(i) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100)(a)(ii) of the Government Grant;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross

floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b)(xvi) of Section I of the PDMC:

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

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 4(b) of Section I of the PDMC:

The Manager, or in the absence of the Manager, the Owners Corporation or the Chairman of the Development Owners Committee, shall have the power to accept service of notice and demand by the Government for delivery of possession of the Outside Area or any part thereof and deliver the Outside Area or any part thereof to the Government pursuant to the Government Grant for and on behalf of all the Owners of the Land.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

3. Items in respect of Government Accommodation

Under Special Condition No.(28) of the Land Grant, the Grantee shall in all respects to the satisfaction of the Director maintain the Items in respect of the Government Accommodation.

Relevant Provisions of the Land Grant:

Special Condition No.(28):

(a) The Grantee shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No.(58)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "**the Items**"):

(i) the external finishes of the Government Accommodation (except the external finishes of the Primary Schools, the Secondary Schools and the Soccer Pitch which shall be maintained by F.S.I.) and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway/floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

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

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

(iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder and the petrol interceptors embedded in or suspended from the carriageway slabs or structural slabs; and

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

(b) Notwithstanding sub-clauses (a)(i) and (a)(iv) of this Special Condition, the Government shall be responsible for the maintenance of the Primary Schools, the Secondary Schools and the Soccer Pitch save and except the building services which are not exclusively serving the Primary Schools, the Secondary Schools or the Soccer Pitch, and save and except also the foundation and/or the structural slabs of those parts of the Primary Schools, the Secondary Schools and the Soccer Pitch which are erected or are to be erected on or above the Depot Roof (hereinafter referred to as "**Schools on the Depot Roof**") which are structural elements common to the Schools on the Depot Roof and the Depot, which said building services, foundation and structural slabs are to be maintained by the Grantee at the Grantee's own costs and expenses subject to any contribution by F.S.I. as referred to in Special Condition No.(58)(a)(ii)(I) hereof.

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

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

Relevant Provisions of the Deed of Mutual Covenant

Definitions of "Government Accommodation" and "Items" in Section B of the PDMC:

"**Government Accommodation**" means collectively the Permanent PTI, the Neighbourhood Elderly Centre, the Social Centre for the Elderly, the Community Hall Accommodation, the Integrated Children and Youth Services Centre, the Integrated Family Services Centre, the Day Nursery, the Public Toilet, the Primary Schools and the Secondary Schools and the Soccer Pitch as respectively defined in Special Conditions (17)(a)(i), (17)(a)(ii), (17)(a)(iii), (17)(a)(v)(III), (17)(a)(vi), (17)(a)(vii), (17)(a)(viii), (17)(a)(ix), (17)(a)(x) and (17)(a)(xi) of the Government Grant each with their respective ancillary accommodation constructed and to be constructed on the Land as part of the Development pursuant to Special Condition (17) of the Government Grant;

"**Items**" means (i) the external finishes of the Government Accommodation (except the external finishes of the Primary Schools, the Secondary Schools and the Soccer Pitch as respectively defined in Special Conditions (17)(a)(x) and (17)(a)(xi) of the Government Grant which shall be maintained by FSI) and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway/floor slabs, and any other structural elements of, in, around, within, above and below the Government Accommodation; (ii) all lifts, stairways and escalators serving the Government Accommodation and the remainder of the Development; (iii) all building services installations, sewage, drainage, fresh and salt water supply system, plant and equipment (including but not limited to portable and non portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development; (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder and the petrol interceptors embedded in or suspended from the carriageway slabs or structural slabs; and (v) all other common parts and facilities serving the Government Accommodation and the remainder of the Development referred to in Special Condition (28) of the Government Grant;

Clause 9 of Section E of the PDMC:

(c) The Owners of Units in each Phase (save and except the Owner of the Government Accommodation) shall, acting by the Manager, be responsible for maintaining, managing and repairing the Items situated in that Phase subject to any contribution by FSI under Special Condition No.(58)(a)(ii)(I) of the Government Grant and shall indemnify FSI and the Government against all actions, proceedings, claims and demands whatsoever arising out of or in respect of any loss or damage to any person or property arising out of or as a consequence of a failure to maintain, manage and repair the Items aforesaid.

Clauses 1(b)(xii), (xxxiv) & (xxxv) of Section I of the PDMC:

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

(xii) Subject to Clause 9(c) of Section E of this Deed, to maintain, manage and keep in good repair and condition the Items.

(xxxiv) Subject to Clause 9(b) of Section E of this Deed, to negotiate and agree with the Owner of the Government Accommodation the contribution to Management Charges payable in respect of those parts of the Government Accommodation liable to contribute to such sums pursuant to Special Condition (58)(a)(ii)(I)(C) of the Government Grant and any contributions received shall be credited by the Manager to the management account maintained pursuant to Clause 11 of Section J of this Deed.

(xxxv) To undertake upon the request of the Owner of the Government Accommodation the maintenance of the services, facilities and installations serving exclusively the Government Accommodation whereupon the Owner of the Government Accommodation will reimburse the Manager with the costs expended in carrying out such maintenance on condition that the maintenance will not be carried out until the Manager has submitted an estimate of costs together with supporting documents and any other relevant information that the Owner of the Government Accommodation considers necessary and the Owner of the Government Accommodation has approved in writing the estimated costs and the maintenance work to be carried out by the Manager

Clause 1(n) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(n) the costs of maintaining, repairing and operating the Items;

Plan showing the location of the Government Accommodation as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

4. Area for Access to and from the Mass Transit Railway Station

Under Special Condition No.(40) of the Land Grant, the Grantee shall permit at all times members of the public for all lawful purposes freely and without payment of any nature whatsoever to enter into, upon and through those part or parts of the lot and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to and from the Mass Transit Railway Station.

Relevant Provisions of the Land Grant:

Special Condition No.(40):

The Grantee shall throughout the term hereby agreed to be granted permit at all times members of the public for all lawful purposes freely and without payment of any nature whatsoever to enter into, upon and through those part or parts of the lot and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to and from the Mass Transit Railway Station.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 1(b)(vii) of Section I of the PDMC:

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

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

Clause 1(d) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub Deed Mutual Covenant allocated to any Owner or group of Owners;

Plan showing the location of the area designated by the Grantee for access to and from the Mass Transit Railway Station as far as it is practicable to do so is set out at the end of this section. (Refer to Plans 1 - 13)

5. Public Open Space

Under Special Condition No.(52) of the Land Grant, the Grantee shall maintain the Public Open Space in good and substantial repair and condition in all respects to the satisfaction of the Director.

Relevant Provisions of the Land Grant:

Special Condition Nos.(52)(b) and (c):

(b) Subject to Special Condition No.(7)(h)(ii) hereof, the Grantee shall throughout the term hereby agreed to be granted at his own expense maintain the Public Open Space and the Local Open Space in good and substantial repair and condition in all respects to the satisfaction of the Director, and

(c) The Public Open Space shall be open to the public for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Non-Station Development Common Areas" and "Public Open Space" in Section B of the PDMC:

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

"**Public Open Space**" means those parts of the Development and any adjoining land including any public recreational facilities from time to time provided thereon constructed pursuant to Special Condition (52)(a)(ii) of the Government Grant as may be indicated for that purpose from time to time on the Approved Plans.

Clauses 8(c)(ii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(ii) the Public Open Space;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b)(xvi) of Section I of the PDMC:

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

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Public Open Space as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

6. Future Footbridge Associated Structures

Under Special Condition No.(53) of the Land Grant, the Grantee shall maintain the Future Footbridge Associated Structures after the erection, provision and construction thereof.

Relevant Provisions of the Land Grant:

Special Condition No.(53):

(a) (i) The Grantee (excluding his assigns) shall at his own expense on or before such date or dates as may be specified in a letter or letters from the Director and in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director erect, provide and construct within the lot with such materials and to such standard, levels, alignment, disposition and designs as may be required or approved by the Director at his absolute discretion and thereafter maintain the columns and such other structural supports and connections together with such escalators, lifts, stairways as may be required by the Director (which facilities, structural supports and connections are hereinafter collectively referred to as "**the Future Footbridge Associated Structures**") linking the lot to future footbridges (hereinafter referred to as "**the Future Footbridges**") in the positions shown and marked "FB2", "FB3" and "FB4" on Plan I or at such other points as may be approved in writing by the Director (hereinafter referred to as "**the Locations**");

(iv) When called upon to do so by the Director, the Grantee or the manager for the time being of the lot or the Owners' Corporation incorporated under the Building Management Ordinance (Cap. 344) in respect of the lot shall at his own expense and in all respects to the satisfaction of the Director execute all necessary works for the temporary closure of any opening in the building or buildings erected or to be erected on the lot to be connected to the Future Footbridges as shall be required and approved by the Director. All necessary maintenance works for the temporary closure shall be the responsibility of the Grantee (excluding F.S.I. only) and shall be to the satisfaction of the Director;

(vi) The Grantee shall throughout the term hereby agreed to be granted at all times and in compliance with any requirements which the Director may impose permit members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot along, to and from, through, up and down, the Future Footbridges and the Future Footbridge Associated Structures forming part thereof or pertaining thereto through the lot or any part thereof or the buildings or any part of the buildings thereon for the purpose of gaining access to and from the common areas of the lot and from and to the public pavement at ground level outside the lot and neighbouring lot or lots and Government land.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Footbridge Associated Structures" in Section B of the PDMC:

"**Footbridge Associated Structures**" means the structures constructed in accordance with Special Condition (53)(a) of the Government Grant;

Definition of "Non-Station Development Common Areas" in Section B of the PDMC

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development

which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 2(b) of Part II of Second Schedule to the PDMC:

The rights for the Manager with or without surveyors workmen and others to carry out all necessary works required by the Director for the temporary closure of any opening in the building or buildings erected on the Land so as to enable the connection of pedestrian passageways, subways or footbridges to the buildings or the Footbridge Associated Structures pursuant to the provisions of Special Condition (53) of the Government Grant. The Manager in pursuance of any such works shall notify the Owners in writing as to the areas or parts of the Land and the Development which the Owners may not use while such works are being carried out and the Owners shall comply with the requirements of such notification provided that the ingress to or egress from the Government Accommodation shall not be interrupted and the proper use and enjoyment of the Government Accommodation shall not be affected.

Clause 1(b)(vii) of Section I of the PDMC:

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

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

Clause 1(d) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub Deed Mutual Covenant allocated to any Owner or group of Owners;

Plan showing the location of the Future Footbridge Associated Structures as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

7. 24-hours Pedestrian Walkway

Under Special Condition No.(53)(b) of the Land Grant, the Grantee shall maintain the 24-hours Pedestrian Walkway in good and substantial condition and repair to the satisfaction of the Director.

Relevant Provisions of the Land Grant:

Special Condition Nos.(53)(b)(iii), (iv) & (v):

(iii) The Grantee (excluding F.S.I. only) shall throughout the term hereby agreed to be granted maintain at his own expense the segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators) required to be provided under this Special Condition in good and substantial condition and repair to the satisfaction of the Director;

(iv) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide a covered pedestrian walkway with an internal clear width of not less than 4.5 metres so as to link up the Future Footbridges and the Covered Footbridge (as hereinafter defined to in Special Condition No.(54)(a) hereof);

(v) The Grantee shall throughout the term hereby agreed to be granted keep the pedestrian walkway required to be provided under sub-clause (b)(iv) of this Special Condition open for the use by the public 24 hours a day free of charge without any interruption;

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of

upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60) (b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b) of Section I of the PDMC:

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

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(d) and (z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub-Deed Mutual Covenant allocated to any Owner or group of Owners;

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Clause 2 of Part II of Second Schedule of SDMC:

Subject to the terms of the Government Grant, the right for all members of the public to go, pass and repass over and along and upon any covered pedestrian walkway as may be constructed within Phase VI from time to time in the future pursuant to Special Condition No.(53)(b)(iv) of the Government Grant 24 hours a day free of charge without any interruption.

Plan showing the location of the 24-hour Pedestrian Walkway as far as it is practicable to do so is set out at the end of this section. (Refer to Plans 1 - 13)

8. Covered Footbridge

Under Special Condition No.(54) of the Land Grant, the Grantee (excluding F.S.I. only) shall manage and maintain the Covered Footbridge in good and substantial repair and condition and shall illuminate the Covered Footbridge at all times in all respects to the satisfaction of the Director until the Covered Footbridge shall have been delivered to the Government pursuant to Special Condition (54)(h).

Relevant Provisions of the Land Grant:

Special Condition No.(54):

(f) The Grantee (excluding F.S.I. only) shall at his own expense manage and maintain the Covered Footbridge in good and substantial repair and condition and shall illuminate the Covered Footbridge at all times in all respects to the satisfaction of the Director until the Covered Footbridge shall have been delivered to the Government pursuant to sub-clause (h) of this Special Condition;

(h) The Grantee (excluding F.S.I. only) shall when called upon to do so by the Director deliver the Covered Footbridge or any part thereof to the Government without payment or compensation to the Grantee provided always that the Government shall be under no obligation to take possession of the Covered Footbridge or any part thereof at the request of the Grantee, but may do so as and when it sees fit.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b)(xvi) of Section I of the PDMC:

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

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of

shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Covered Footbridge as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

9. Area for Access to and from the Indoor Recreation Centre

Under Special Condition No.(66) of the Land Grant, when the Indoor Recreation Centre at Section A of Tseung Kwan O Town Lot No.70 is in operation, the Grantee shall allow members the public freely and without payment of any nature whatsoever to go in, to, from, pass or through The Remaining Portion of Tseung Kwan O Town Lot No.70 for the purpose of gaining access to and egress from the Indoor Recreation Centre.

Relevant Provisions of the Land Grant:

Special Condition No.(66):

(b) When the Indoor Recreation Centre is in operation, the Grantee shall allow members of the public freely and without payment of any nature whatsoever to go in, to, from, pass or through the Remaining Portion of the lot for the purpose of gaining access to and egress from the Indoor Recreation Centre;

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 18 of Section E of the PDMC:

The Owners shall upon demand by the Government grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon and it is excepted and reserved unto the Manager the right more particularly mentioned in Clause 2(e) of Part II of the Second Schedule to this Deed and unto MTR the right more particularly mentioned in Clause 3(z) of Part II of the Second Schedule to this Deed for the purpose of effecting the said grant of rights of way, easements or quasi easements, rights of support and passage of services and facilities Provided That the grant of such rights of way, easements or quasi easements, rights of support and passage of services and facilities shall not adversely affect the use and enjoyment of the Government Accommodation.

Clause 2(e) of Part II of Second Schedule of the PDMC:

Notwithstanding anything contained in this Deed, the right for the Manager upon demand by the Government to grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon without the need to consult with nor the concurrence or approval of any Owner or other person having an interest in the Development or any part thereof and to sign or execute any documents in connection therewith in the name of the Manager only without the necessity of joining in other Owners or other person having an interest in the Development or any part thereof Provided That FSI as Owner of the Government Accommodation shall join in and sign or execute any documents necessary to the exercise of the Manager's right under this sub-clause if the Government Accommodation is directly affected (GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected) or if the Government considers necessary Provided Further That the grant of such rights of way, easements or quasi easements, rights of support and passage of services and facilities shall not adversely affect the use and enjoyment of the Government Accommodation.

Clause 3(z) of Part II of Second Schedule to the PDMC:

Without prejudice to General Condition No.5 of the Government Grant, each and every Owner covenants with MTR with the intent that the covenants, rights, liberty, privileges, entitlements, exceptions and reservations herein conferred upon MTR shall bind each and every Owner and their respective successors and assigns and are intended to run and shall run with the Land and the Development and the interest therein that for so long as MTR remains the beneficial owner of any Share (and in addition to any other right which it may have reserved under the Assignment to the Purchaser) MTR shall have the exclusive and unrestricted right in its absolute discretion at any time or times and from time to time as it shall deem fit to do all or any of the following acts or deeds and/or to exercise all or any of the following rights, liberty, privileges and entitlement without the necessity

of joining in or the concurrence or approval of any other Owner (unless provided otherwise in this Deed), the Manager or any other person interested in the Land and the Development but subject to the rights easements and privileges reserved to FSI under this Deed and the Government Grant and Provided that such rights easements and privileges of FSI shall not in any way be adversely affected or prejudiced and Provided Further that no chimneys, flues, pipes or other structures or facilities shall be installed or affixed onto the external walls of the Government Accommodation:-

(z) the right upon demand by the Government to grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon without the need to consult with nor the concurrence or approval of any Owner or other person having an interest in the Development or any part thereof and to sign or execute any documents in connection therewith in the name of MTR only without the necessity of joining in other Owners or other person having an interest in the Development or any part thereof Provided That FSI as Owner of the Government Accommodation shall join in and sign or execute any documents necessary to the exercise of MTR's right under this sub-clause if the Government Accommodation is directly affected (GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected) or if the Government considers necessary.

Plan showing the location of the area for access to and from the Indoor Recreation Centre as far as it is practicable to do so is set out at the end of this section. (Refer to Plans 1- 13)

10. Brown Area

Under Special Condition No.(99) of the Land Grant, the Grantee shall uphold, manage, maintain and repair the Brown Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Brown Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with Special Condition No.(99)(c).

Relevant Provisions of the Land Grant:

Special Condition No.(99)

(a) The Grantee shall:-

(ii) at his own expense uphold, manage, maintain and repair the Brown Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Brown Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (c) of this Special Condition.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:

"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 8(c)(i) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(i) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100)(a)(ii) of the Government Grant;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b)(xvi) of Section I of the PDMC:

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

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 4(b) of Section I of the PDMC:

The Manager, or in the absence of the Manager, the Owners Corporation or the Chairman of the Development Owners Committee, shall have the power to accept service of notice and demand by the Government for delivery of possession of the Outside Area or any part thereof and deliver the Outside Area or any part thereof to the Government pursuant to the Government Grant for and on behalf of all the Owners of the Land.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Brown Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

11. Yellow Hatched Black Area

Under Special Condition No.(100) of the Land Grant, the Grantee shall uphold, manage, maintain and repair the Yellow Hatched Black Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Yellow Hatched Black Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with Special Condition No.(100)(c).

Relevant Provisions of the Land Grant:

Special Condition No.(100):

(a) The Grantee shall:-

(ii) at his own expense uphold, manage, maintain and repair the Yellow Hatched Black Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Yellow Hatched Black Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (c) of this Special Condition.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:

"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 8(c)(i) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(i) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100) (a)(ii) of the Government Grant;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of

whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b)(xvi) of Section I of the PDMC:

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

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 4(b) of Section I of the PDMC:

The Manager, or in the absence of the Manager, the Owners Corporation or the Chairman of the Development Owners Committee, shall have the power to accept service of notice and demand by the Government for delivery of possession of the Outside Area or any part thereof and deliver the Outside Area or any part thereof to the Government pursuant to the Government Grant for and on behalf of all the Owners of the Land.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Yellow Hatched Black Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

12. Internal Transport System

Under Special Condition No.(60) of the Land Grant, the Grantee shall construct within the lot an Internal Transport System for pedestrian and vehicular circulation and provide such street lighting as may be required by the Director of Lands, and shall operate, manage and maintain and make such traffic management arrangements for the Internal Transport System and keep such street lighting illuminated to the satisfaction of the Director of Lands.

Relevant Provisions of the Land Grant

Special Condition No.(60)

(a) The Grantee shall in all respects to the satisfaction of the Director at his own expense construct within the lot at such point or points and at such level or levels a road system including roads, pedestrian footbridges, walkways, staircases, cycle tracks, passenger lifts, escalators, ramps, loading and unloading bays and such other transport facilities of such design and specification as may be required by the Director (hereinafter collectively referred to as "**the Internal Transport System**") for pedestrian and vehicular circulation including but not limited to taxis, franchised buses, public light buses and coaches as may be determined by the Commissioner for Transport. The Internal Transport System shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No.(16)(e) hereof;

(b) The Grantee (excluding F.S.I. only) shall, subject to any directions which may from time to time be given by the Commissioner for Transport and the Commissioner of Police, any operation, management and maintenance agreement or agreements reached or to be reached between the Government and the Grantee, and authorisation which may be given in the form of Bye-laws under existing and future legislation, operate, manage and maintain and make such traffic management arrangements for the Internal Transport System including the erection of traffic signs and traffic signals, as the Grantee may consider necessary to comply with these Conditions provided that nothing herein contained shall amount to any delegation of any statutory powers or duties under any Ordinance;

(c) The Grantee (excluding F.S.I. only) shall at his own expense and in all respects to the satisfaction of the Director provide within the Internal Transport System such street lighting as may be required by the Director and shall throughout the term hereby agreed to be granted at his own expense illuminate and keep illuminated to the satisfaction of the Director the Internal Transport System. In the event of the Grantee failing to perform any of the obligations herein specified, the Government may at the cost of the Grantee provide such street lighting and keep the Internal Transport System illuminated and the Grantee shall pay to the Government on demand the cost thereof which shall be as determined by the Director;

(d) The Grantee shall permit the owners of the Undivided Shares in the lot and other persons authorized by the owners or their assigns with or without motor vehicles to pass and repass freely at all times and for all lawful purposes and free of any payment the roads, lanes, footpaths, pedestrian footbridges, walkways, staircases, and cycle tracks referred to in sub-clause (a) of this Special Condition to and from Any of the Sites;

(f) The Grantee shall at his own expense provide and maintain an emergency vehicular access for the passage of emergency vehicles to and from the lot at such position or positions as shall be approved by the Director;

Relevant Provisions of the Deed of Mutual Covenant

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b) of Section I of the PDMC:

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

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any SubDeed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(d) and (z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

   (d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any SubDeed Mutual Covenant allocated to any Owner or group of Owners;

   (z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Internal Transport System as far as it is practicable to do so is set out at the end of this section. (Refer to Plans 1 - 13)

In relation to any of those facilities and open spaces mentioned in Paragraph B 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 Phase, 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.

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

The size of the 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 Phase is not less than 2.3 hectares.

Relevant Provisions of the Land Grant:

Special Condition Nos.(52)(a)(ii), (b) and (c):

(a) The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

   (ii) such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director (hereinafter referred to as "**the Public Open Space**") provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use on or before the 31st day of December, 2020 or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction. The Director's decision as to what shall constitute active and passive recreational uses shall be final and binding upon the Grantee;

(b) Subject to Special Condition No.(7)(h)(ii) hereof, the Grantee shall throughout the term hereby agreed to be granted at his own expense maintain the Public Open Space and the Local Open Space in good and substantial repair and condition in all respects to the satisfaction of the Director, and

(c) The Public Open Space shall be open to the public for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Non-Station Development Common Areas" and "Public Open Space" in Section B of the PDMC:

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

"**Public Open Space**" means those parts of the Development and any adjoining land including any public recreational facilities from time to time provided thereon constructed pursuant to Special Condition (52)(a)(ii) of the Government Grant as may be indicated for that purpose from time to time on the Approved Plans.

Clauses 8(c)(ii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

   (ii) the Public Open Space;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b)(xvi) of Section I of the PDMC:

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

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Public Open Space as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

In relation to the open space mentioned in Paragraph C above, the open space is required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the open space through the management expenses apportioned to the residential properties concerned.

D. **Any part of the land (on which the Phase 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.

A.「批地文件」規定須興建並提供予政府或供公眾使用的設施

1. **「黃色範圍」**

「批地文件」第 (7) 條批地特別條款訂明，「承批人」應以地政總署署長 (「**署長**」) 批准的方式及物料、標準、樓層、定線和設計，在「批地文件」所夾附「圖則 I」以黃色顯示的地方 (「**黃色範圍**」) 進行園景美化、鋪設、平整、提供、建造、鋪築表面及排流。

「批地文件」之相關條款：

第 (7)(d) 條批地特別條款
該地段發展或重建後，「承批人」應依照經核准的「概念規劃建議書」及「詳細規劃建議書」(兩者釋義以第 7(a) 條批地特別條款中所訂為準) 自費在該地段及「黃色範圍」進行園景美化工程，如非事前獲「署長」書面同意，概不可修改、更改、改動、改變或取代。

第 (7)(e) 條批地特別條款
「承批人」須自費建造及嗣後保養和維修園景美化工程，以保持其清潔整齊、功用良好及健全，全面令「署長」滿意。

第 (7)(f)(i) 條批地特別條款
「承批人」應在 2020 年 12 月 31 日或之前或按「署長」批准的其他日期，自費以按照「署長」批准的方式、物料及標準、樓層、定線和設計，在「黃色範圍」鋪設、平整、提供、建造、鋪築表面及排流 (包括提供和建造下水道、高架道、污水管、排水渠、行人路或「署長」全權酌情規定的其他構築物)，全面令「署長」滿意。

第 (52)(a)(ii) 條批地特別條款
「承批人」應自費按照「核准建築圖則」及「核准園景美化建議書」，以「**署長**」全面滿意的方式興建、建造、提供、園景美化及嗣後維修以下設施，以保持其充足維修及良好狀態。現已或將會在該地段內及「黃色範圍」按照「署長」規定提供的若干公眾休憩用地，總面積不少於 2.3 公頃 (以下簡稱「**公眾休憩用地**」)。「承批人」應在「公眾休憩用地」進行園景美化工程，包括在「署長」批准的樓層以其批准的標準及設計種植灌叢樹木和建造單車徑，並於 2020 年 12 月 31 日或之前或「署長」指定的其他日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為 2 比 3，須按「署長」規定定址、平整、保養、園景美化、植披、處理並提供設備與設施，以令「署長」全面滿意。「署長」對於何謂動態及靜態康樂用途之決定將作終論並對「承批人」具約束力。

「公契」之相關條款：

2009 年 6 月 16 日於土地註冊處註冊為「註冊摘要」第 09062303030203 號之主公共契約及管理協議「(**主公契**」)B 節之「**外圍地方**」釋義：

「外圍地方」指「該土地」「承批人」(釋義以「批地文件」所訂為準) 必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方 (除非「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第 (7)、(8)、(99) 及 (100) 條批地特別條款和不時修訂或修改批地文件條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E 節第 1(b) 條：
為免存疑，現聲明遵從「批地文件」及本「公契」之條款規定，「港鐵」作為「該土地」原 「承批人」必須承擔責任建造「外圍地方」並支付有關的建築費用。

在切實可行範圍內盡量顯示「黃色範圍」位置之圖則已載於本節末頁。(見圖一)

2. **「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」**

根據「批地文件」第 (8) 條批地特別條款，「承批人」應：

- 於「綠色範圍」進行及建造日後道路交界處改善工程及其有關配套工程；
- 採用「署長」規定或批准的方式、裝置、結構及物料，按照「署長」規定或批准的標準、樓層、定線、寬度和設計鋪設、平整、提供及建造綠色加黑點範圍顯示之擬建公共道路部分；
- 採用「署長」批准的方式及物料，按照「署長」批准的標準、樓層、定線及設計鋪設、 平整、提供和建造位於「綠色間黑斜線範圍」及「綠色間黑十字線範圍」內的公共道路部分；
- 在「綠色間黑斜線加黑點範圍」鋪設表面、建造路緣和渠道，以及為此等設施提供「署長」規定及批准的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通燈、街道傢俬及道路標記，以及相關的工程和交通改道設施；及
- 在「綠色範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」鋪設表面、建造路緣及渠道，以及為此等設施提供「署長」指定的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通燈、街道傢俬及道路標記。

「批地文件」之相關條款：

第 (8)(b) 條批地特別條款：
「承批人」應自費以「署長」全面滿意的方式：

(i) 遵從本文第 (89) 條批地特別條款之規定：

(I) 於 2022 年 9 月 30 日或之前或按「署長」指定的其他日期或之前，採用「署長」規定或批准的方式、裝置、結構及物料，按照「署長」規定或批准的標準、樓層、定線、寬度和設計鋪設、平整、提供及建造「圖則 I」以綠色加黑點顯示之擬建公共道路部分 (以下簡稱「**綠色加黑點範圍**」)(包括提供及建造橋樑、隧道、上跨路、下通道、下水道、行人隧道、高架道路、行車天橋、行人路或其他構築物)，以便車輛行駛；及

(II) 於 2016 年 6 月 30 日或之前或按「署長」指定的其他日期或之前，依照本文夾附的「工程規格附表」，在「圖則 I」以綠色顯示的地方 (以下簡稱「**綠色範圍**」) 進行及建造日後道路交界處之改善工程及相關工程；

(ii) 於 2022 年 9 月 30 日或「署長」所指定其他日期或之前，在「圖則 I」以綠色間黑斜線加黑點顯示之擬建公共道路部分 (以下簡稱「**綠色間黑斜線加黑點範圍**」) 鋪設表面、建造路緣和渠道，以及

為此等設施提供「署長」規定及批准的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通燈、街道設施及道路標記，以及相關的工程和交通改道設施，以便車輛在其上行駛；

(iii) 於2012年6月30日或之前或按「署長」所指定其他日期，採用「署長」批准的方式及物料，按照「署長」批准的標準、樓層、定線及設計鋪設、平整、提供和建造「圖則I」以綠色間黑斜線顯示之擬建公共道路部分(以下簡稱「**綠色間黑斜線範圍**」)(包括提供及建造上跨路、下通道、斜路、行人道、單車徑或「署長」全權酌情指定的其他隧道改良結構，以便在該處進行建造工程及供車輛和行人往來)。然而，「署長」具有絕對酌情權決定是否需要規定拓建「綠色間黑斜線範圍」，如無需要，「承批人」在接獲「署長」於2003年2月1日或之前發出相關書面通知後毋須履行本責任。關乎「署長」行使酌情權作出決定並根據本款規定發出通知書，「承批人」概無權利或申索權向「政府」要求任何形式的補償，包括「承批人」必須履行本項責任所招致的費用或開支；

(iv) 於2020年12月31日或之前或按「署長」所指定其他日期，採用「署長」批准的方式及物料，按照「署長」批准的標準、樓層、定線及設計鋪設、平整、提供和建造「圖則I」以綠色間黑十字線顯示之擬建公共道路部分(以下簡稱「**綠色間黑十字線範圍**」)(包括提供和建造上跨路、下通道、行人道、單車徑或「署長」全權酌情指定的其他構築物，以便在該處進行建造工程及供車輛和行人往來)；

(v) 於批地特別條款(b)(i)、(b)(ii)、(b)(iii)及(b)(iv)款分別訂明的期限內，在「綠色範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」鋪設表面、建造路緣及渠道，以及為此等設施提供「署長」指定的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通燈、街道傢俬及道路標記。

第(9)條批地特別條款：

(a) 茲只限於為執行本文第(8)條批地特別條款訂明的必要工程，「承批人」將在「署長」發予「承批人」的一份或多份函件所註明的一個或多個日期，獲批授「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」及「綠色間黑斜線範圍」、「綠色間黑十字線範圍」的佔管權。「署長」向「承批人」發出一份或多份函件證明本文第(8)(b)(i)、(8)(b)(ii)、(8)(b)(iii)及(8)(b)(iv)條批地特別條款規定須進行之工程完成後，以及「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」屬於公共道路一部分後，「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」或其任何部分將被視作已交還「政府」。「承批人」佔管「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」期間，必須允許所有「政府」及公眾車輛和行人在所有合理時間免費自由地通行及行經「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」；

(c) (i) 倘於「承批人」根據本批地特別條款(a)款規定向「政府」交還「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」或其任何部分之佔管權當日後365日內(以下簡稱「**公共道路保修責任期**」)出現第(8)(b)(i)、(8)(b)(ii)、(8)(b)(iii)及(8)(b)(iv)條批地特別條款所載的公共道路任何不良缺點(不論關乎工藝、質料、設計或其他)，以致引起任何索償、費用、收費或損害賠償，「承批人」將向「政府」作出賠償並確保其免責。茲就本款而言，「署長」對是否存在不良缺點所作的決定將作終論，並對「承批人」約束；

(ii) 「承批人」應自費在「署長」向其發出函件的指定期限內執行所有修理、修改、再建造及糾正工程，以處理任何在「公共道路保修責任期」內出現的不良缺點、缺陷、收縮、沉降或「署長」以書面指明的其他故障。於施工期間，「承批人」時刻也不可導致公共道路的使用及運作受阻。

「公契」之相關條款：

「主公契」B節之「外圍地方」及「非車站發展項目公用地方」釋義：

「**外圍地方**」指「該土地」「承批人」(釋義以「批地文件」所訂為準)必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方(除非「批地 文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(99)及(100)條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和 「單位」內的結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物； 任何管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所； 安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別 「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、 「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」 訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」 L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」E節第1(b)條：

為免存疑，現聲明遵從「批地文件」及本「公契」之條款規定，「港鐵」作為「該土地」原「承批人」必須承擔責任建造「外圍地方」並支付有關的建築費用。

在切實可行範圍內盡量顯示「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」位置之圖則已載於本節末頁。(見圖一)

3. **「政府樓宇」**

「批地文件」第(17)(a)條批地特別條款訂明，「承批人」應以良好工藝在該地段興建、建造及提供「政府樓宇」，其中包括一個公共運輸交匯處、一間長者社區照顧及支援服務中心、一間弱智人士或肢體傷殘人士輔助宿舍、一間社區會堂連同5個停車位及一個巴士停車候車處、一間綜合青少年服務中心、一間早期教育及訓練中心、一所公共廁所、最少三間(或「署長」批准之其他數目)校舍(由三間小學和兩間中學(或「署長」全權酌情釐定其他較少數目的學校)組成)和一個足球場。

「批地文件」之相關條款：

第(17)(a)條批地特別條款

「承批人」應自費以「署長」全面滿意的方式，以良好工藝並依照此等「批地條款」、批地文件所夾附的《工程規格附表》(以下簡稱「**工程規格附表**」)及根據批地文件第(18)(a)條批地特別條款批核之圖則，在該地段興建、建造和提供以下樓宇。此等擬建於「任何地盤」的地方應在 其坐落「任何地盤」或部分「任何地盤」獲建築事務監督發出「佔用許可證」或「臨時佔用許可證」(不包括批地文件第(42)條批地特別

條款所載的任何售樓處「臨時佔用許可證」)當日後滿六個曆月(以下簡稱「**竣工日**」)或之前或按「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)建成並適宜佔用及營運:

(i) 一個位於地下的公共運輸交匯處,包括一個設有 4 個巴士停車處的巴士總站、8 個巴士停泊處、2 個公共小巴停車處、一個的士停車處、2 個一般車輛客貨上落車位現已或將會建於「港鐵車站」(釋義以批地文件第 (31)(a)(ii) 條批地特別條款所訂為準)毗鄰(以下簡稱「**永久公共運輸交匯處**」)。「永久公共運輸交匯處」應設有出入通道連接公共道路並於「港鐵車站」(釋義以批地文件第 (31)(a)(ii) 條批地特別條款所訂為準)開始營運當日或之前或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)建成並適宜佔用及營運。如「永久公共運輸交匯處」延遲竣工及營運,「承批人」應在「署長」指定的日期自費興建、建造、提供和維修「臨時公共運輸交匯處」(釋義以批地文件第 (30) 條批地特別條款所訂為準)以供使用,直至「永久公共運輸交匯處」落成並適宜佔用及營運為止,以令「署長」滿意;

(ii) (i) 一間長者社區照顧及支援服務中心(以下簡稱「**長者社區照顧及支援服務中心**」),淨作業樓面面積不少於 303 平方米;

(ii) (A) 合共 2 個車位供根據《道路交通條例》、其附屬法例及任何修訂條例持牌的車輛停泊。車位應靠近「長者社區照顧及支援服務中心」,每個最少闊 3.0 米長 8.0 米,淨空高度最少 3.3 米;及

(B) 1 個供「長者社區照顧及支援服務中心」佔用者使用的上落貨車位,最少闊 3.0 米長 9.0 米,淨空高度最少 3.8 米。車位應靠近「長者社區照顧及支援服務中心」。

(iii) 「長者社區照顧及支援服務中心」及於第本特別條款第 (a)(ii)(ii) 款所述的停車位及上落貨車位(以下統稱「**長者社區照顧及支援服務中心樓宇**」)應在 2022 年 9 月 30 日或其所在「任何地盤」之「竣工日」(二者取其較早)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。然而,「署長」具有絕對酌情權決定是否需要建造及提供「長者社區照顧及支援服務中心樓宇」。如「署長」決定無需要建造或提供,「承批人」在接獲「署長」發出相關書面通知後便毋須履行本責任。上述的「署長」通知書應在下列日期或之前發出:

(I) 以下日期取其最早者:

(A) 2018 年 3 月 31 日;或

(B) 以下日期取其較遲者:

(1) 「承批人」通知「署長」其已遵照本文第 (3)(b) 條批地特別條款劃定「長者社區照顧及支援服務中心樓宇」所在「地盤」的邊界當日後三 (3) 個曆月內;或

(2) 「署長」根據本文第 (3)(b) 條批地特別條款批准更改「長者社區照顧及支援服務中心樓宇」所在「地盤」的邊界當日後三 (3) 個曆月內;或

(II) 「署長」指定的其他日期,而其決定將作終論並對「承批人」約束。

「承批人」概無權申索任何補償,包括因「署長」行使酌情權並根據本款規定發出通知,以致「承批人」須建造及提供「長者社區照顧及支援服務中心樓宇」或其任何部分所招致或引起的費用或開支。

(iii) 一間弱智人士或肢體傷殘人士輔助宿舍(以下簡稱「**弱智人士或肢體傷殘人士輔助宿舍**」),淨作業樓面面積不少於 355 平方米,「弱智人士或肢體傷殘人士輔助宿舍」應在 2022 年 9 月 30 日或其所在「任何地盤」之「竣工日」(二者取其較早)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。然而,「署長」具有絕對酌情權決定是否需要建造和提供「弱智人士或肢體傷殘人士輔助宿舍」。如「署長」決定無需要建造或提供,「承批人」在接獲「署長」發出相關書面通知後便毋須履行本責任。上述的「署長」通知書應在下列日期或之前發出:

(I) 以下日期取其最早者:

(A) 2017 年 3 月 31 日;或

(B) 以下日期取其較遲者:

(1) 「承批人」通知「署長」其已遵照本文第 (3)(b) 條批地特別條款劃定「弱智人士或肢體傷殘人士輔助宿舍」所在「地盤」的邊界當日後三 (3) 個曆月內;或

(2) 「署長」根據本文第 (3)(b) 條批地特別條款批准更改「弱智人士或肢體傷殘人士輔助宿舍」所在「地盤」的邊界當日後三 (3) 個曆月內;或

(II) 「署長」指定的其他日期,而其決定將作終論並對「承批人」約束。

「承批人」概無權申索任何補償,包括因「署長」行使酌情權並根據本款規定發出通知,以致「承批人」須建造及提供「弱智人士或肢體傷殘人士輔助宿舍」或其任何部分所招致或引起的費用或開支。

(v) (I) 一所具有淨作業樓面面積不少於 593 平方米的多用途會堂(以下簡稱「**社區會堂**」);

(II) (A) 合共 5 個停車位,供根據《道路交通條例》持牌的車輛停泊。車位應靠近「社區會堂」,每個最少闊 2.5 米長 5.0 米,淨空高度最少 2.4 米;及

(B) 1 個巴士停車候車處,最少闊 3 米長 12 米,淨空高度最少 3.8 米。

(III) 批地特別條款 (a)(v)(II) 款所載之「社區會堂」、車位及巴士停車處(以下統稱「**社區會堂樓宇**」)應在「地盤 F」「竣工日」或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)建成並適宜佔用及營運;

(vi) 一所具有淨作業樓面面積不少於 631 平方米的綜合青少年服務中心(以下簡稱「**綜合青少年服務中心**」)。「綜合青少年服務中心」應在「地盤 F」的「竣工日」或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)建成並適宜佔用及營運。然而,「署長」具有絕對酌情權決定是否需要建造和提供「綜合青少年服務中心」。如「署長」決定無需要建造或提供,「承批人」在接獲「署長」於 2004 年 2 月 1 日或之前發出相關書面通知後便毋須履行此責任。「承批人」概無

權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造或提供「綜合青少年服務中心」或其任何部分所招致或引起的費用或開支；

(vii) 一間早期教育及訓練中心（以下簡稱「**早期教育及訓練中心**」），淨作業樓面面積不少於 212 平方米，「早期教育及訓練中心」應在 2022 年 9 月 30 日或其所在「任何地盤」的「竣工日」（二者取其較早）或「署長」全權酌情指定的其他日期（其決定將作終論並對「承批人」約束）或之前建成並適宜佔用及營運。然而，「署長」具有絕對酌情權決定是否需要建造和提供「早期教育及訓練中心」。如「署長」決定無需要建造或提供，「承批人」在接獲「署長」發出相關書面通知後便毋須履行本責任。上述的「署長」通知書應在下列日期或之前發出：

(I) 以下日期取其最早者：

(A) 2017 年 3 月 31 日；或

(B) 以下日期取其較遲者：

(1) 「承批人」通知「署長」其已遵照本文第 (3)(b) 條批地特別條款劃定「早期教育及訓練中心」所在「地盤」的邊界當日後三 (3) 個曆月內；或

(2) 「署長」根據本文第 (3)(b) 條批地特別條款批准更改「早期教育及訓練中心」所在「地盤」的邊界當日後三 (3) 個曆月內；或

(II) 「署長」指定的其他日期，而其決定將作終論並對「承批人」約束。

「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造及提供「早期教育及訓練中心」或其任何部分所招致或引起的費用或開支；

(ix) 一所公共廁所（以下簡稱「**公共廁所**」）淨作業樓面面積不少於 70 平方米，位於現已或將會建於靠近「永久公共運輸交匯處」的一幢或多幢建築物地下。「公共廁所」應在「永久公共運輸交匯處」開始運作當日或之前建成並適宜佔用及營運；

(x) 最少三間（或「署長」批准之其他數目）校舍，由三間小學和兩間中學或「署長」全權酌情釐定其他較少數目的學校組成，樓層及位置按「署長」指定。上述校舍應在 2022 年 9 月 30 日或之前或「署長」全權酌情指定的其他日期建成並適宜佔用及營運。每間小學（以下統稱「**小學**」）的地盤面積最少 6,200 平方米，每間中學（以下統稱「**中學**」）的地盤面積最少 6,950 平方米，惟倘事前獲教育局局長及建築署署長書面批准，任何「小學」及「中學」的地盤面積均可縮減。每間「小學」及「中學」均須採用由「署長」全權酌情指定而不時適用於現行標準校舍的設計，並由「承批人」按照「工程規格附表」所載標準與規格或經由教育局局長及建築署署長書面批准而不時適用於標準校舍設計的現行標準與規格提供和建造，此外並須遵從教育局局長及建築署署長以書面批准的條款與規章，以符合《教育條例》及此等「批地條款」之規定，同時須遵照「核准建築圖則」及根據批地文件第 (18)(a) 條批地特別條款所核准的圖則。再者，「署長」可全權酌情釐定是否需要建造和提供「小學」及「中學」或當中任何其一。如「署長」決定只需要建造或提供較少數目的「小學」及「中學」，「承批人」在接獲「署長」於 2018 年 9 月 30 日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後便毋須履行此責任。「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造或提供「小學」及「中學」或其任何部分所招致或引起的費用或開支；及

(xi) 一個連附屬設施的足球場（以下簡稱「**足球場**」），標準及規格以「署長」全權酌情批准為準，地盤面積最少 2,241 平方米或「署長」批准之其他面積，並應在 2022 年 9 月 30 日或之前或「署長」全權酌情指定的其他日期建成並適宜佔用及營運。「署長」可全權酌情釐定是否需要建造和提供「足球場」。如「署長」決定不需要建造或提供，「承批人」在接獲「署長」於 2018 年 9 月 30 日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後便毋須履行此責任。「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造和提供「足球場」或其任何部分所招致或引起的費用或開支。

（本批地特別條款 (a)(i)、(a)(ii)、(a)(iii)、(a)(v)、(a)(vi)、(a)(vii)、(a)(ix)、(a)(x) 及 (a)(xi) 款所載的樓宇（包括固定照明裝置、通風器材、排氣管道及道路 / 地台表面，但不包括電梯、自動扶梯、 樓梯、機器、設備及其他並非該樓宇專用但獲「署長」依照此等「批地條款」所許可的設施，以及牆、柱、樑、天花、天台板、行車道 / 地台板和任何其他結構項件），連同「署長」全權酌情釐定為該處專用的任何其他地方、設施、服務及裝置（「署長」之決定將作終論並對「承批人」約束），以下統稱「**政府樓宇**」）。

第 (17)(d) 條批地特別條款
就此批地特別條款而言，「承批人」一詞不包括其受讓人。

「公契」之相關條款

「主公契」B 節之「政府樓宇」及「物件」釋義：

「政府樓宇」統指「批地文件」第 (17)(a)(i)、(17)(a)(ii)、(17)(a)(iii)、(17)(a)(v)(III)、(17)(a)(vi)、(17)(a)(vii)、(17)(a)(viii)、(17)(a)(ix)、(17)(a)(x) 及 (17)(a)(xi) 條批地特別條款分別訂明現已或將會根據「批地文件」第 (17) 條批地特別條款規定興建於「該土地」作為「發展項目」一部分的「永久公共運輸交匯處」、「長者鄰舍中心」、「長者社交中心」、「社區會堂樓宇」、「綜合青少年服務中心」、「綜合家庭服務中心」、「日間托兒所」、「公共廁所」、「小學」、「中學」及「足球場」，以及各自之附屬地方；

「物件」指 (i)「政府樓宇」之外飾面（「批地文件」第 (17)(a)(x) 及 (17)(a)(xi) 條批地特別條款分別訂明的「小學」、「中學」及「足球場」之外飾面除外，此等範圍由「財政司司長法團」負責維修），以及「政府樓宇」內、周圍、上及其下所有牆、柱、樑、天花、天台板、行車道 / 地台板結構及任何其他結構項件；(ii) 所有供「政府樓宇」及「發展項目」其餘部分使用的電梯、樓梯及自動扶梯；(iii) 屬於「政府樓宇」及「發展項目」其餘部分的系統一部分之所有屋宇裝備裝置、污水設施、排水系統、食水及沖廁供水系統、機器及設備（包括但不限於手提及非手提式消防裝置設備）；(iv)「政府樓宇」之下所有結構樓板，連同該處內部及其下的排水系統和嵌裝或懸掛於行車道地板或結構樓板的截油器；及 (v)「批地文件」第 (28) 條批地特別條款所載供「政府樓宇」及「發展項目」其餘部分使用的所有其他公用地方及設施；

在切實可行範圍內盡量顯示「政府樓宇」位置之圖則已載於本節末頁。（見圖一）

4. **「臨時公共運輸交匯處」**

根據「批地文件」第 (30) 條批地特別條款規定，「承批人」應在該地段內鋪築、平整、提供、建造、鋪設表面整飾和維修一個臨時公共運輸交匯處，位置應靠近「港鐵車站」，並設有出入通道接駁公共道路。

「批地文件」之相關條款：

第 (30) 條批地特別條款

(a) 遵從第 (17)(a)(i) 條批地特別條款之規定，「承批人」應自費以「署長」全面滿意的形式，鋪築、平整、提供、建造、鋪設表面整飾和維修該地段內的臨時公共運輸交匯處 (以下簡稱「**臨時公共運輸交匯處**」)，位置應靠近「港鐵車站」，並設有出入通道接駁公共道路。「臨時公共運輸交匯處」應按「署長」批准的位置、方式、物料、設計及標準設置有蓋行人走道和行人路連接「港鐵車站」，以及提供各附屬設施 (包括但不限於排水、照明、通風、輔助交通設備、防護欄、乘客輪候圍欄、車站上蓋和閉路電視系統的必要連接及服務裝置)。「臨時公共運輸交匯處」應在「港鐵車站」(釋義以批地文件第 (31)(a)(ii) 條批地特別條款所訂為準) 啟用當日或「署長」指定的其他日期建成並適宜佔用及營運；

(b) 「承批人」須設計和提供不可少於 4,800 平方米淨作業樓面面積的「臨時公共運輸交匯處」，包括一個設有 4 個巴士停車處的巴士總站、一個公共小巴停車處、一個的士停車處、一個一般車輛客貨上落車位、一個預留供巴士營運商放置附屬設施的地方及一個閉路電視控制室，並以「署長」滿意的方式建造；

(c) (ii) 「政府」可全權酌情隨時允許任何經「政府」授權的人士及公眾使用「臨時公共運輸 交匯處」或其任何部分；及

(iii) 「承批人」應准許所有「政府」及公眾車輛和行人不受限制地自由通行「臨時公共運輸交匯處以，而「政府」具有絕對權力行使《道路交通條例》及《公共巴士服務條例》及任何相關規例和修訂條文賦予的權力。

(d) 「永久公共運輸交匯處」落成後，「承批人」應自費將「臨時公共運輸交匯處」搬遷至「永久公共運輸交匯處」(包括搬遷閉路電視系統至「永久公共運輸交匯處」)，有關的搬遷費用概由「承批人」承擔。「承批人」必須在「永久公共運輸交匯處」落成後 12 個曆月內自費拆卸和清理「臨時公共運輸交匯處」，以全面令「署長」滿意。「署長」毋須就「承批人」因搬遷、終止運作及清理「臨時公共運輸交匯處」而招致或蒙受的任何損失、損害、滋擾或騷擾承擔責任，「承批人」亦不可就此向「政府」索償。「署長」發函表示「永久公共運輸交匯處」建成並適宜佔用及營運並令其全面滿意當日，該「臨時公共運輸交匯處」將由「署長」移交予「 承批人」；

(f) 就此批地特別條款而言，「承批人」之釋義指訂立及執行本「協議」的人士。

「公契」之相關條款：

不適用。

在切實可行範圍內盡量顯示「臨時公共運輸交匯處」位置之圖則已載於本節末頁。(見圖一)

5. **「公眾休憩用地」**

根據「批地文件」第 (52)(a)(ii) 條批地特別條款規定，「承批人」應按「署長」規定以「署長」全面滿意的形式，興建、建造、提供和園景美化總面積不少於 2.3 公頃的若干公眾休憩用地。

「批地文件」之相關條款：

第 (52)(a)(ii) 及 (c) 條批地特別條款

(a) 「承批人」應自費按照「核准建築圖則」及「核准園景美化建議書」，以「署長」全面滿意的方式興建、建造、提供、園景美化及嗣後維修以下設施，以保持其維修充足及狀態良好：

(ii) 現已或將會在該地段及「黃色範圍」內按「署長」規定提供的若干公眾休憩用地，總面積不少於 2.3 公頃 (以下簡稱「**公眾休憩用地**」)。「承批人」應在「公眾休憩用地」 進行園景美化工程，包括在「署長」批准的樓層以其批准的標準及設計種植灌叢樹木和建造單車徑，並於 2020 年 12 月 31 日或之前或「署長」指定的其他日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為 2 比 3，須按「署長」規定定址、平整、保養、園景美化、植披、處理並提供設備與設施，以令「署長」全面滿意。 「署長」就何謂動態及靜態康樂用途所作的決定將作終論並對「承批人」約束；

(c) 「公眾休憩用地」將免費 (除非事前獲康樂及文化事務署署長書面批准除外) 開放予公眾作任何性質的合法用途。

「公契」之相關條款：

「主公契」B 節之「非車站發展項目公用地方」及「公眾休憩用地」釋義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物 (不包括任何從屬於個別「單位」的結構柱和 「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式 建築物；管理處 (如有者) 及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案 法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他 處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非 個別「發展期」任何「業主」專用之所有其他公眾地方 (但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何 「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本 「公契」L 節第 7 條備存在「非車站發展項目」管理處的記錄圖註明；

「**公眾休憩用地**」指「發展項目」或任何毗連土地的指定部分，包括根據「批地文件」第 (52)(a)(ii) 條批地特別條款規定建造並不時在該處提供的任何公眾康樂設施，此等範圍不時在「核准 圖則」註明作有關用途。

「主公契」E 節第 8(c)(ii) 條：

8(c) 儘管本節第 8(a) 條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者) 的「業主」，必須按比例分擔以下地方及設施的保養、管理、修理、維修費用及其保險保費：

(ii) 「公眾休憩用地」；

「主公契」E 節第 8(e) 條：

「港鐵」作為「車站綜合大樓」及「專用地方」(如有者) 的「業主」應根據本節第 8(c) 及 8(d) 條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積 (即 127,000 平方米) 連同「專用地方」(如有者) 之建築樓面總面積 (統稱「車站綜合大樓及專用地方建築樓面總面積」) 佔「非

車站發展項目」所有現已落成部分建築樓面總面積「(已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於 5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

在切實可行範圍內盡量顯示「公眾休憩用地」位置之圖則已載於本節末頁。(見圖一)

6. **「擬建行人天橋相關結構」**

根據「批地文件」第(53)條批地特別條款規定，「承批人」(不包括其受讓人)須以「署長」全面滿意的方式，採用「署長」全權酌情規定或批准的物料、標準、樓層、定線、規劃和設計，於該地段興建、提供和建造「擬建行人天橋相關結構」。

「批地文件」之相關條款：

第(53)條批地特別條款：

(a) (i) 「承批人」(不包括其受讓人)須自費在「署長」發函指定的一個或多個日期或之前，按照「核准建築圖則」，以「署長」全面滿意的方式，採用「署長」全權酌情規定或批准的物料、標準、樓層、定線、規劃和設計，於該地段興建、提供、建造及嗣後維修「署長」指定的柱及其他結構性支承件和連接段連同自動扶梯、電梯及樓梯(此等設施、結構性支承件及連接段以下統稱「**擬建行人天橋相關結構**」)，以連接該地段至擬建行人天橋(以下簡稱「**擬建行人天橋**」)，位置為「圖則I」註明為「FB2」、「FB3」及「FB4」或「署長」以書面批准的其他地點(以下簡稱「**地點**」)；

(iv) 如「署長」發出通知，「承批人」或該地段現任經理人或根據《建築物管理條例》(香港法例第 344 章)成立的該地段「業主立案法團」應自費以「署長」全面滿意的方式執行所有必要工程，以按「署長」規定或批准，暫時封閉現已或將會建於該地段上連接「擬建行人天橋」的任何一座或多座建築物的通道口。暫時封閉通道口涉及的所有必要維修工程將由「承批人」負責(僅不包括「財政司司長法團」)，此外並須令「署長」滿意；

(vi) 在本文協定的整個批租年期內，「承批人」應時刻遵從「署長」制訂的任何規定准許公眾免費及自由地通過該地段或其任何部分或該處任何建築物或部分建築物通行、往返、出入、上落及行經附屬或從屬於該處的「擬建行人天橋」及「擬建行人天橋相關結構」，藉此往返該地段的公用地方和往返該地段及毗鄰地段與「政府」官地外的地面公共行人路，以作所有合法用途。

「公契」之相關條款：

「主公契」B 節之「行人天橋相關結構」及「非車站發展項目公用地方」釋義：

「**行人天橋相關結構**」指按照「批地文件」第(53)(a)條批地特別條款規定興建的

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和 「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建 築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何 「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本 「公契」L 節第 7 條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」「第二附錄」第 II 部分第 2(b)條：

「經理人」有權獨自或聯同測量師、工人及其他人等為執行「署長」指定建於「該土地」上任何一座或多座建築物所有必要工程暫時關閉該等建築物的通道口，以根據「批地文件」第(53)條批地特別條款規定在上述建築物接駁行人通道、隧道或行人天橋或「行人天橋相關結構」。「經理人」執行此等工程時應以書面通知「業主」施工期間不可使用「該土地」及「發展項目」的範圍或其中任何部分，「業主」應遵從有關通知書的規定。惟工程概不可阻礙「政府樓宇」之出入通行權或影響完善使用與享用「政府樓宇」。

在切實可行範圍內盡量顯示「擬建行人天橋相關結構」位置之圖則已載於本節末頁。(見圖一)

7. **「24 小時行人走道」**

根據「批地文件」第(53)(b)(iv)條批地特別條款規定，「承批人」須以「署長」全面滿意的方式提供 24 小時行人走道，以接駁「擬建行人天橋」及「有蓋行人天橋」。

「批地文件」之相關條款：

第(53)(b)(iv)及(v)條批地特別條款

(iv) 「承批人」應自費以「署長」全面滿意的方式提供一條內淨闊度不少於 4.5 米的有蓋行人走道，以連接「擬建行人天橋」及「有蓋行人天橋」(釋義以批地文件第(54)(a)條批地特別條款所訂為準)；

(v) 「承批人」應在本文協定的整個批租年期內保持本批地特別條款(b)(iv)款訂明須提供的行人走道每日 24 小時開放予公眾使用，以便公眾免費及暢通無阻地通行。

「公契」之相關條款：

「主公契」B 節之「非車站發展項目公用地方」釋義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和 「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建 築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發

展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何 「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定,又或於根據本 「公契」L 節第 7 條備存在「非車站發展項目」管理處的記錄圖註明;

「副公契」附表二第 II 部分第 2 條:

遵從批地條款,所有公眾人士有權每日 24 小時免費及不受任何干擾地,在根據 「批地文件」 第 (53)(b)(iv) 條批地特別條款將來不時於「第 VI 期」興建的任何「有蓋行人走道」之上、沿路及穿越行走、經過及往返。

在切實可行範圍內盡量顯示「24 小時行人走道」位置之圖則已載於本節末頁。(見圖一至圖十三)

8. **「有蓋行人天橋」**

根據「批地文件」第 (54) 條批地特別條款規定,「承批人」(不包括其受讓人)以「署長」全面滿意的方式提供和建造一座「有蓋行人天橋」,「有蓋行人天橋」應以「署長」全權酌情指定或釐定的物料、標準、樓層、定線、行人天橋覆蓋度、規格、位置及設計建造。

「批地文件」之相關條款:

第 (54) 條批地特別條款:

(a) 「承批人」(不包括其受讓人)應在「署長」通知時於「署長」指定的期限內自費按照「核准建築圖則」及以「署長」全面滿意的方式,在「圖則 I」註明為「FB1」的位置或「署長」全權酌情批准的其他位置提供和建造一座有蓋行人天橋,內淨闊度為不少於 10 米,連同支承件、連接段、樓梯、斜路、輪椅使用者設施、內外配件、照明燈飾及指示牌(以下簡稱「**有蓋行人天橋**」),嗣後則享有支撐「有蓋行人天橋」的地役權。「有蓋行人天橋」應以「署長」全權酌情規定或釐定的物料、標準、樓層、定線、行人天橋覆蓋度、規格、位置及設計建造,其決定將作終論並對「承批人」約束;

(b) (iii) 儘管「有蓋行人天橋」已按照本批地特別條款 (h) 款之規定移交「政府」,在「有蓋行 人天橋」存在期間,「承批人」不論日夜均應時刻允許任何公眾免費自由步行或乘坐輪椅通越、再通越、行經及上落該地段、「有蓋行人天橋」及現已或將會建於該處的建築物,以作任何性質的合法用途;

「公契」之相關條款:

「主公契」B 節之「非車站發展項目公用地方」釋義:

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分,其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋;入口、大堂、樓梯、斜路、樓梯平台、走廊及通道;垃圾儲存室;污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室;建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和 「單位」內的任何結構柱);「公眾休憩用地」;經核准園景美化總綱圖則所示的地標式建 築物;管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他 處所;安裝或使用天線廣播分導或電訊網絡設施的地方,以及「非車站發展項目」範圍內並非個別「發

展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」 訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定,又或於根據本 「公契」L 節第 7 條備存在「非車站發展項目」管理處的記錄圖註明;

「主公契」E 節第 8(c)(iii) 條:

8(c) 儘管本節第 8(a) 條另有任何規定,「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」,必須按比例分擔以下地方及設施的保養、管理、修理、維修費用與保險保費:

(iii) 24 小時有蓋行人走道(「批地文件」第 (53)(b)(iv) 條批地特別條款所載)、「有蓋行人天橋」(釋義以「批地文件」第 (54)(a) 條批地特別條款所訂為準)、「內部交通系統」(釋義以「批地文件」第 (60)(a) 條批地特別條款所訂為準)、緊急救援車輛通道(「批地文件」第 (60)(f) 條批地特別條款所載)及「照明系統」(釋義以「批地文件」第 (60)(g) 條批地特別條款所訂為準)各部分。「批地文件」第 (53)(b)(iii)、(54)(f)、(60)(b)、(60)(f) 及 (60)(g)(i) 條批地特別條款分別訂明,此等部分:

(1) 不納入任何「發展期」邊界範圍內;

(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務與設施」一部分;及

(3) 不屬於「第一期額外期公用地方」或「第一期額外期公用服務與設施」一部分。

「主公契」E 節第 8(e) 條:

「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第 8(c) 及 8(d) 條分擔保養、管理、修理、維修費用與保險保費,計算基準為「車站綜合大樓」之建築樓面總面積(即 127,000 平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例,而於任何情況下比例概不可少於 5.1%。就此條而言,「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際樓面總面積,不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然;而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」 核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積,不論根據《建築物條例》或 「批地文件」該樓面總面積是否應計亦然。

「主公契」I 節第 1(b) 條:

1(b) 茲毋損前文之一般規定,「經理人」具有以下權力與職責:

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢及樹木)(視乎情況而定)位於「該土地」邊界內外,而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外),包括但不限於「批地文件」第 (7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍及有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋。此外並須實施根據「批地文件」第 (90) 條批地特別條款批核的建議書,以處理任何潛在堆填區氣體及污水滲漏。

在切實可行範圍內盡量顯示「有蓋行人天橋」位置之圖則已載於本節末頁。(見圖一)

9. **「室內康樂中心」地盤**[1]

根據「批地文件」第 (66) 條批地特別條款規定，「承批人」應按照「署長」事前書面批准的標準、樓層及位置，於將軍澳市地段第 70 號平整一個地盤，面積不少於 6,000 平方米，以建造室內康樂中心。

「批地文件」之相關條款：

第 (66) 條批地特別條款：

(a) 「承批人」應自費在本「協議」生效日後 96 個曆月內或「署長」全權酌情指定的其他較長期限內，按照「署長」事前書面批准的標準、樓層及位置平整該地段內地盤，面積為不少於 6,000 平方米，以建造室內康樂中心。「承批人」以「署長」滿意的方式完成平整工程後，應在「署長」通知時，自費、免費及無償地在「署長」指定的期限內以不帶任何產權負擔的及已取得空置管有權之後將上述地盤交還「政府」，惟「政府」並無責任必須按「承批人」要求收回上述地盤或其任何部分，「政府」只須在其視為恰當時收回。交還契約需以「署長」批准的形式作出。「政府」有權在上述地盤建造室內康樂中心 (以下簡稱「**室內康樂中心**」) 並使用「室內康樂中心」或地盤作其視為恰當的任何用途。當計算批地特別條款所第 (16)(e) 條所訂明的樓面總面積時，現已或將會建於上述地盤的「室內康樂中心」不會連計在內；

(b) 「承批人」須准許「政府」、其官員、承辦商及工人不論帶備工具、設備或機器或獨自或駕車與否，暢通無阻地進出及往返該地段「餘段」、「綠色範圍」、「綠色加黑點範圍」 、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」或其任何部分，以便建造「室內康樂中心」或執行「政府」視為恰當的其他事項。倘「署長」、其官員、承辦商及工人因行使本批地特別條款賦予的進出及往返通行權而令「承批人」蒙受或招致任何損失、損害、滋擾或騷擾，「署長」、其官員、承辦商及工人概毋須就此承擔責任，「承批人」亦無權因提供通行權所招致的任何損失、損害、滋擾或騷擾向「署長」索取賠償。「室內康樂中心」投入服務後，「承批人」應允許公眾自由及完全免費地進入、行經及往返該地段「餘段」，以便出入「室內康樂中心」；

「公契」之相關條款：

「主公契」E 節第 18 條：

「業主」應在「政府」通知時按「政府」規定，於「批地文件」生效期內免費授予將軍澳市地段第 70 號 A 段各業主及彼等之繼承人、受讓人、傭僕、代理、受許可人、租客及合法佔用人 (與所有其他具有同等權利之人等共享) 所有必要通行權、地役權或準地役權 (包括但不限於使用任何道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統之權利) 及支撐權，以及透過現已或將會鋪設於「該土地」或該處任何建築物、構築物及搭建物或其任何部分內、上、下或經越該處的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道、水道及其他導體輸送煤氣、電力、水、污物、排水、空氣、煙霧或其他污水，以及供應電話線、冷卻水及其他服務，以作關乎完善使用與享用將軍澳市地段第 70 號 A 段或現已或將會建於該處任何建築物的所有用途。茲「經理人」現獲例外保留本「公契」「第二附錄」第 II 部分第 2(e) 條具體訂明之權利，「港鐵」則獲例外保留本「公契」「第二附錄」第 II 部分第 3(z) 條具體訂明之權利，以便授予上述的通行權、地役權或準地役權、支撐權和輸送供應各服務與設施。然而，「經理人」授予上述通行權、地役權或準地役權、支撐權和輸送供應各服務與設施概不可妨礙「政府樓宇」的使用與享用。

「主公契」「第二附錄」第 II 部分第 2(e) 條：

儘管本「公契」另有任何規定，「經理人」有權在「政府」要求時按「政府」規定，於「批地文件」生效期內免費授予將軍澳市地段第 70 號 A 段各業主及彼等之繼承人、受讓人、傭僕、代理、受許可人、租客及合法佔用人 (與所有其他具有同等權利之人等共享) 所有必要通行權、地役權或準地役權 (包括但不限於使用任何道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統之權利) 及支撐權，以及透過現已或將會鋪設於 「該土地」或該處任何建築物、構築物及搭建物或其任何部分內、上、下或經越該處的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道、水道及其他導體輸送煤氣、電力、水、污物、排水、空氣、煙霧或其他污水，以及供應電話線、冷卻水及其他服務，以作關乎完善使用與享用將軍澳市地段第 70 號 A 段及現已或將會建於該處任何建築物的所有用途，而毋須諮詢任何「業主」或其他擁有「發展項目」或其任何部分權益的人士，亦毋須彼等同意或批准，此外並可獨自以「經理人」的名義就此簽署或訂立任何文件，而毋須接受其他 「業主」或其他擁有「發展項目」或其任何部分權益的人士為締約方。然而，倘「政府樓宇」直接受影響 (「政府樓宇」是否直接受影響由「政府產業署署長」全權酌情決定) 或「政府」認為有需要，作為「政府樓宇」「業主」的「財政司司長法團」有權與「經理人」聯合訂立及簽署或執行任何必要文件，以行使本款所訂「經理人」擁有之權利。再者，「經理人」及「港鐵」授予上述通行權、地役權或準地役權、支撐權和輸送供應各服務與設施時概不可妨礙「政府樓宇」的使用與享用。

「主公契」「第二附錄」第 II 部分第 3(z) 條：

茲毋損「批地文件」第 5 條批地一般條款之規定，每名「業主」現與「港鐵」協議，本文賦予 「港鐵」之契諾、權利、自由權、特權、權益、保留原權益及保留新權益為對每名「業主」及其各自繼承人與受讓人約束，只要「港鐵」仍為任何「份數」之實益擁有人，此等契諾、權利、 自由權、特權、權益、保留原權益及保留新權益將與「該土地」及「發展項目」和相關權益共存 (附加於「港鐵」與「買方」所訂「轉讓契約」保留的任何其他權利)。「港鐵」具專有及不受限制之權利，隨時及不時按其絕對自由酌情為恰當作出以下所有或任何行為或事項，及 / 或行使所有或任何以下權利、自由權、特權、權益，而毋須接受任何其他「業主」、「經理人」或擁有「該土地」及「發展項目」權益之其他人士為締約方，亦毋須按彼等同意或批准 (除非本 「公契」另行訂明)，但仍需遵從本「公契」及「批地文件」所賦予「財政司司長法團」之權利、 地役權及特權，而且概不可影響或妨礙「財政司司長法團」擁有之此等權利、地役權及特權，此外亦不可在「政府樓宇」外牆安裝或裝設任何煙囪、排煙管、水管或其他結構或設施：--

(z) 有權在「政府」要求時按「政府」規定，於「批地文件」生效期內免費授予將軍澳市地段第 70 號 A 段各業主及彼等之繼承人、受讓人、傭僕、代理、受許可人、租客及合法佔用人 (與所有其他具有同等權利之人等共享) 所有必要通行權、地役權或準地役權 (包括但不限於使用任何道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統之權利) 及支撐權，以及透過現已或將會鋪設於「該土地」或該處任何建築物、構築物和搭建物或其任何部分內、上、下或經越該處的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道、水道及其他導體輸送煤氣、電力、水、污物、排水、空氣、煙霧或其他污水，以及供應電話線、冷卻水及其他

[1] 擬建室內康樂中心的將軍澳市地段第 70 號內地盤已完成分割，並命名為將軍澳市地段第 70 號 A 段。

服務，以作關乎完善使用與享用將軍澳市地段第 70 號 A 段及現已或將會建於該處任何建築物之所有用途，而毋須諮詢任何「業主」或其他擁有「發展項目」或其任何部分權益的人士，亦毋須獲彼等同意或批准。此外亦可獨自以「港鐵」之名義就此簽署或訂立任何相關文件，而毋須接受其他「業主」或其他擁有「發展項目」或其任何部分權益之人士為締約方。然而，倘「政府樓宇」直接受影響（「政府樓宇」是否直接受影響由「政府產業署署長」全權酌情決定）或「政府」認為有需要，作為「政府樓宇」「業主」之「財政司司長法團」有權與「港鐵」聯合簽署或訂立任何必要文件，以執行本款所訂「港鐵」擁有之權利。

在切實可行範圍內盡量顯示「室內康樂中心」「地盤」位置之圖則已載於本節末頁。（見圖一）

10. **「棕色範圍」**

根據「批地文件」第 (99) 條批地特別條款規定，「承批人」應以「署長」全面滿意的形式，按照「署長」全權酌情批准的方式、物料、標準、樓層、定線和設計，在「棕色範圍」內鋪設、平整、提供及建造一條鋪築路面道路和「署長」全面滿意的高架道路。

「批地文件」之相關條款：

第 (99) 條批地特別條款
(a) 「承批人」應：

(i) (I) 在 2017 年 3 月 31 日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的形式，按照「署長」全權酌情批准的方式及物料，就「署長」批准的標準、樓層、定線和設計，在「圖則 I」以棕色顯示的該地段以南「D9 道路」範圍內鋪設、平整、提供及建造一條鋪築路面道路（包括提供及建造「署長」全權酌情指定的下水道、高架道路、污水管、排水渠、行人路或其他構築物）供行人和車輛通行，以便往來該地段；及

(II) 在 2022 年 9 月 30 日或之前或「署長」批准的其他日期，自費以「署長」全面滿意 的形式，按照「署長」酌情規定及批准的方式、裝置、結構及物料，就「署長」規定及批准的標準、樓層、定線、闊度和設計，在「圖則 I」以棕色顯示該地段以北「建議興建 L861 道路之高架道路」的範圍內鋪設、平整、提供及建造一條高架道路（包括提供及建造天橋、隧道、上跨路、下跨路、下水道、高架道路、行車天橋、行人路或其他構築物）供車輛行駛；

（批地特別條款 (a)(i)(I) 款及 (a)(i)(II) 款所載的棕色範圍以下統稱「**棕色範圍**」）。

「公契」之相關條款：

「主公契」B 節之「外圍地方」釋義：
「**外圍地方**」指「該土地」「承批人」（釋義以「批地文件」所訂為準）必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方（除非「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外），包括但不限於「批地文件」第 (7)、(8)、(99) 及 (100) 條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E 節第 1(b) 條：
為免存疑，現聲明遵從「批地文件」及本「公契」之條款規定，「港鐵」作為「該土地」原 「承批人」必須承擔責任建造「外圍地方」並支付有關的建築費用。

在切實可行範圍內盡量顯示「棕色範圍」位置之圖則已載於本節末頁。（見圖一）

11. **「黃色間黑斜線範圍」**

根據「批地文件」第 (100) 條批地特別條款規定，「承批人」應以「署長」全面滿意的方式在「黃色間黑斜線範圍」進行園景美化。

「批地文件」之相關條款：

第 (100)(a)(i) 條批地特別條款
「承批人」應在 2021 年 12 月 31 日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的方式在「圖則 I」以黃色間黑斜線顯示之範圍（以下簡稱「**黃色間黑斜線範圍**」）進行園景美化工程。

「公契」之相關條款：

「主公契」B 節之「外圍地方」釋義：
「**外圍地方**」指「該土地」「承批人」（釋義以「批地文件」所訂為準）必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外其他地方（除非「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外），包括但不限於「批地文件」第 (7)、(8)、(99) 及 (100) 條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E 節第 1(b) 條：
為免存疑，現聲明遵從「批地文件」及本「公契」之條款規定，「港鐵」作為「該土地」原 「承批人」必須承擔責任建造「外圍地方」並支付有關的建築費用。

在切實可行範圍內盡量顯示「黃色間黑斜線範圍」位置之圖則已載於本節末頁。（見圖一）

12. **內部交通系統**

「批地文件」第 (60) 條批地特別條款訂明，「承批人」須在該地段內建造一「內部交通系統」供行人及車輛流通及提供「署長」規定的街燈，並運作、管理及維修「內部交通系統」及作出交通管理安排及維持該等街燈照明充足，以令「署長」滿意。

「批地文件」之相關條款：

第 (60) 條批地特別條款
(a) 「承批人」應以「署長」全面滿意的方式，自費在該地段內一個或多個地點的任何樓層建造一個道路系統，包括道路、行人天橋、行人道、樓梯、單車徑、載客電梯、自動扶梯、斜路、客貨上落車位及其他交通設施，設計及規格以「署長」規定為準（以下統稱「**內部交通系統**」），以供行人及車輛流通，包括但不限於運輸署署長指定之的士、專營巴士、公共小巴及旅遊巴士。計算本文第 (16)(e) 條批地特別條款訂明的樓面總面積時，「內部交通系統」不會連計在內；

(b) 受限於運輸署署長及警務處處長不時作出的指示，以及「政府」與「承批人」現已或將會訂立之任何營運、管理及維修協議，以及現行和未來法例以「附例」訂明的授權，「承批人」(僅不包括「財政司司長法團」)須按其視為必要而運作、管理及維修「內部交通系統」及作出交通管理安排，包括架設交通標誌及交通燈號，以遵守此等「批地條款」，惟本條規定概不構成分授任何條例下任何法定權力或責任；

(c) 「承批人」(僅不包括「財政司司長法團」)應自費以「署長」全面滿意的方式在「內部交通系統」內提供「署長」規定的街燈，並於本文協定批授的整個年期內自費為「內部交通系統」提供照明及維持照明充足，以令「署長」滿意。倘「承批人」不履行本條所訂的任何責任，「政府」可自行提供街燈及保持「內部交通系統」照明充足，費用由「承批人」承擔。「承批人」必須在接獲通知時向「政府」支付「署長」釐定的費用；

(d) 「承批人」應允許該地段各「不分割份數」業主及彼等授權的其他人等或受讓人於任何時間不論駕車與否免費通行及進出本批地特別條款(a)款所訂各道路、後巷、行人路、行人天橋、行人道、樓梯及單車徑，以及往返「任何地盤」，以作任何合法用途；

(f) 「 承批人」應自費在「署長」批准的地點或位置提供和維持緊急救援車輛通道，以供緊急救援車輛進出該地段；

「公契」之相關條款：

「主公契」B 節之「非車站發展項目公用地方」釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展 項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L 節 第 7 條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」E 節第 8(c)(iii) 條

8(c) 儘管本節第 8(a) 條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔以下地方及設施的保養、管理、修理、維修費用與保險保費：

(iii) 24 小時有蓋行人走道(「批地文件」第 (53)(b)(iv) 條批地特別條款所載)、「有蓋行人天橋」(釋義以「批地文件」第 (54)(a) 條批地特別條款所訂為準)、「內部交通系統」(釋義以「批地文件」第 (60)(a) 條批地特別條款所訂為準)、緊急救援車輛通道(「批地文件」第 (60)(f) 條批地特別條款所載)及「照明系統」(釋義以「批地文件」第 (60)(g) 條批地特別條款所訂為準)各部分。「批地文件」第 (53)(b)(iii)、(54)(f)、(60)(b)、(60)(f) 及 (60)(g)(i) 條批地特別條款分別訂明，此等部分：

(1) 不納入任何「發展期」邊界範圍內；

(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務與設施」一部分；及

(3) 不屬於「第一期額外期公用地方」或「第一期額外期公用服務與設施」一部分。

「主公契」E 節第 8(e) 條

「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第 8(c) 及 8(d) 條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即 127,000 平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於 5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」H 節第 1(a) 條：

香港鐵路有限公司現獲委任而其亦接受擔任「發展項目」之「經理人」，以依照本「公契」之 規定、條款與規章管理整體「非車站發展項目」及「外圍地方」和提供服務。

「主公契」I 節第 1(a) 條：

遵從《建築物管理條例》之條款規定，「經理人」有權按照本「公契」規定，代表全體「業主」就任何已獲發「佔用許可證」的「非車站發展項目」的任何部分及「外圍地方」作出所有必要或必需行動及事項，以便管理「該土地」及「非車站發展項目」相關部分、「外圍地方」和該處合理連帶之任何事項。

「主公契」I 節第 1(b) 條：

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(vii) 修理、維修、清潔、塗髹粉飾或以其他適當方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外牆結構和該處的外立視面、外牆(已轉讓予個別「業主」的外牆除外)及天台(已轉讓予個別「業主」的天台除外)，以及更換位於該處但「本契約」、任何「副公契」或「分副公契」之條款並無指定任何「業主」須要負責的破爛門窗玻璃，惟概不可影響架設於「政府樓宇」外牆的任何招牌或廣告。

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植，移植及再植灌 叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第 (7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋。此外並須實施根據「批地文件」第 (90) 條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

「主公契」J 節第 1(d) 及 (z) 條

1. 「經理人」因管理「非車站發展項目」及 / 或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E 節第 8(c)、(d) 及 (e) 條分擔：--

(d) 修理、維修、清潔、塗髹粉飾及以其他方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外立視面或其任何部分的費用，以及更換位於該處但本「公契」或任何「副公契」並無指定個別一名或一組「業主」須要負責的破爛門窗玻璃的費用；

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化 (包括但不限於種植、移植及再植 灌叢和樹木)(視乎情況而定) 位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準) 必須保養、管理、維修、清潔、修理或園景美化的所有地方 (包括「外圍地方」) 和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木 (視乎情況而定) 之費用 (除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第 (7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第 (9)(c) 條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「內部交通系統」位置之圖則已載於本節末頁。(見圖一至十三)

B. **「批地文件」訂明由「期數」住宅物業各業主付費管理、運作或維持以供公眾使用的設施**

1. **「黃色範圍」**

「批地文件」第 (7) 條批地特別條款訂明，「承批人」應維修保養「黃色範圍」的園景美化工程，以保持清潔整齊、功用良好和健全的狀態，以令「署長」滿意，並且保養、管理、保持及修理「黃色範圍」，以保持其充足維修及良好狀態，全面令「署長」滿意，直至「黃色範圍」的佔管權連同在該處提供及安裝的所有構築物和服務交還「政府」為止。

「批地文件」之相關條款：

第 (7)(d) 條批地特別條款
該地段發展或重建後，「承批人」應依照經核准的「概念規劃建議書」及「詳細規劃建議書」(兩者釋義以第 7(a) 條批地特別條款中所訂為準) 自費在該地段及「黃色範圍」進行園景美化工程，如非事前獲「署長」書面同意，概不可修改、更改、改動、改變或取代。

第 (7)(e) 條批地特別條款
「承批人」須自費建造及嗣後保養和維修園景美化工程，以保持其清潔整齊、功用良好及健全，全面令「署長」滿意。

第 (7)(f)(ii) 條批地特別條款
「承批人」須自費保養、管理、維修和修理「黃色範圍」，以保持其維修充足及狀態良好，全面令「署長」滿意，直至「黃色範圍」的佔管權連同所有於該處提供和安裝的構築物及服務根據批地特別條款 (h)(ii) 款交還「政府」為止。

第 (7)(h)(ii) 條批地特別條款
「政府」保留權利按其視為恰當隨時收回「黃色範圍」或其任何部分作任何用途 (「署長」作出的相關決定將作終論)，而毋須向「承批人」支付任何款項或補償。「承批人」必須在「署長」要求時將「黃色範圍」交還「政府」，惟「政府」概不受強制收回「黃色範圍」或其任何部分。「承批人」須繼續按照批地特別條款 (f)(ii) 款規定負責保養、維修和修理「黃色範圍」及所有在該處提供和安裝的構築物及服務，直至「黃色範圍」交還「政府」為止。

第 (52)(a)(ii) 條批地特別條款
「承批人」應自費按照「核准建築圖則」及「核准園景美化建議書」，以「署長」全面滿意的方式興建、建造、提供、園景美化和嗣後維修以下設施，以保持其維修充足及狀態良好：

現已或將會在該地段及「黃色範圍」內按「署長」規定提供的若干公眾休憩用地，總面積不少於 2.3 公頃 (以下簡稱「**公眾休憩用地**」)。「承批人」應在「公眾休憩用地」進行園景美化工程，包括在「署長」批准的樓層以其批准的標準和設計種植灌叢樹木及建造單車徑，並於 2020 年 12 月 31 日或之前或「署長」指定的其他日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為 2 比 3，須按「署長」規定定址、平整、保養、園景美化、植披、處理並提供設備與設施，以令「署長」全面滿意。

「公契」之相關條款：

「主公契」B 節之「外圍地方」釋義：
「**外圍地方**」指「該土地」「承批人」(釋義以「批地文件」所訂為準) 必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方除非「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第 (7)、(8)、(99) 及 (100) 條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E 節第 8(c)(i) 條：
8(c) 儘管本節第 8(a) 條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者) 的 「業主」，必須按比例分擔以下地方與設施的保養、管理、修理及維修費用與其保險保費：

(i) 根據「批地文件」第 (7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii) 及 (100)(a)(ii) 條批地特別條款分別 在「批地文件」第 (7)、(8)、(99) 及 (100) 條批地特別條款界定的「黃色範圍」、「粉紅色間綠斜線範圍」及「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」(包括該處之護土牆)、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E 節第 8(e) 條：
「港鐵」作為「車站綜合大樓」及「專用地方」(如有者) 的「業主」應根據本節第 8(c) 及 8(d) 條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積 (即 127,000 平方米) 連同「專用地方」(如有者) 之建築樓面總面積 (統稱「車站綜合大樓及專用地方建築樓面總面積」) 佔「非車站發展項目」所有現已落成部分建築樓面總面積 (「已落成非車站發展項目建築樓面總面積」) 加「車站綜合大樓及專用地方建築樓面總面積」之比例，而於任何情況下比例概不可少於 5.1%。就此條而言，「專用地方建築樓面總面積 (如有者)」指「專用地方」(如有者) 的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指

經相關「發展期」「認可 人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積，不論根據 《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」H 節第 1(a) 條：
香港鐵路有限公司現獲委任而其亦接受擔任「發展項目」之「經理人」，以依照本「公契」之規定、條款與規章管理整體「非車站發展項目」及「外圍地方」整體和提供服務。

「主公契」I 節第 1(a) 條：
遵從《建築物管理條例》之條款規定，「經理人」有權按照本「公契」規定，代表全體「業主」就任何已獲發「佔用許可證」的「非車站發展項目」的任何部分及「外圍地方」作出所有必要或必需的行動與事項，以便管理「該土地」及「非車站發展項目」相關部分、「外圍地方」和該處合理連帶之任何事項。

「主公契」I 節第 1(b)(xvi) 條：
1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範 圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋，此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及滲漏污水。

「主公契」I 節第 4(b) 條：
「經理人」或如無「經理人」則「業主立案法團」或「發展項目業主委員會」主席，有權代表「該土地」全體「業主」接收「政府」發出的收回「外圍地方」或其任何部分佔管權通告或通知書，並根據「批地文件」將「外圍地方」或其任何部分交還「政府」。

「主公契」J 節第 1(z) 條：
1. 「經理人」因管理「非車站發展項目」及 / 或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E 節第 8(c)、(d) 及 (e) 條分擔：

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「黃色範圍」位置之圖則已載於本節末頁。(見圖一)

2. **「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」**

「批地文件」第 (8) 及 (9) 條批地特別條款訂明，「承批人」應負責維修「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」在該處建造、安裝及提供之所有構築物、服務、街燈、街道裝置及機器。

「批地文件」之相關條款：

第 (8)(b) 條批地特別條款
「承批人」應自費以「署長」全面滿意的方式：

(vi) 維修「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」，連同在該處建造、安裝和提供之所有構築物、服務、街燈、街道傢俬及機器，直至「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」之佔管權遵照本文第 (9)(a) 條批地特別條款交還「政府」為止。

第 (9) 條批地特別條款
(c) (i) 倘於「承批人」根據本批地特別條款 (a) 款規定向「政府」交還「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間 黑十字線範圍」或其任何部分之佔管權當日後 365 日內(以下簡稱「**公共道路保修責任期**」)出現第 (8)(b)(i)、(8)(b)(ii)、(8)(b)(iii) 及 (8)(b)(iv) 條批地特別條款所載的公共道路任何不良缺點(不論關乎工藝、質料、設計或其他)，以致引起任何索償、費用、收費或損害賠償，「承批人」將向「政府」作出賠償並確保其免責。茲就本款而言，「署長」對是否存在不良缺點所作的決定將作終論，並對「承批人」約束；

(ii) 「承批人」應自費在「署長」向其發出函件的指定期限內執行所有修理、修改、再建造 及糾正工程，以處理任何在「公共道路保修責任期」內出現的不良缺點、缺陷、收縮、沉降或「署長」以書面指明的其他故障。於施工期間，「承批人」時刻也不可導致公共道路的使用及運作受阻。

「公契」之相關條款：

「主公契」B 節之「外圍地方」及「非車站發展項目公用地方」釋義：

「**外圍地方**」指「該土地」「承批人」(釋義以「批地文件」所訂為準)必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方(除非 「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第 (7)、(8)、(99) 及 (100) 條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色 間黑斜線範圍」；

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」

專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物（不包括任何從屬於個別「單位」的結構柱和 「單位」內的任何結構柱）；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物； 管理處（如有者）及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別 「發展期」任何「業主」專用之所有其他公眾地方（但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副 公契」或「分割契約」劃定的地方）。「非車站發展項目公用地方」將在專為任何「發展期」訂立 的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」 L 節第 7 條備存於「非車站發展項目」管理處的記錄圖註明；

「主公契」E 節第 8(c)(i) 條：

8(c) 儘管本節第 8(a) 條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」（如有者）的 「業主」，必須按比例分擔保養、管理、修理及維修以下地方與設施的費用及其保險保費：

(i) 根據「批地文件」第 (7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii) 及 (100)(a)(ii) 條批地特別條款分別 於「批地文件」第 (7)、(8)、(99) 及 (100) 條批地特別條款界定的「黃色範圍」、「粉紅色間綠斜線範圍」及「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」（包括該處之護土牆）、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E 節第 8(e) 條：

「港鐵」作為「車站綜合大樓」及「專用地方」（如有者）的「業主」應根據本節第 8(c) 及 8(d) 條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積（即 127,000 平方米）連同「專用地方」（如有者）之建築樓面總面積（統稱「車站綜合大樓及專用地方建築樓面總面積」）佔「非車站發展項目」所有現已落成部分建築樓面總面積（「已落成非車站發展項目建築樓面總面積」）加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於 5.1%。就此條而言，「專用地方建築樓面總面積（如有者）」指「專用地方」（如有者）的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓建築面總面積」則指經相關「發展期」 「認可人士」核證之當時已落成「住宅樓宇」（釋義以「批地文件」所訂為準）的實際建築樓面總面積和當時已落成的「商業樓宇」（釋義以「批地文件」所訂為準）的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」H 節第 1(a) 條：

香港鐵路有限公司現獲委任而其亦接受擔任「發展項目」之「經理人」，以依照本「公契」之規定、條款與規章管理整體「非車站發展項目」及「外圍地方」和提供服務。

「主公契」I 節第 1(a) 條：

遵從《建築物管理條例》之條款規定，「經理人」有權按照本「公契」規定，代表全體 「業主」就任何已獲發「佔用許可證」的「非車站發展項目」的任何部分及「外圍地方」作出所有必要或必需行動及事項，以便管理「該土地」及「非車站發展項目」相關部分、「外圍地方」和該處合理連帶之任何事項。

「主公契」I 節第 1(b)(xvi) 條：

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化（包括但不限於種植、移植及再植灌叢和樹木）（視乎情況而定）位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」（釋義以「批地文件」所訂為準）必須保養、管理、維修、清潔、修理或園景美化的所有地方（包括「外圍地方」）和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木（視乎情況而定）（除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外），包括但不限於「批地文件」第 (7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋，此外並須實施根據「批地文件」第 (90) 條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

「主公契」I 節第 4(b) 條：

「經理人」或如無「經理人」則「業主立案法團」或「發展項目業主委員會」主席，有權代表「該土地」全體「業主」接收「政府」發出的收回「外圍地方」或其任何部分佔管權通告或通知書，並根據「批地文件」將「外圍地方」或其任何部分交還「政府」。

「主公契」J 節第 1(z) 條：

1. 「經理人」因管理「非車站發展項目」及 / 或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」（如有者）「業主」亦須遵照本「公契」E 節第 8(c)、(d) 及 (e) 條分擔：--

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化（包括但不限於種植、移植及再植灌叢和樹木）（視乎情況而定）位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」（釋義以「批地文件」所訂為準）必須保養、管理、維修、清潔、修理或園景美化的所有地方（包括「外圍地方」）和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木（視乎情況而定）的費用（除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外），包括但不限於「批地文件」第 (7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定之顏色範圍。惟「批地文件」 第 (9)(c) 條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」位置之圖則已載於本節末頁。（見圖一）

3. **「政府樓宇」內「物件」**

「批地文件」第 (28) 條批地特別條款訂明，「承批人」應以「署長」全面滿意的方式維修「政府樓宇」內各「物件」。

「批地文件」之相關條款：

第 (28) 條批地特別條款

(a) 「承批人」應在本文協定的整個批租年期內，自費（惟「財政司司長法團」可依照第 (58)(a)(ii)(I) 條批地特別條款所訂作任何分擔）以「署長」全面滿意的方式維修以下項目（以下統稱 「**物件**」）：

(i) 「政府樓宇」的外飾面(由「財政司司長法團」負責維修的「小學」、「中學」及「足球場」外飾面除外)和「政府樓宇」內、周圍、上及其下所有牆、柱、樑、天花、天台板、行車道/地台板及任何其他結構項件;

(ii) 所有供「政府樓宇」及該地段發展項目其餘部分使用的電梯、自動扶梯及樓梯;

(iii) 屬於「政府樓宇」及該地段發展項目其餘部分的系統一部分之所有屋宇裝備裝置、污水設施、排水系統、食水及沖廁供水系統、機器及設備(包括但不限於手提及非手提式消防裝置設備);

(iv) 「政府樓宇」之下所有結構樓板,連同該處內部及其下的排水系統和嵌裝或懸掛於行車道地板或結構樓板的截油器;及

(v) 所有其他供「政府樓宇」及該地段發展項目其餘部分使用的公用地方及設施。

(b) 儘管本批地特別條款(a)(i)及(a)(iv)款規定,「政府」將負責維修「小學」、「中學」及「足球場」,惟不包括並非供「小學」、「中學」或「足球場」專用的屋宇裝備裝置,亦不包括建於「車廠屋頂」之上或其上的「小學」、「中學」及「足球場」部分(以下簡稱「**車廠屋頂上學校**」)之地基及/或結構樓板。此等地基及/或結構樓板乃「車廠屋頂上學校」及「車廠」共用的結構項件。上述屋宇裝備裝置、地基及結構樓板將由「承批人」自費(惟「財政司司長法團」可依照本文第(58)(a)(ii)(I)條批地特別條款所訂作任何分擔)維修。

(c) 倘因「承批人」對「物件」維修不善而招致或引起任何責任、損害賠償、開支、索償、費用、索求、收費、訴訟及法律程序,「承批人」須向「政府」及「財政司司長法團」作出賠償並確保其免責;及

(d) 就此批地特別條款而言,「承批人」之釋義不包括「財政司司長法團」。

「公契」之相關條款:

「主公契」B節之「政府樓宇」及「物件」釋義:

「**政府樓宇**」統指「批地文件」第(17)(a)(i)、(17)(a)(ii)、(17)(a)(iii)、(17)(a)(v)(III)、(17)(a)(vi)、(17)(a)(vii)、(17)(a)(viii)、(17)(a)(ix)、(17)(a)(x)及(17)(a)(xi)條批地特別條款分別訂明現已或將會根據「批地文件」第(17)條批地特別條款規定興建於「該土地」作為「發展項目」一部分的「永久公共運輸交匯處」、「長者鄰舍中心」、「長者社交中心」、「社區會堂樓宇」、「綜合青少年服務中心」、「綜合家庭服務中心」、「日間托兒所」、「公共廁所」、「小學」、「中學」及「足球場」,以及各自之附屬地方;

「**物件**」指(i)「政府樓宇」之外飾面(「批地文件」第(17)(a)(x)及(17)(a)(xi)條批地特別條款分別訂明的「小學」、「中學」及「足球場」之外飾面除外,此等範圍由「財政司司長法團」負責維修),以及「政府樓宇」內、周圍、上及其下所有牆、柱、樑、天花、天台板、行車道/地台板結構及任何其他結構項件;(ii)所有供「政府樓宇」及「發展項目」其餘部分使用的電梯、樓梯及自動扶梯;(iii)屬於「政府樓宇」及「發展項目」其餘部分的系統一部分之所有屋宇裝備裝置、污水設施、排水系統、食水及沖廁供水系統、機器及設備(包括但不限於手提及非手提式消防裝置設備);(iv)「政府樓宇」之下所有結構樓板,連同該處內部及其下的排水系統和嵌裝或懸掛於行車道地板或結構樓板的截油器;及(v)「批地文件」第(28)條批地特別條款所載供「政府樓宇」及「發展項目」其餘部分使用的所有其他公用地方及設施。

「主公契」E節第9條

(c) 每個「發展期」的「單位」「業主」(「政府樓宇」「業主」除外)應以由「經理人」執行的方式負責維修、管理和修理該「發展期」範圍內的「物件」,惟「財政司司長法團」可依據「批地文件」第(58)(a)(ii)(I)條批地特別條款分擔相關費用。倘因不依照前文規定維修、管理和修理「物件」而導致或構成任何人身或財產損失或損害,以致引起任何訴訟、法律程序、索償及索求,每個「發展期」的「單位」「業主」須向「財政司司長法團」及「政府」作出賠償並確保彼等免責。

「主公契」I節第1(b)(xii)、(xxxiv)及(xxxv)條

1(b) 茲毋損前文之一般規定,「經理人」具有以下權力與職責:

(xii) 遵從本「公契」E節第9(c)條規定維修、管理和保養「物件」以保持其充足維修及良好狀態。

(xxxiv) 遵從本「公契」E節第9(b)條規定與「政府樓宇」「業主」商議及協定「批地文件」第(58)(a)(ii)(I)(C)條批地特別條款訂明「政府樓宇」指定部分應分擔的「管理費」金額,「經理人」收訖的相關攤付款項必須存入根據本「公契」J節第11條開設的管理賬戶。

(xxxv) 在「政府樓宇」「業主」要求下承諾維修僅為「政府樓宇」而設的服務、設施及裝置,而「政府樓宇」「業主」將會向「經理人」補還有關維修所支付之費用,惟直至「經理人」遞交有關費用之估算附以證明文件及其它任何「政府樓宇」「業主」認為必須的有關資料以及「政府樓宇」「業主」批准有關維修工程費用及其由「經理人」進行前,不得進行該維修。

「主公契」J節第1(n)條

1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項,此等費用由「非車站發展項目」「業主」按照本文所訂方式支付,「港鐵」作為「車站綜合大樓」及「專用 地方」(如有者)「業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔:--

(n)「物件」之維修、修理和運作費用;

在切實可行範圍內盡量顯示「政府樓宇」位置之圖則已載於本節末頁。(見圖一)

4. 往返「港鐵車站」之出入地方

「批地文件」第(40)條批地特別條款訂明,「承批人」應允許公眾隨時自由及免費地進入和行經該地段各部分以作所有合法用途,並且進出、行經及跨越由「承批人」劃為出入「港鐵車站」通道的建築物、構築物及搭建物,以便往返「港鐵車站」。

「批地文件」之相關條款

第(40)條批地特別條款
於本文協定的整個批租年期內,「承批人」應允許公眾隨時自由及免費地進入和行經該地段各部分以作所有合法用途,並且進出、行經及跨越由「承批人」劃為出入「港鐵車站」通道的建築物、構築物及搭建物,以便往返「港鐵車站」。

「公契」之相關條款:

「主公契」B 節之 「 非車站發展項目公用地方 」 釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物（不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱）；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處（如有者）及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」 、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方（但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方）。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」 L 節第 7 條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」I 節第 1(b)(vii) 條

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(vii) 修理、維修、清潔、塗髹粉飾或以其他適當方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外牆結構和該處之外立視面、外牆（已轉讓予個別「業主」的外牆除外）及天台（已轉讓予個別「業主」的天台除外），以及更換位於該處但本「公契」、任何「副公契」或「分副公契」之條款並無指定任何「業主」須要負責的破爛門窗玻璃，惟概不可影響架設於「政府樓宇」外牆的任何招牌或廣告。

「主公契」J 節第 1(d) 條

1. 「經理人」因管理「非車站發展項目」及 / 或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」（如有者）「業主」亦須遵照本「公契」E 節第 8(c)、(d) 及 (e) 條分擔：--

(d) 修理、維修、清潔、塗髹粉飾及以其他方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外立視面或其任何部分的費用，以及更換位於該處但本「公契」或任何「副公契」的條款並無指定個別一名或一組「業主」須要負責的破爛門窗玻璃的費用；

在切實可行範圍內盡量顯示「承批人」劃為往返「港鐵車站」出入地方位置之圖則已載於本節末頁。（見圖一至十三）

5. 公眾休憩用地

「批地文件」第 (52) 條批地特別條款訂明，「承批人」應維修「公眾休憩用地」，以保持其充足維修及良好狀態，令「署長」全面滿意。

「批地文件」之相關條款：

第 (52)(b) 及 (c) 條批地特別條款

(b) 遵從本文第 (7)(h)(ii) 條批地特別條款規定，於本文協定批授的整個年期內，「承批人」須自費維修「公眾休憩用地」及「鄰舍休憩用地」，以保持其充足維修及良好狀態，令「署長」全面滿意；及

(c) 「公眾休憩用地」將免費開放（除非事前獲康樂及文化事務署署長書面批准除外）予公眾作任何性質的合法用途。

「公契」之相關條款：

「主公契」B 節之「非車站發展項目公用地方」及「公眾休憩用地」釋義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物（不包括任何從屬於個別「單位」的結構柱和 「單位」內的任何結構柱）；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物； 管理處（如有者）及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方（但不包括「住宅發展項目公用地方」和附屬於個別「發展期「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方）。「非車站發展項目公用地方」將在專為任何「發展期」訂立的 「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L 節第 7 條備存在「非車站發展項目」管理處的記錄圖註明；

「**公眾休憩用地**」指「發展項目」或任何毗連土地的指定部分，包括根據「批地文件」第 (52)(a)(ii) 條批地特別條款規定建造並不時在該處提供的任何公眾康樂設施，此等範圍不時於「核准圖則」註明作有關用途。

「主公契」E 節第 8(c)(ii) 條

8(c) 儘管本節 第 8(a) 條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」（如有者）的「業主」，必須按比例分擔保養、管理、修理及維修以下地方與設施的費用及其保險保費：

(ii) 「公眾休憩用地」；

「主公契」E 節第 8(e) 條

「港鐵」作為「車站綜合大樓」及「專用地方」（如有者）的「業主」應根據本節第 8(c) 及 8(d) 條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積（即 127,000 平方米）連同「專用地方」（如有者）之建築樓面總面積（統稱「車站綜合大樓及專用地方建築樓面總面積」）佔「非車站發展項目」所有現已落成部分建築樓面總面積「（已落成非車站發展項目建築樓面總面積」）加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於 5.1%。就此條而言，「專用地方建築樓面總面積（如有者）」指「專用地方」（如有者）的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」（釋義以「批地文件」所訂為準）的實際建築樓面總面積和當時已落成的「商業樓宇」（釋義以「批地文件」所訂為準）的實際建築樓面總面積，不論根據 《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」I 節第 1(b)(xvi) 條：

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢及樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍及有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋，此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及滲漏污水。

「主公契」J 節第 1(z) 條

1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E 節第 8(c)、(d) 及 (e) 條分擔：--

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」))和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「公眾休憩用地」位置之圖則已載於本節末頁。(見圖一)

6. **擬建行人天橋相關結構**

「批地文件」第(53)條批地特別條款訂明，「承批人」應在搭建、提供和建造「擬建行人天橋相關結構」後負責維修該處。

「批地文件」之相關條款：

第(53)條批地特別條款

(a) (i) 「承批人」(不包括其受讓人)須自費在「署長」發函指定的一個或多個日期或之前，按照「核准建築圖則」，以「署長」全面滿意的方式，採用「署長」全權酌情規定或批准的物料、標準、樓層、定線、規劃和設計，於該地段興建、提供、建造和嗣後維修「署長」指定的柱及其他結構性支承件和連接段連同自動扶梯、電梯及樓梯(此等設施、結構性支承件及連接段以下統稱「**擬建行人天橋相關結構**」)，以連接該地段至擬建行人天橋(以下簡稱「**擬建行人天橋**」)，位置為「圖則I」註明為「FB2」、「FB3」及「FB4」或「署長」以書面批准的其他地點(以下簡稱「**地點**」)；

(iv) 如「署長」發出通知，「承批人」或該地段現任經理人或根據《建築物管理條例》(香港法例第 344 章)成立之該地段「業主立案法團」應自費以「署長」全面滿意的方式執行所有必要工程，以按「署長」規定或批准，暫時封閉現已或將會建於該地段連接「擬建行人天橋」的任何一座或多座建築物的通道口。暫時封閉通道口涉及的所有必要維修工程將由「承批人」負責(僅不包括「財政司司長法團」)，此外並須令「署長」滿意；

(vi) 在本文協定整個批租年期內，「承批人」應時刻遵從「署長」制訂的任何規定准許公眾免費及自由地通過該地段或其任何部分或該處任何建築物或部分建築物或部分建築物通行、往返、出入、上落及行經附屬或從屬於該處的「擬建行人天橋」及「擬建行人天橋相關結構」，藉此往返該地段的公用地方和往返該地段及毗鄰地段與「政府」官地外的地面公共行人路，以作所有合法用途。

「公契」之相關條款：

「主公契」B 節之「行人天橋相關結構」釋義

「**行人天橋相關結構**」指按照「批地文件」第(53)(a)條批地特別條款規定興建的構築物；

「主公契」B 節之「非車站發展項目公用地方」釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L 節第 7 條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」「第二附錄」第 II 部分第 2(b) 條

「經理人」有權獨自或聯同測量師、工人及其他人等為執行「署長」指定建於「該土地」上任何一座或多座建築物所有必要工程暫時關閉該等建築物通道口，以根據「批地文件」第(53)條批地特別條款規定在上述建築物接駁行人通道、隧道或行人天橋或「行人天橋相關結構」。「經理人」執行此等工程時應以書面通知「業主」施工期間不可使用「該土地」及「發展項目」的範圍或其上任何部分，「業主」應遵從有關通知書的規定。惟工程概不可阻礙「政府樓宇」之出入通行權或影響完善使用及享用「政府樓宇」。

「主公契」I 節第 1(b)(vii) 條

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(vii) 修理、維修、清潔、塗髹粉飾或以其他適當方式護理或裝修建於「非車站發展項目」 上或內的任何建築物及其他構築物的結構及外牆結構和該處的外立視面、外牆(已轉讓予個別「業主」的外牆除外)及天台(已轉讓予個別「業主」的天台除外),以及更換位於該處但本「公契」、任何「副公契」或「分副公契」之條款並無指定任何「業主」須要負責的破爛門窗玻璃,惟概不可影響架設於「政府樓宇」外牆的任何招牌或廣告。

「主公契」J 節第 1(d) 條

1. 「經理人」因管理「非車站發展項目」及 / 或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項,此等費用由「非車站發展項目」「業主」按照本文所訂方式支付,「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E 節第 8(c)、(d) 及 (e) 條分擔:--

(d) 修理、維修、清潔、塗髹粉飾或以其他方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構和外立視面或其任何部分的費用,以及更換位於該處本「公契」或任何「副公契」並無指定個別一名或一組「業主」但須要負責的破爛門窗玻璃的費用;

在切實可行範圍內盡量顯示「擬建行人天橋相關結構」位置之圖則已載於本節末頁。(見圖一)

7. 「24 小時行人走道」

「批地文件」第 (53)(b) 條批地特別條款訂明,「承批人」應以「署長」滿意的方式維修「24 小時行人走道」,以保持其維修充足及狀態良好。

「批地文件」之相關條款:

第 (53)(b)(iii)、(iv) 及 (v) 條批地特別條款

(iii) 「承批人」(僅不包括「財政司司長法團」) 應在本文協定的整個批租年期內自費維修本批地特別條款訂明須提供的分段行人路或行人道(連同該處之樓梯、斜路、照明裝置及自動扶梯),以保持其充足維修及良好狀態,令「署長」滿意;

(iv) 「承批人」應自費以「署長」全面滿意的方式提供一條內淨闊度為不少於 4.5 米的有蓋行人道,以連接「擬建行人天橋」及「有蓋行人天橋」(釋義以批地文件第 (54)(a) 條批地特別條款所訂為準);

(v) 「承批人」應在本文協定的整個批租年期內保持本批地特別條款 (b)(iv) 款訂明須提供的行人走道每日 24 小時開放予公眾使用,以便公眾免費及暢通無阻地通行;

「公契」之相關條款:

「主公契」B 節之「非車站發展項目公用地方」釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分,其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋;入口、大堂、樓梯、斜路、樓梯平台、走廊及通道;垃圾儲存室;污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室;建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和 「單位」內的任何結構柱);「公眾休憩用地」;經核准園景美化總綱圖則所示的地標式建築物;管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所;安裝或使用天線廣播分導或電訊網絡設施的地方,以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定,又或於根據本 「公契」L 節第 7 條備存在「非車站發展項目」管理處的記錄圖註明;

「主公契」E 節第 8(c)(iii) 條

8(c) 儘管本節第 8(a) 條另有任何規定,「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」,必須按比例分擔以下地方及設施的保養、管理、修理、維修費用與保險保費:

(iii) 24 小時有蓋行人走道(「批地文件」第 (53)(b)(iv) 條批地特別條款所載)、「有蓋行人天橋」(釋義以「批地文件」第 (54)(a) 條批地特別條款所訂為準)、「內部交通系統」(釋義以「批地文件」第 (60)(a) 條批地特別條款所訂為準)、緊急救援車輛通道(「批地文件」第 (60)(f) 條批地特別條款所載)及「照明系統」(釋義以「批地文件」第 (60)(g) 條批地特別條款所訂為準)各部分。「批地文件」第 (53)(b)(iii)、(54)(f)、(60)(b)、(60)(f) 及 (60)(g)(i) 條批地特別條款分別訂明,此等部分:

(1) 不納入任何「發展期」邊界範圍內;

(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務與設施」一部分;及

(3) 不屬於「第一期額外期公用地方」或「第一期額外期公用服務與設施」一部分。

「主公契」E 節第 8(e) 條

「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第 8(c) 及 8(d) 條分擔保養、管理、修理、維修費用與保險保費,計算基準為「車站綜合大樓」之建築樓面總面積(即 127,000 平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例,而於任何情況下比例概不可少於 5.1%。就此條而言,「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際樓面總面積,不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然;而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積,不論根據《建築物條例》或「 批地文件」該樓面總面積是否應計亦然。

「主公契」I 節第 1(b) 條:

1(b) 茲毋損前文之一般規定,「經理人」具有以下權力與職責:

(vii) 修理、維修、清潔、塗髹粉飾或以其他適當方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外牆結構和該處的外立視面、外牆(已轉讓予個別「業主」的外牆除外)及天台(已轉讓予個別「業主」的天台除外),以及更換位於該處但「本公契」、任何「副公契」或「分副公契」之條款並無指定任何「業主」須要負責的破爛門窗玻璃,惟概不可影響架設於「政府樓宇」外牆的任何招牌或廣告。

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植,移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外,而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外),包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋。此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書,以處理任何潛在堆填區氣體及污水滲漏。

「主公契」J節第1(d)及(z)條

1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項,此等費用由「非車站發展項目」「業主」按照本文所訂方式支付,「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔:--

(d) 修理、維修、清潔、塗髹粉飾及以其他方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外立視面或其任何部分的費用,以及更換位於該處但本「公契」或任何「副公契」並無指定個別一名或一組「業主」須要負責的破爛門窗玻璃的費用;

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外),包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」;

「副公契」附表二第II部分第2條:

遵從批地條款,所有公眾人士有權每日24小時免費及不受任何干擾地,在根據「批地文件」第(53)(b)(iv)條批地特別條款將來不時於「第VI期」興建的任何「有蓋行人走道」之上、沿路及穿越行走、經過及往返。

在切實可行範圍內盡量顯示「24小時行人走道」位置之圖則已載於本節末頁。(見圖一至圖十三)

8. **「有蓋行人天橋」**

「批地文件」第(54)條批地特別條款訂明,「承批人」(僅不包括「財政司司長法團」)應以「署長」全面滿意的方式管理和維修「有蓋行人天橋」,以保持其充足維修及良好狀態,並時刻提供照明,直至「有蓋行人天橋」根據第(54)(h)條批地特別條款交還「政府」為止。

「批地文件」之相關條款:

第(54)條批地特別條款

(f) 「承批人」(僅不包括「財政司司長法團」)應自費以「署長」全面滿意的方式管理和維修「有蓋行人天橋」,以保持其充足維修及良好狀態,並時刻提供照明,直至「有蓋行人天橋」根據本批地特別條款(h)款交還「政府」為止;

(h) 「承批人」(僅不包括「財政司司長法團」)必須在「署長」通知時將「有蓋行人天橋」或其任何部分交還「政府」,而「政府」毋須向「承批人」支付任何費用或補償,惟「政府」概無責任必須應「承批人」要求收回「有蓋行人天橋」或其任何部分,「政府」可在其視為恰當的時間才收回「有蓋行人天橋」。

「公契」之相關條款:

「主公契」B節之「非車站發展項目公用地方」釋義

「非車站發展項目公用地方」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分,其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋;入口、大堂、樓梯、斜路、樓梯平台、走廊及通道;垃圾儲存室;污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室;建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和 「單位」內的任何結構柱);「公眾休憩用地」;經核准園景美化總綱圖則所示的地標式建築物;管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所;安裝或使用天線廣播分導或電訊網絡設施的地方,以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、 「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定,又或於根據本 「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明;

「主公契」E節第8(c)(iii)條

8(c) 儘管本節第8(a)條另有任何規定,「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」,必須按比例分擔以下地方及設施的保養、管理、修理、維修費用與保險保費:

(iii) 24小時有蓋行人走道「(批地文件」第(53)(b)(iv)條批地特別條款所載)、「有蓋行人天橋」(釋義以「批地文件」第(54)(a)條批地特別條款所訂為準)、「內部交通系統」(釋義以「批地文件」第(60)(a)條批地特別條款所訂為準)、緊急救援車輛通道(「批地文件」第(60)(f)條批地特別條款所載)及「照明系統」(釋義以「批地文件」第(60)(g)條批地特別條款所訂為準)各部分。「批地文件」第(53)(b)(iii)、(54)(f)、(60)(b)、(60)(f)及(60)(g)(i)條批地特別條款分別訂明,此等部分:

(1) 不納入任何「發展期」邊界範圍內;

(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務與設施」一部分;及

(3) 不屬於「第一期額外期公用地方」或「第一期額外期公用服務與設施」一部分。

「主公契」E 節第 8(e) 條

「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第 8(c) 及 8(d) 條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即 127,000 平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於 5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積，不論根據《建築物條例》或 「批地文件」該樓面總面積是否應計亦然。

「主公契」I 節第 1(b)(xvi) 條：

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第 (7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋，此外並須實施根據「批地文件」第 (90) 條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

「主公契」J 節第 1(z) 條

1. 「經理人」因管理「非車站發展項目」及 / 或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者「)業主」亦須遵照本「公契」E 節第 8(c)、(d) 及 (e) 條分擔：--

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第 (7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第 (9)(c) 條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「有蓋行人天橋」位置之圖則已載於本節末頁。(見圖一)

9. **往返「室內康樂中心」之地方**

「批地文件」第 (66) 條批地特別條款訂明，「承批人」應在將軍澳市地段第 70 號 A 段的「室內康樂中心」投入服務後允許公眾完全免費地自由通行、進出、往返及通越將軍澳市地段第 70 號餘段，以便出入「室內康樂中心」。

「批地文件」之相關條款：

第 (66) 條批地特別條款

(b) 「室內康樂中心」投入服務後，「承批人」應允許公眾自由及完全免費地進入、行經及往 返該地段「餘段」，以便出入「室內康樂中心」；

「公契」之相關條款：

「主公契」B 節之「非車站發展項目公用地方」釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和 「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、 「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本 「公契」L 節第 7 條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」E 節第 18 條：

「業主」 應在「政府」通知時按「政府」規定，於「批地文件」生效期內免費授予將軍澳市地段第 70 號 A 段各業主及彼等之繼承人、受讓人、傭僕、代理、受許可人、租客及合法佔用人(與所有其他具有同等權利之人等共享)所有必要通行權、地役權或準地役權(包括但不限於使用任何道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統之權利)及支撐權，以及透過現已或將會鋪設於「該土地」或該處任何建築物、構築物及搭建物或其任何部分內、上、下或經越該處的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道、水道及其他導體輸送煤氣、電力、水、污物、排水、空氣、煙霧或其他污水，以及供應電話線、冷卻水及其他服務，以作關乎完善使用與享用將軍澳市地段第 70 號 A 段及現已或將會建於該處任何建築物的所有用途。茲「經理人」現獲例外保留本「公契」「第二附錄」第 II 部分第 2(e) 條具體訂明之權利，「港鐵」則獲例外保留本「公契」「第二附錄」第 II 部分第 3(z) 條具體訂明之權利，以便授予上述的通行權、地役權或準地役權、支撐權和輸送供應各服務與設施。然而，「經理人」及「港鐵」授予上述通行權、地役權或準地役權、支撐權和輸送供應各服務與設施時概不可妨礙「政府樓宇」的使用與享用。

「主公契」「第二附錄」第 II 部分第 2(e) 條：

儘管本「公契」另有任何規定，「經理人」有權在「政府」要求時按「政府」要求，於「批地文件」生效期內免費授予將軍澳市地段第 70 號 A 段各業主及彼等之繼承人、受讓人、傭僕、代理、受許可人、租

客及合法佔用人(與所有其他具有同等權利之人等共享)所有必要通行權、地役權或準地役權(包括但不限於使用任何道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統之權利)及支撐權,以及透過現已或將會鋪設於「該土地」或該處任何建築物、構築物及搭建物或其任何部分內、上、下或經越該處的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道、水道及其他導體輸送煤氣、電力、水、污物、排水、空氣、煙霧或其他污水,以及供應電話線、冷卻水及其他服務,以作關乎完善使用與享用將軍澳市地段第 70 號 A 段及現已或將會建於該處任何建築物的所有用途,而毋須諮詢任何「業主」或其他擁有「發展項目」或其任何部分權益的人士,亦毋須彼等同意或批准,此外並可獨自以「經理人」的名義就此簽署或訂立任何相關文件,而毋須接受其他 「業主」或其他擁有「發展項目」或其任何部分權益的人士為締約方。然而,倘「政府樓宇」直接受影響(「政府樓宇」是否直接受影響由「政府產業署署長」全權酌情決定)「政府」認為有需要,作為「政府樓宇」「業主」的「財政司司長法團」有權與「經理人」聯合訂立及簽署或執行任何必要文件,以行使本款所訂「經理人」擁有之權利。再者,「經理人」授予上述通行權、地役權或準地役權、支撐權和輸送供應各服務與設施時概不可妨礙「政府樓宇」的使用與享用。

「主公契」「第二附錄」第 II 部分第 3(z) 條:

茲毋損「批地文件」第 5 條批地一般條款之規定,每名「業主」現與「港鐵」協議,本文賦予 「港鐵」之契諾、權利、自由權、特權、權益、保留原權益及保留新權益為對每名「業主」及其各自繼承人與受讓人約束,只要「港鐵」仍為任何「份數」之實益擁有人,此等契諾、權利、 自由權、特權、權益、保留原權益及保留新權益將與「該土地」及「發展項目」和相關權益共存(附加於「港鐵」與「買方」所訂「轉讓契約」保留的任何其他權利)。「港鐵」具專有及不受限制之權利,隨時及不時按其絕對自由酌情為恰當作出以下所有或任何行為或事項,及 / 或行使所有或任何以下權利、自由權、特權、權益,而毋須接受任何其他「業主」、「經理人」或擁有「該土地」及「發展項目」權益之其他人士為締約方,亦毋須按彼等同意或批准(除非本 「公契」另行訂明),但仍需遵從本「公契」及「批地文件」所賦予「財政司司長法團」之權利、 地役權及特權,而且概不可影響或妨礙「財政司司長法團」擁有之此等權利、地役權及特權,此外亦不可在「政府樓宇」外牆安裝或裝設任何煙囪、排煙管、水管或其他結構或設施:--

(z) 有權在「政府」要求時按「政府」規定,於「批地文件」生效期內免費授予將軍澳市地段第 70 號 A 段各業主及彼等之繼承人、受讓人、傭僕、代理、受許可人、租客及合法佔用人(與所有其他具有同等權利之人等共享)所有必要通行權、地役權或準地役權(包括但不限於使用任何道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統之權利)及支撐權,以及透過現已或將會鋪設於「該土地」或該處任何建築物、構築物和搭建物或其任何部分內、上、下或經越該處的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道、水道及其他導體輸送煤氣、電力、水、污物、排水、空氣、煙霧或其他污水,以及供應電話線、冷卻水及其他服務,以作關乎完善使用與享用將軍澳市地段第 70 號 A 段及現已或將會建於該處任何建築物之所有用途,而毋須諮詢任何「業主」或其他擁有「發展項目」或其任何部分權益的人士,亦毋須獲彼等同意或批准。此外亦可獨自以「港鐵」之名義就此簽署或訂立任何相關文件,而毋須接受其他「業主」或其他擁有「發展項目」或其任何部分權益之人士為締約方。然而,倘「政府樓宇」直接受影響(「政府樓宇」是否直接受影響由「政府產業署署長」全權酌情決定)或「政府」認為有需要,作為「政府樓宇」「業主」之「財政司司長法團」有權與「港鐵」聯合簽署或訂立任何必要文件,以執行本款所訂「港鐵」擁有之權利。

在切實可行範圍內盡量顯示「室內康樂中心」出入地方位置之圖則已載於本節末頁。(見圖一至圖十三)

10. 「棕色範圍」

「批地文件」第 (99) 條批地特別條款訂明,「承批人」應以「署長」全面滿意的形式保養、管理、維修及修理「棕色範圍」,以保持其維修充足及狀態良好,直至「棕色範圍」或其任何部分連同於該處提供及安裝的所有構築物及服務之佔管權根據第 (99)(c) 條批地特別條款交回「政府」為止。

「批地文件」之相關條款:

第 (99) 條批地特別條款

(a) 「承批人」應:

(ii) 自費以「署長」全面滿意的形式保養、管理、維修及修理「棕色範圍」,以保持其充足維修及良好狀態,直至「棕色範圍」或其任何部分連同於該處提供及安裝的所有構築物及服務根據本批地特別條款 (c) 款交回「政府」為止。

「公契」之相關條款:

「主公契」B 節之「外圍地方」釋義:

「**外圍地方**」指「該土地」「承批人」(釋義以「批地文件」所訂為準)必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方(除非「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外),包括但不限於「批地文件」第 (7)、(8)、(99) 及 (100) 條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」。

「主公契」E 節第 8(c)(i) 條:

8(c) 儘管本節第 8(a) 條另有任何規定,「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」,必須按比例分擔保養、管理、修理及維修以下地方與設施的費用及其保險保費:

(i) 根據「批地文件」第 (7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii) 及 (100)(a)(ii) 條批地特別條款分別於「批地文件」第 (7)、(8)、(99) 及 (100) 條批地特別條款界定的「黃色範圍」、「粉紅色間綠斜線範圍」及「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」(包括該處之護土牆)、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」;

「主公契」E 節第 8(e) 條:

「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第 8(c) 及 8(d) 條分擔保養、管理、修理、維修費用與保險保費,計算基準為「車站綜合大樓」之建築樓面總面積(即 127,000 平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例,而於任何情況下比例概不可少於 5.1%。就此條而言,「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際建築樓面總面積,不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然;而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際

建築樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積，不論根據 《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」H 節第 1(a) 條：
香港鐵路有限公司現獲委任而其亦接受擔任「發展項目」之「經理人」，以依照本「公契」之規定、條款與規章管理整體「非車站發展項目」及「外圍地方」和提供服務。

「主公契」I 節第 1(a) 條：
遵從《建築物管理條例》之條款規定，「經理人」有權按照本「公契」規定，代表全體「業主」就任何已獲發「佔用許可證」的「非車站發展項目」的任何部分及「外圍地方」作出所有必要或必需的行動與事項，以便管理「該土地」及「非車站發展項目」相關部分、「外圍地方」和該處合理連帶之任何事項。

「主公契」I 節第 1(b)(xvi) 條：
1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌 叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第 (7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋，此外並須實施根據「批地文件」第 (90) 條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

「主公契」I 節第 4(b) 條：
「經理人」或如無「經理人」則「業主立案法團」或「發展項目業主委員會」主席，有權代表「該土地」全體「業主」接收「政府」發出的收回「外圍地方」或其任何部分佔管權通告或通知書，並根據「批地文件」將「外圍地方」或其任何部分交還「政府」。

「主公契」J 節第 1(z) 條：
1. 「經理人」因管理「非車站發展項目」及 / 或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E 節第 8(c)、(d) 及 (e) 條分擔：--

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木)(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第 (7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第 (9)(c) 條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「棕色範圍」位置之圖則已載於本節末頁。(見圖一)

11. 「黃色間黑斜線範圍」

「批地文件」第 (100) 條批地特別條款訂明，「承批人」應以「署長」全面滿意的形式保養、管理、維修及修理「黃色間黑斜線範圍」，以保持其充足維修及良好狀態，直至「黃色間黑斜線範圍」或其任何部分連同於該處提供及安裝的所有構築物及服務之佔管權根據第 (100)(c) 條批地特別條款交回「政府」為止。

「批地文件」之相關條款：

第 (100) 條批地特別條款

(a) 「承批人」應：

(ii) 自費以「署長」全面滿意的形式保養、管理、維修及修理「黃色間黑斜線範圍」，以保持其充足維修及良好狀態，直至「黃色間黑斜線範圍」或其任何部分連同於該處提供及安裝的所有構築物及服務之佔管權根據本批地特別條款 (c) 款交回「政府」為止。

「主公契」之相關條款：

「主公契」B 節之「外圍地方」釋義：
「**外圍地方**」指「該土地」「承批人」(釋義以「批地文件」所訂為準)必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方(除非「批地 文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第 (7)、(8)、(99) 及 (100) 條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E 節第 8(c)(i) 條：
8(c) 儘管本節第 8(a) 條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的 「業主」，必須按比例分擔保養、管理、修理及維修以下地方與設施的費用及其保險保費：

(i) 根據「批地文件」第 (7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii) 及 (100)(a)(ii) 條批地特別條款分別在「批地文件」第 (7)、(8)、(99) 及 (100) 條批地特別條款界定的「黃色範圍」、「粉紅色間綠斜線範圍」及「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」(包括該處之護土牆)、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E 節第 8(e) 條：
「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第 8(c) 及 8(d) 條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即 127,000 平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積「(已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」之比例，而於任何情況下比例概不可少於 5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用 地方」(如有者)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」

則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」H節第1(a)條：
香港鐵路有限公司現獲委任而其亦接受擔任「發展項目」之「經理人」，以依照本「公契」之規定、條款與規章管理整體「非車站發展項目」及「外圍地方」和提供服務。

「主公契」I節第1(a)條：
遵從《建築物管理條例》之條款規定，「經理人」有權按照本「公契」之規定，代表全體「業主」就任何已獲發「佔用許可證」的「非車站發展項目」的任何部分及「外圍地方」作出所有必要或必需行動及事宜，以便管理「該土地」及「非車站發展項目」相關部分、「外圍地方」和該處合理連帶的任何事項。

「主公契」I節第1(b)(xvi)條：
1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋。此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

「主公契」I節第4(b)條：
經理人」或如無「經理人」則「業主立案法團」或「發展項目業主委員會」主席，有權代表「該土地」全體「業主」接收「政府」發出的收回「外圍地方」或其任何部分佔管權通告或通知書，並根據「批地文件」將「外圍地方」或其任何部分交還「政府」。

「主公契」J節第1(z)條：
1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者「)業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：--

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「黃色間黑斜線範圍」位置之圖則已載於本節末頁。(見圖一)

12. **內部交通系統**

「批地文件」第(60)條批地特別條款訂明，「承批人」須在該地段內建造一「內部交通系統」供行人及車輛流通及提供「署長」規定的街燈，並運作、管理及維修「內部交通系統」及作出交通管理安排及維持該等街燈照明充足，以令「署長」滿意。

「批地文件」之相關條款：

第(60)條批地特別條款
(a) 「承批人」應以「署長」全面滿意的方式，自費在該地段內一個或多個地點的任何樓層建造一個道路系統，包括道路、行人天橋、行人道、樓梯、單車徑、載客電梯、自動扶梯、斜路、客貨上落車位及其他交通設施，設計及規格以「署長」規定為準(以下統稱「**內部交通系統**」)，以供行人及車輛流通，包括但不限於運輸署署長指定之的士、專營巴士、公共小巴及旅遊巴士。計算本文第(16)(e)條批地特別條款訂明的樓面總面積時，「內部交通系統」不會連計在內；

(b) 受限於運輸署署長及警務處處長不時作出的指示，以及「政府」與「承批人」現已或將會訂立之任何營運、管理及維修協議，以及現行和未來法例以「附例」訂明的授權，「承批人」(僅不包括「財政司司長法團」)須按其視為必要而運作、管理及維修「內部交通系統」及作出交通管理安排，包括架設交通標誌及交通燈號，以遵守此等「批地條款」，惟本條規定概不構成分授任何條例下任何法定權力或責任；

(c) 「承批人」(僅不包括「財政司司長法團」)應自費以「署長」全面滿意的方式在「內部交通系統」內提供「署長」規定的街燈，並於本文協定批授的整個年期內自費為「內部交通系統」提供照明及維持照明充足，以令「署長」滿意。倘「承批人」不履行本條所訂的任何責任，「政府」可自行提供街燈及保持「內部交通系統」照明充足，費用由「承批人」承擔。「承批人」必須在接獲通知時向「政府」支付「署長」釐定的費用；

(d) 「承批人」應允許該地段各「不分割份數」業主及彼等授權的其他人等或受讓人於任何時間不論駕車與否免費通行及進出本批地特別條款(a)款所訂各道路、後巷、行人路、行人天橋、行人道、樓梯及單車徑，以及往返「任何地盤」，以作任何合法用途；

(f) 「承批人」應自費在「署長」批准的地點或位置提供和維持緊急救援車輛通道，以供緊急 救援車輛進出該地段；

「公契」之相關條款：

「主公契」B節之「非車站發展項目公用地方」釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員

會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L 節第 7 條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」E 節第 8(c)(iii) 條

8(c) 儘管本節第 8(a) 條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔以下地方及設施的保養、管理、修理、維修費用與保險保費：

(iii) 24 小時有蓋行人走道(「批地文件」第 (53)(b)(iv) 條批地特別條款所載)、「有蓋行人天橋」(釋義以「批地文件」第 (54)(a) 條批地特別條款所訂為準)、「內部交通系統」(釋義以「批地文件」第 (60)(a) 條批地特別條款所訂為準)、緊急救援車輛通道(「批地文件」第 (60)(f) 條批地特別條款所載)及「照明系統」(釋義以「批地文件」第 (60)(g) 條批地特別條款所訂為準)各部分。「批地文件」第 (53)(b)(iii)、(54)(f)、(60)(b)、(60)(f) 及 (60)(g)(i) 條批地特別條款分別訂明，此等部分：

(1) 不納入任何「發展期」邊界範圍內；

(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務與設施」一部分；及

(3) 不屬於「第一期額外期公用地方」或「第一期額外期公用服務與設施」一部分。

「主公契」E 節第 8(e) 條

「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第 8(c) 及 8(d) 條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即 127,000 平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於 5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」H 節第 1(a) 條：

香港鐵路有限公司現獲委任而其亦接受擔任「發展項目」之「經理人」，以依照本「公契」之 規定、條款與規章管理整體「非車站發展項目」及「外圍地方」和提供服務。

「主公契」I 節第 1(a) 條：

遵從《建築物管理條例》之條款規定，「經理人」有權按照本「公契」規定，代表全體「業主」就任何已獲發「佔用許可證」的「非車站發展項目」的任何部分及「外圍地方」作出所有必要或必需行動及事項，以便管理「該土地」及「非車站發展項目」相關部分、「外圍地方」和該處合理連帶之任何事項。

「主公契」I 節第 1(b) 條：

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(vii) 修理、維修、清潔、塗髹粉飾或以其他適當方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外牆結構和該處的外立視面、外牆(已轉讓予個別「業主」的外牆除外)及天台(已轉讓予個別「業主」的天台除外)，以及更換位於該處但「本契約」、任何「副公契」或「分副公契」之條款並無指定任何「業主」須要負責的破爛門窗玻璃，惟概不可影響架設於「政府樓宇」外牆的任何招牌或廣告。

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植，移植及再植灌 叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第 (7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋。此外並須實施根據「批地文件」第 (90) 條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

「主公契」J 節第 1(d) 及 (z) 條

1. 「經理人」因管理「非車站發展項目」及 / 或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E 節第 8(c)、(d) 及 (e) 條分擔：--

(d) 修理、維修、清潔、塗髹粉飾及以其他方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外立視面或其任何部分的費用，以及更換位於該處但本「公契」或任何「副公契」並無指定個別一名或一組「業主」須要負責的破爛門窗玻璃的費用；

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第 (7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第 (9)(c) 條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「內部交通系統」位置之圖則已載於本節末頁。(見圖一至圖十三)

關於上述 B 段所述的設施及休憩用地，此等設施或休憩用地必須由「發展期」住宅物業各業主自費管理、運作或維修，而該等業主應透過相關住宅物業應攤付的管理開支按比例分擔管理、運作或維修此等設施或休憩用地的費用。

C. **「批地文件」指定由「期數」中的住宅物業擁有人出資管理、營運或維修供公眾使用的休憩用地之大小**

「批地文件」訂明由「發展期」住宅物業擁有人出資管理、營運或維修供公眾使用的休憩用地之面積為不少於 2.3 公頃。

「批地文件」之相關條款：

第 (52)(a)(ii)、(b) 及 (c) 條批地特別條款

(a) 「承批人」應自費按照「核准建築圖則」及「核准園景美化建議書」，以「署長」全面滿意的方式興建、建造、提供、園景美化及嗣後維修以下設施，以保持其充足維修及良好狀態：

(ii) 現已或將會在該地段及「黃色範圍」內按「署長」規定提供的若干公眾休憩用地，總面積不少於 2.3 公頃（以下簡稱「**公眾休憩用地**」）。「承批人」應在「公眾休憩用地」進行園景美化工程，包括在「署長」批准的樓層以其批准的標準及設計種植灌叢樹木和建造單車徑，並於 2020 年 12 月 31 日或之前或「署長」指定的其他日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為 2 比 3，須按「署長」規定定址、平整、保養、園景美化、植披、處理並提供設備與設施，以令「署長」全面滿意。「署長」就何謂動態及靜態康樂用途所作的決定將作終論並對「承批人」約束；

(b) 遵從本文第 (7)(h)(ii) 條批地特別條款規定，於本文協定的整個年批租期內，「承批人」須自費維修「公眾休憩用地」及「鄰舍休憩用地」，以保持其充足維修及良好狀態，令「署長」全面滿意；及

(c) 「公眾休憩用地」將免費開放（除非事前獲康樂及文化事務署署長書面批准除外）予公眾作任何性質的合法用途。

「公契」之相關條款：

「主公契」B 節之「非車站發展項目公用地方」及「公眾休憩用地」釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、 里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物（不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱）；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處（如有者）及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方（但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方）。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L 節第 7 條備存在「非車站發展項目」管理處的記錄圖註明；

「**公眾休憩用地**」指「發展項目」或任何毗連土地的指定部分，包括根據「批地文件」第 (52)(a)(ii) 條批地特別條款規定建造並不時在該處提供的任何公眾康樂設施，此等範圍不時在「核准圖則」註明作有關用途。

「主公契」E 節第 8(c)(ii) 條：

8(c) 儘管本節第 8(a) 條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」（如有者）的「業主」，必須按比例分擔以下地方及設施的保養、管理、修理、維修費用及其保險保費：

(ii) 「公眾休憩用地」；

「主公契」E 節第 8(e) 條

「港鐵」作為「車站綜合大樓」及「專用地方」（如有者）的「業主」應根據本節第 8(c) 及 8(d) 條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積（即 127,000 平方米）連同「專用地方」（如有者）之建築樓面總面積（統稱「車站綜合大樓及專用地方建築樓面總面積」）佔「非車站發展項目」所有現已落成部分建築樓面總面積（「已落成非車站發展項目建築樓面總面積」）加「車站綜合大樓及專用地方建築樓面總面積」之比例，而於任何情況下比例概不可少於 5.1%。就此條而言，「專用地方建築樓面總面積（如有者）」指「專用地方」（如有者）的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關以「發展期」「認可人士」核證之當時已落成「住宅樓宇」（釋義以「批地文件」所訂為準）的實際建築樓面總面積和當時已落成的「商業樓宇」（釋義以「批地文件」所訂為準）的實際建築樓面總面積，不論根據 《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」I 節第 1(b)(xvi) 條：

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化（包括但不限於種植、移植及再植灌叢和樹木）（視乎情況而定）位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」（釋義以「批地文件」所訂為準）必須保養、管理、維修、清潔、修理或園景美化的所有地方（包括「外圍地方」）和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木（視乎情況而定）（除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外），包括但不限於「批地文件」第 (7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋。此外並須實施根據「批地文件」第 (90) 條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

「主公契」J 節第 1(z) 條

1. 「經理人」因管理「非車站發展項目」及 / 或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」（如有者）「業主」亦須遵照本「公契」E 節第 8(c)、(d) 及 (e) 條分擔：--

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化（包括但不限於種植、移植及再植灌叢和樹木）（視乎情況而定）位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」（釋義以「批地文件」所訂為準）必須保養、管理、維修、清潔、修理或園景美化的所有地方（包括「外圍地方」）和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木（視乎情況而定）之費用（除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外），包括但不限於「批地文件」第 (7)、(8)、(9)(a) 及 (b)、(54)、(99) 及 (100) 條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第 (9)(c) 條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「公眾休憩用地」位置之圖則已載於本節末頁。（見圖一）

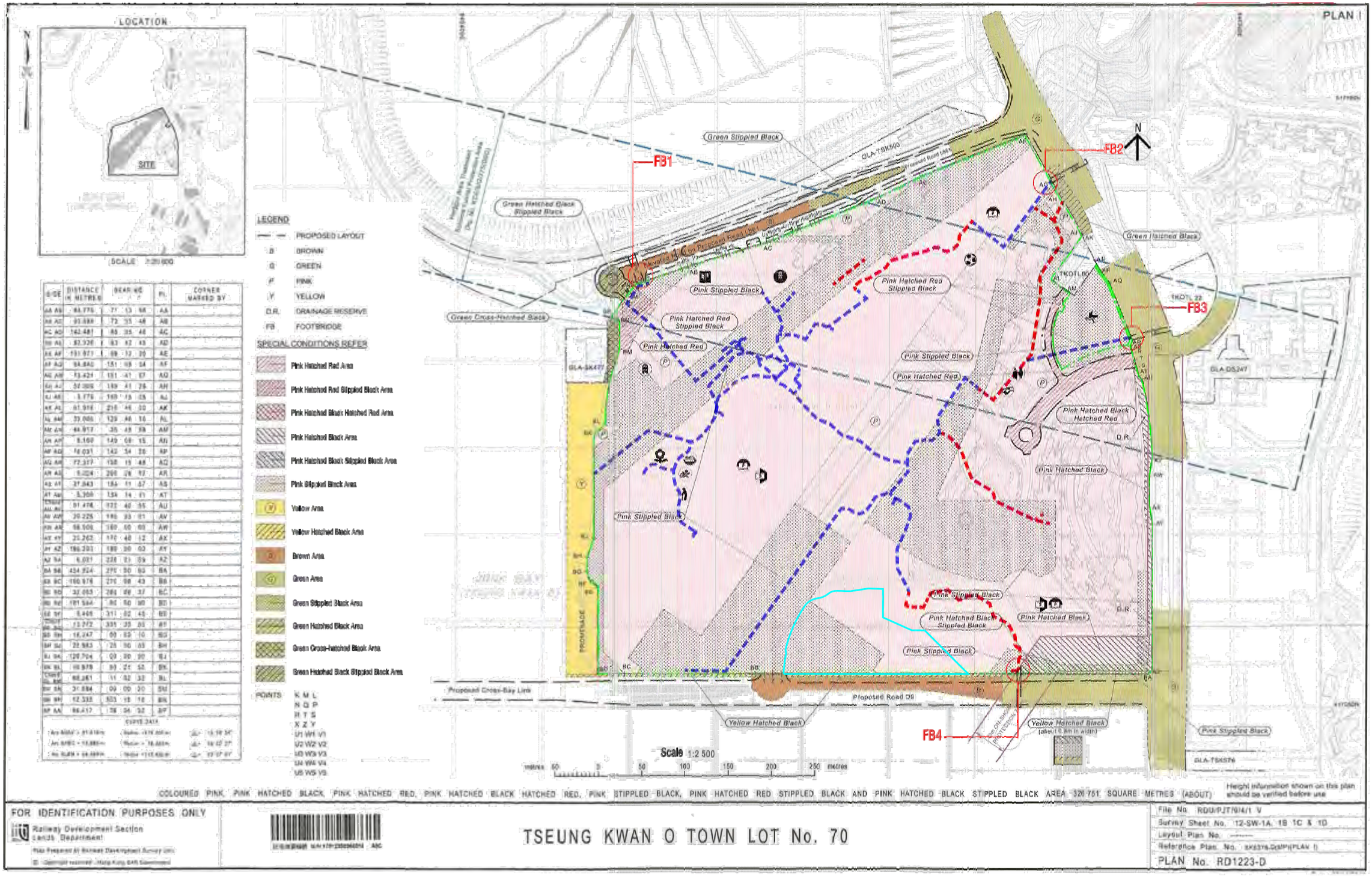
關於上述 C 段所述的休憩用地，此等休憩用地必須由「發展期」住宅物業各業主自費管理、運作或維修，而該等業主應透過相關住宅物業應攤付的管理開支按比例分擔管理、運作或維修此等休憩用地的費用。

D. 「期數」所位於的土地中為施行《建築物（規劃）規例》（第 123 章，附屬法例 F）第 22(1) 條而撥供公眾用途的任何部分

不適用。

關於上述 A、B、C 及 D 段所述供公眾使用的設施、休憩用地及該土地部分，公眾有權遵照「批地文件」規定使用此等設施、休憩用地或該土地部分。

Plan 1
圖一


PLAN I
LOCATION
SITE
SCALE
LEGEND
PROPOSED LAYOUT
B BROWN
G GREEN
P PINK
Y YELLOW
D.R. DRAINAGE RESERVE
FB FOOTBRIDGE
SPECIAL CONDITIONS REFER
Pink Hatched Red Area
Pink Hatched Red Stippled Black Area
Pink Hatched Black Hatched Red Area
Pink Hatched Black Area
Pink Hatched Black Stippled Black Area
Pink Stippled Black Area
Yellow Area
Yellow Hatched Black Area
Brown Area
Green Area
Green Stippled Black Area
Green Hatched Black Area
Green Cross-hatched Black Area
Green Hatched Black Stippled Black Area
POINTS K M L N Q P R T S X Z Y U1 W1 V1 U2 W2 V2 U3 W3 V3 U4 W4 V4 U5 W5 V5
FB1
FB2
FB3
FB4
N
Green Stippled Black
Green Hatched Black Stippled Black
Green Cross-Hatched Black
Green Hatched Black
Pink Stippled Black
Pink Hatched Red Stippled Black
Pink Hatched Red
Pink Hatched Black Hatched Red
Pink Hatched Black
Yellow Hatched Black
Proposed Road D9
Proposed Cross-Bay Link
PROMENADE
D.R.
GLA-TSK600
GLA-SK477
GLA-DS247
GLA-TSK576
TKOTL 70
TKOTL 22
Scale 1:2 500
metres 50 0 50 100 150 200 250 metres
COLOURED PINK, PINK HATCHED BLACK, PINK HATCHED RED, PINK HATCHED BLACK HATCHED RED, PINK STIPPLED BLACK, PINK HATCHED RED STIPPLED BLACK AND PINK HATCHED BLACK STIPPLED BLACK AREA 326 751 SQUARE METRES (ABOUT)
Height information shown on this plan should be verified before use
FOR IDENTIFICATION PURPOSES ONLY
Railway Development Section
Lands Department
TSEUNG KWAN O TOWN LOT No. 70
File No. RDU/PJT70/4/1 V
Survey Sheet No. 12-SW-1A, 1B 1C & 1D
Layout Plan No. ——
Reference Plan No. SK577S,DMP(PLAN I)
PLAN No. RD1223-D

Legend
圖例

Yellow Area
黃色範圍

Yellow Hatched Black Area
黃色間黑斜線範圍

Brown Area
棕色範圍

Green Area
綠色範圍

Green Stippled Black Area
綠色加黑點範圍

Green Hatched Black Area
綠色間黑斜線範圍

Green Cross-hatched Black Area
綠色間黑十字線範圍

Green Hatched Black Stippled Black Area
綠色間黑斜線加黑點範圍

FB1
Covered Footbridge
有蓋行人天橋

Future Footbridge Associated Structures
擬建行人天橋相關結構

Community Hall
社區會堂

Permanent PTI
永久公共運輸交匯處

Temporary PTI
臨時公共運輸交匯處

Centre for Community
Care and Support Services for the Elderly
長者社區照顧及支援服務中心

Supported Hostel for
Mentally or Physically Handicapped Persons
弱智人士或肢體傷殘人士輔助宿舍

Integrated Children and Youth Services Centre
綜合青少年服務中心

Early Education and Training Centre
早期教育及訓練中心

Public Toilet
公共廁所

Primary School
小學

Secondary School
中學

Soccer Pitch
足球場

Indoor Recreation Centre
室內康樂中心

Public Open Space (including Yellow Area) with a total area of
not less than 2.3 hectares
公眾休憩用地(包括黃色範圍)，總面積不少於2.3公頃

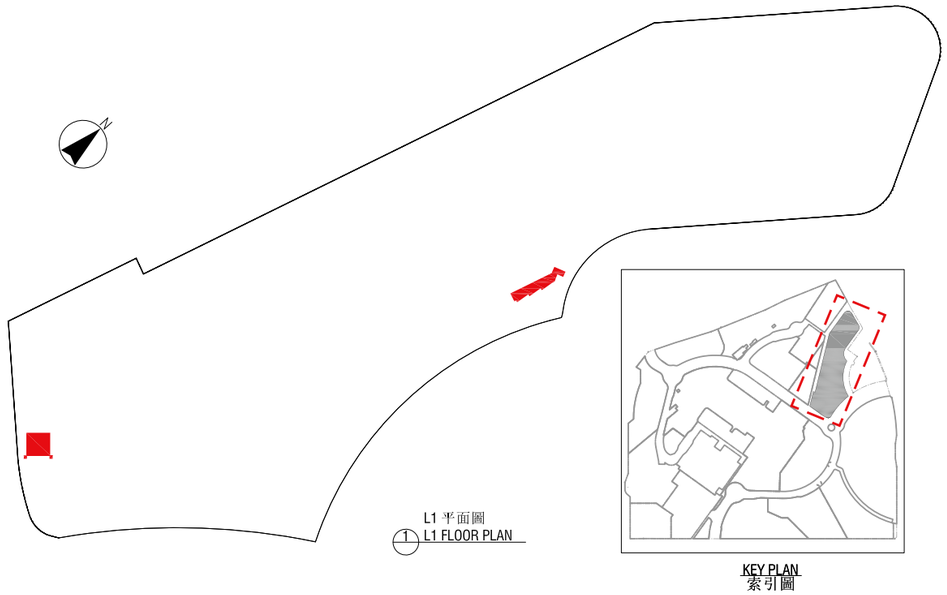
Boundary of the Development
本發展項目邊界

Boundary of the Phase
本期數地界線

As-Built 24-hours Pedestrian Walkway or Internal Transport System and
Area for Access to and from the Mass Transit Railway Station and
Area for Access to and from Indoor Recreation Centre
已建之24小時行人走道或內部交通系統及往返「港鐵車站」
之地方及往返「室內康樂中心」之地方

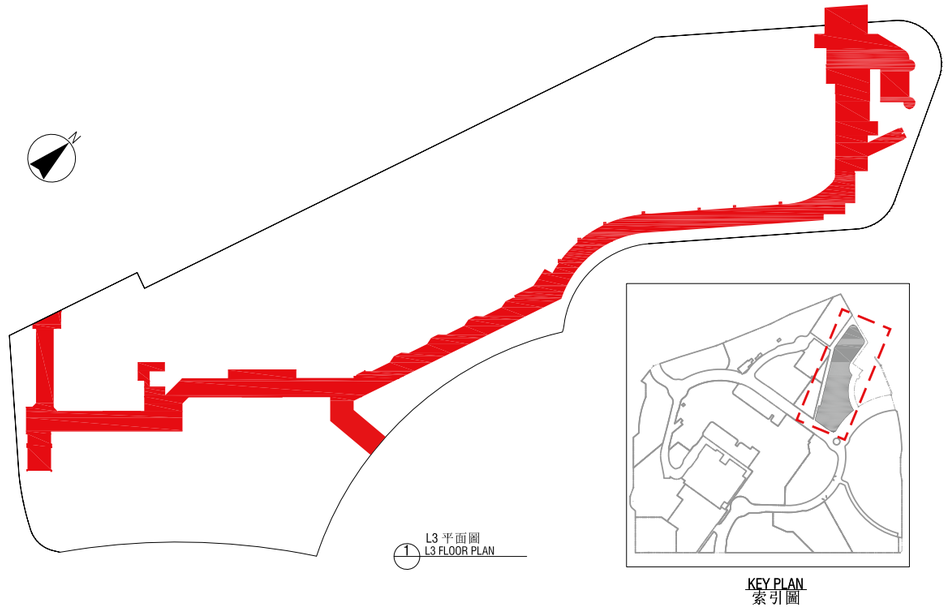
Proposed 24-hours Pedestrian Walkway or Internal Transport System and
Area for Access to and from the Mass Transit Railway Station and
Area for Access to and from Indoor Recreation Centre
擬建之24小時行人走道或內部交通系統及往返「港鐵車站」
之地方及往返「室內康樂中心」之地方

Plan 2
圖二



Plan 3
圖三

Plan 4
圖四



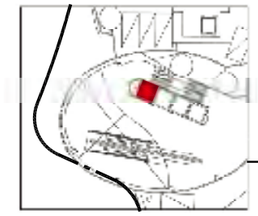
Legend
圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

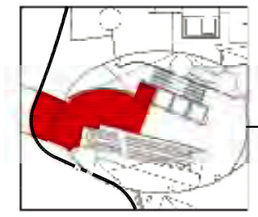
Scale: 0M/米 60M/米
比例:

Plan 5
圖五

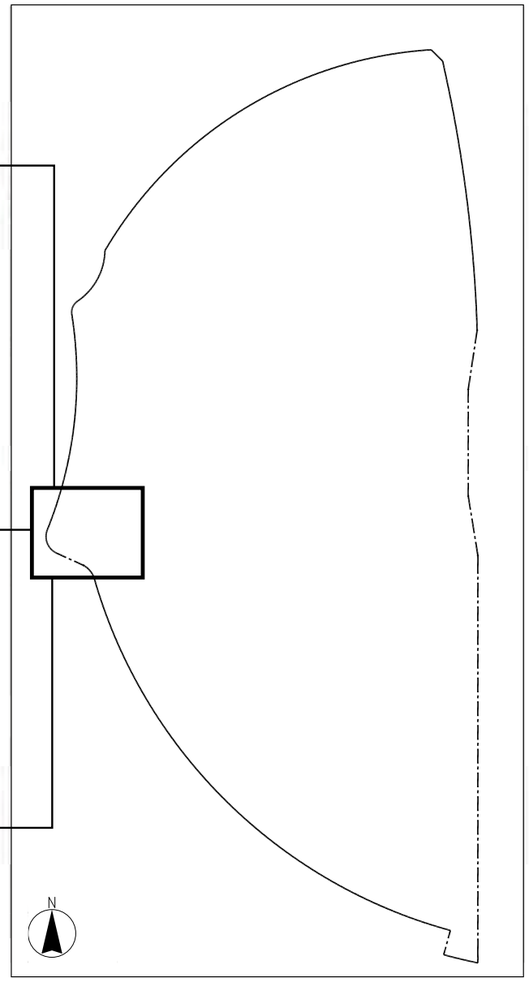
Level 1
1樓

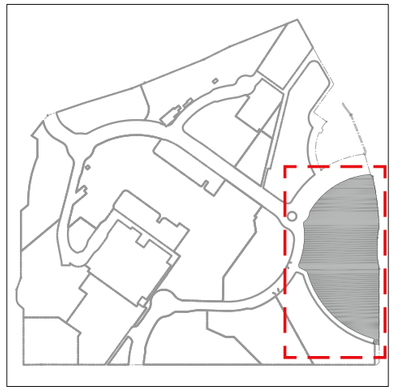


Level 2
2樓



Level 3
3樓





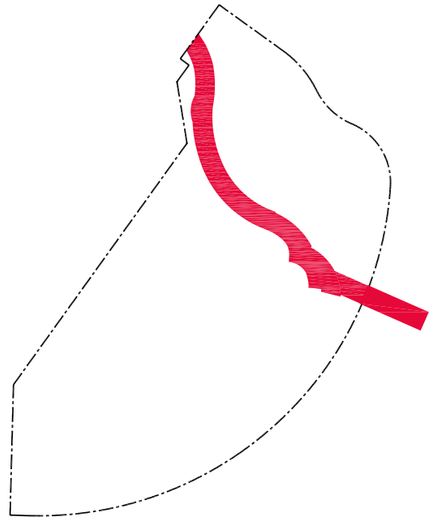
KEY PLAN
索引圖

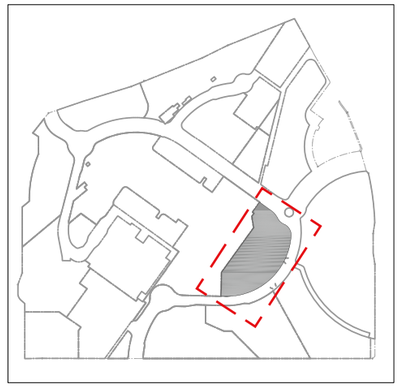
Legend
圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Scale: 0M/米 20M/米
比例:

Plan 6
圖六





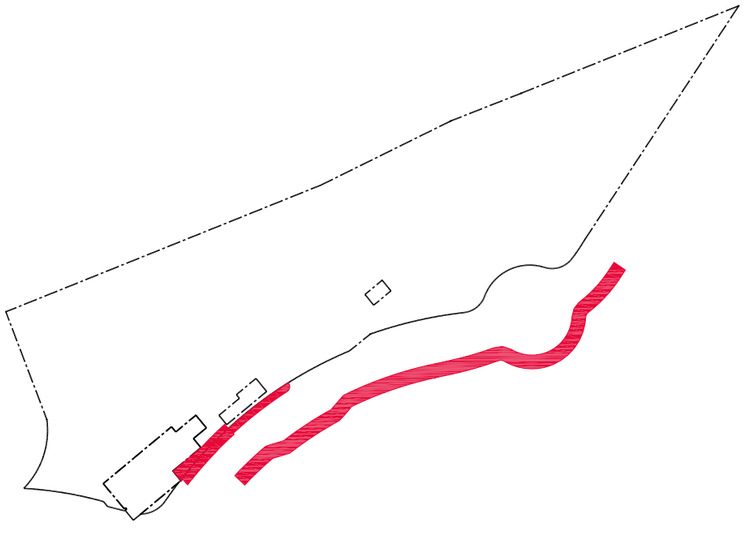
KEY PLAN
索引圖

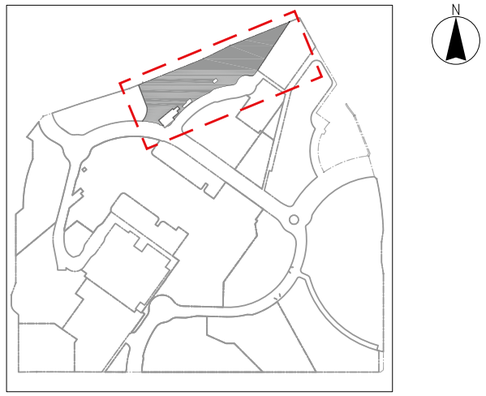
Legend
圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Scale: 0M/米 20M/米
比例:

Plan 7
圖七





KEY PLAN
索引圖

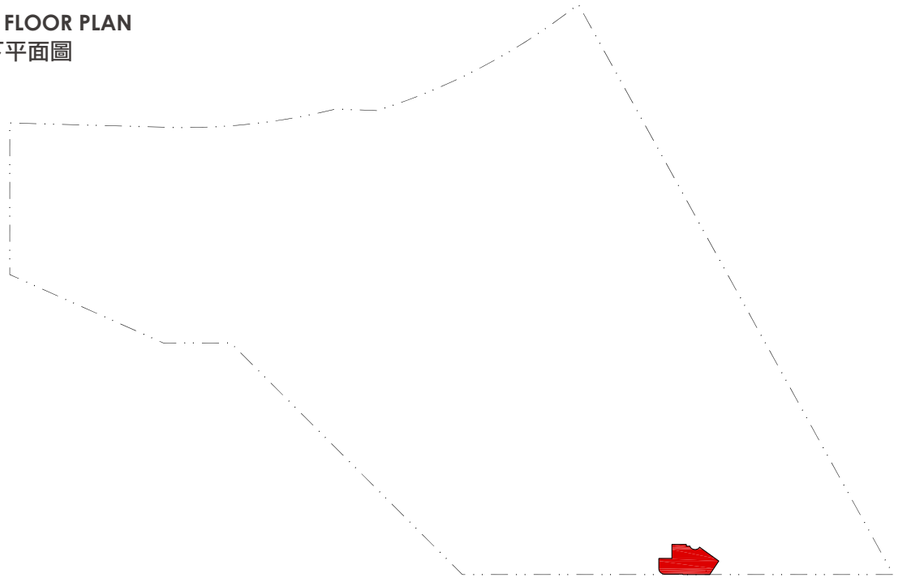
Legend
圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Scale: 0M/米 60M/米
比例:

Plan 8
圖八

G/F FLOOR PLAN
地下平面圖



KEY PLAN
索引圖

Plan 9
圖九

1/F FLOOR PLAN
1樓平面圖

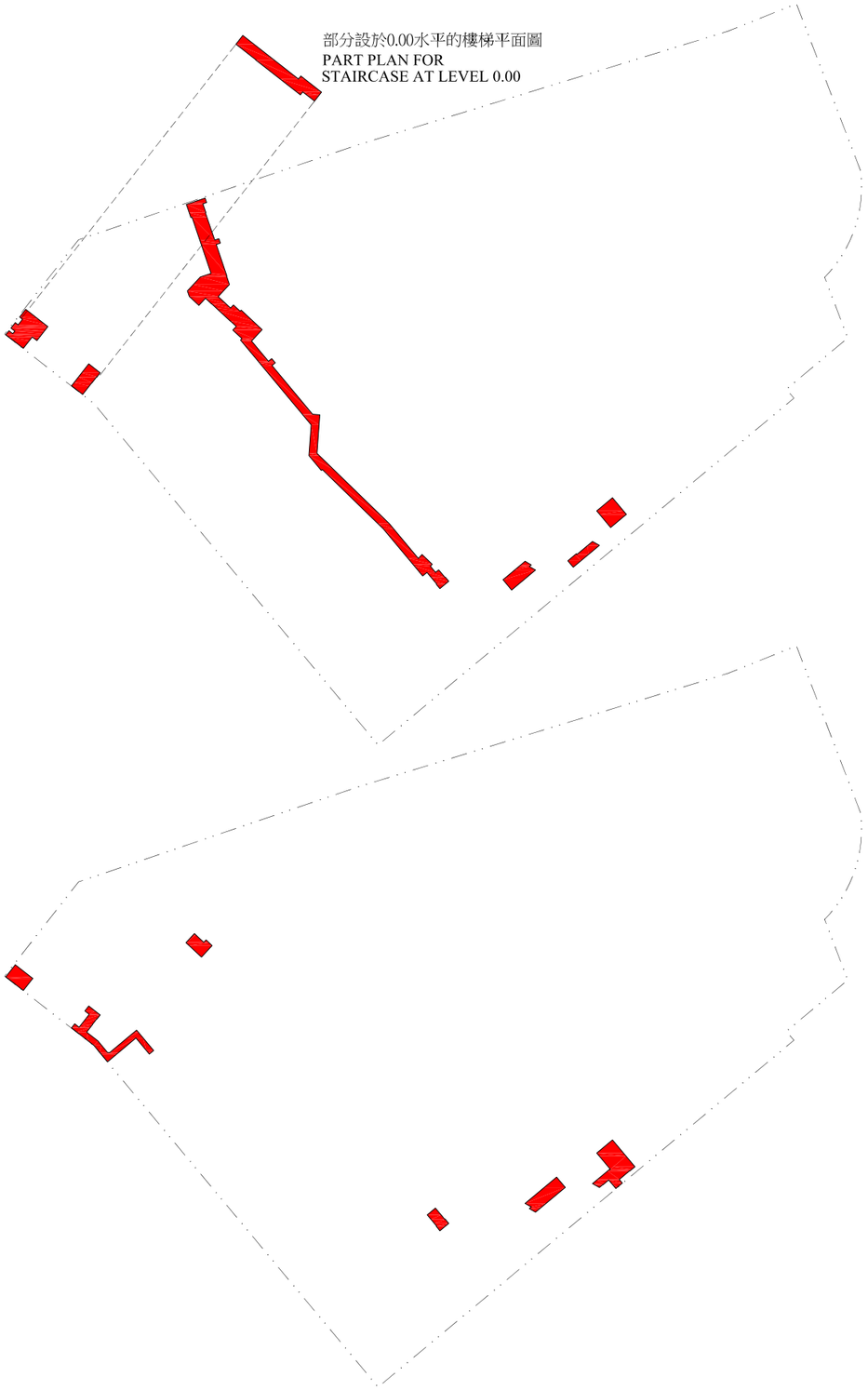
Legend
圖例

As- Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Scale: 0M/米 20M/米 40M/米 80M/米
比例:

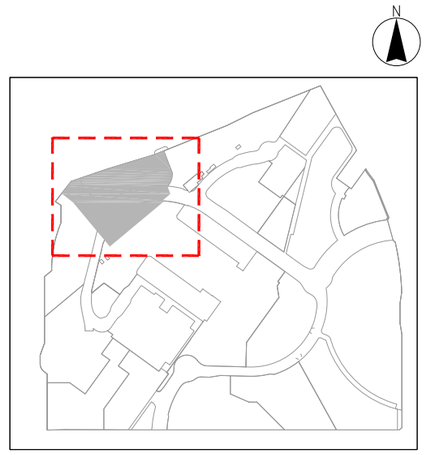
Plan 10
圖十

G/F FLOOR PLAN
地下平面圖



Plan 11
圖十一

1/F FLOOR PLAN
1樓平面圖



KEY PLAN
索引圖

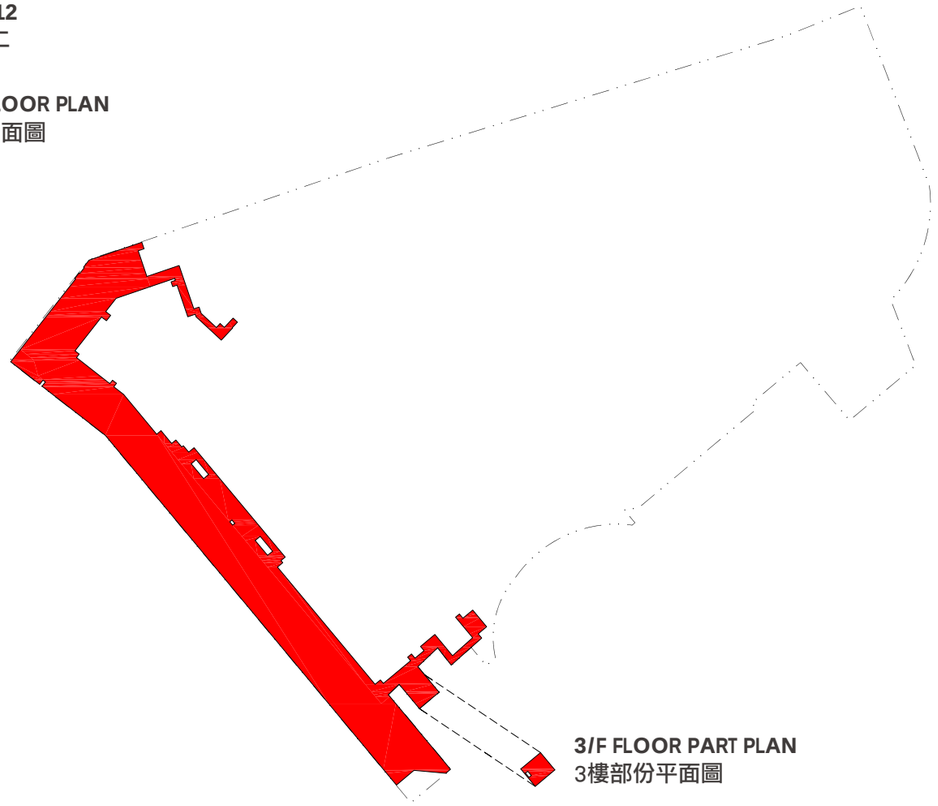
Legend
圖例

Proposed 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
擬建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

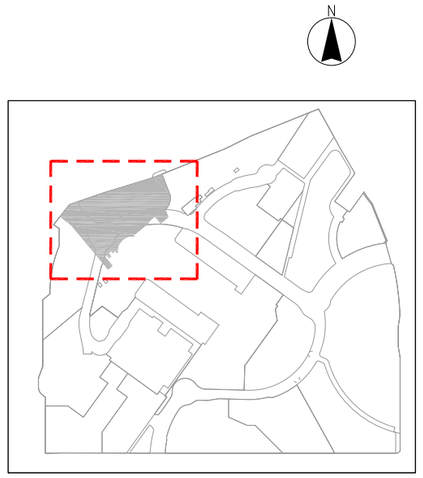
Scale: 0M/米 20M/米 40M/米 80M/米
比例:

Plan 12
圖十二

2/F FLOOR PLAN
2樓平面圖



3/F FLOOR PART PLAN
3樓部份平面圖



KEY PLAN
索引圖

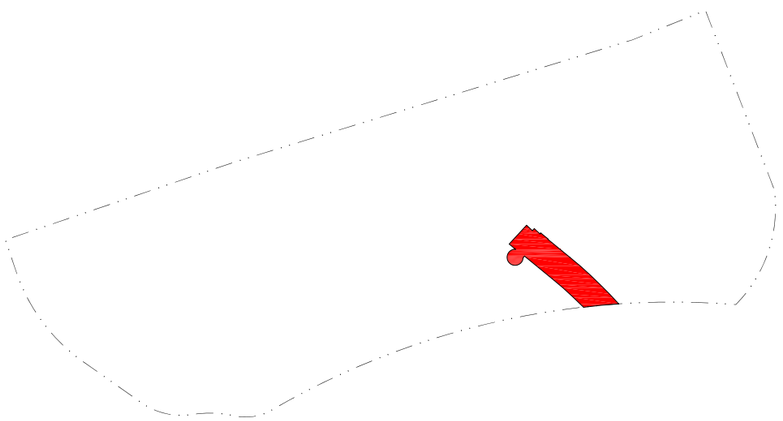
Legend
圖例

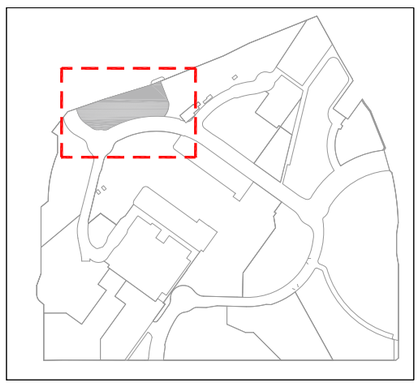
Proposed 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
擬建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Scale: 0M/米 20M/米 40M/米 80M/米
比例:

Plan 13
圖十三

5/F FLOOR PLAN
5樓平面圖





KEY PLAN
索引圖

Legend
圖例

Proposed 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
擬建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Scale: 0M/米 20M/米 40M/米 80M/米
比例:

18 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:
   (a) That firm may not be able to protect the purchaser's interests; and
   (b) The purchaser may have to instruct a separate firm of solicitors.

4. In case of paragraph 3(b), 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. 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），以在此交易中代表買方行事。

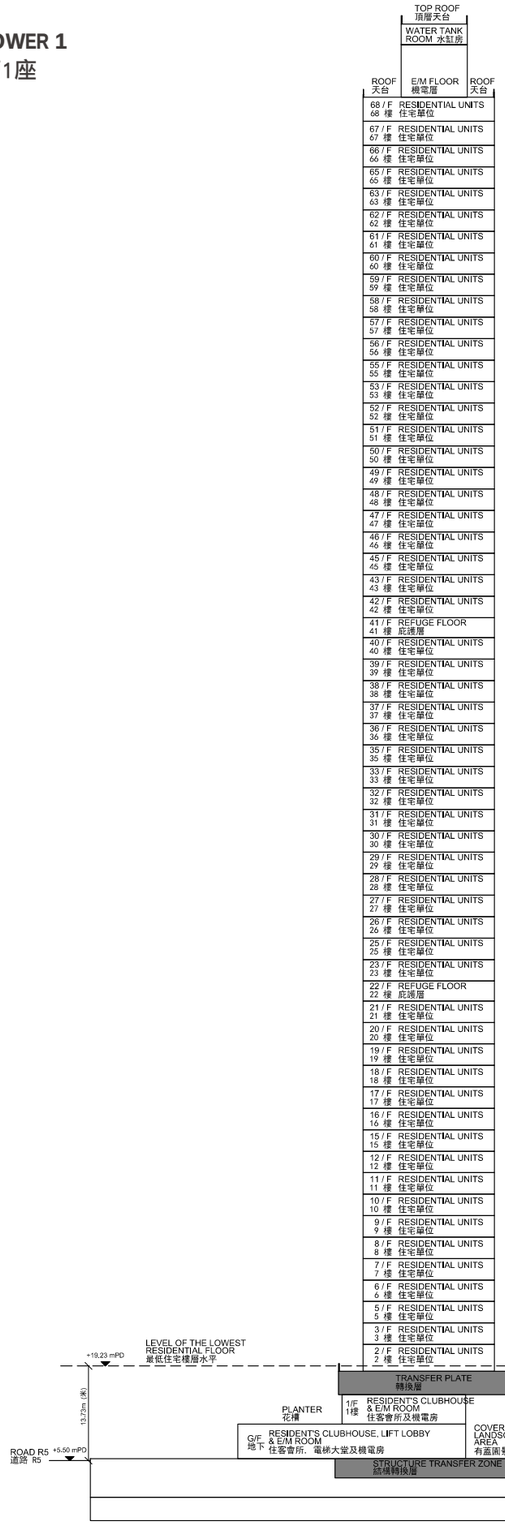
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

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：
   (a) 該律師事務所可能不能夠保障買方的利益；及
   (b) 買方可能要聘用一間獨立的律師事務所。

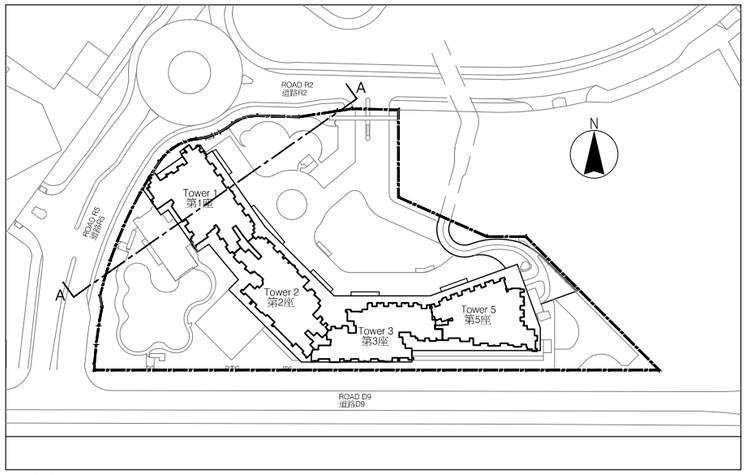
4. 如屬段落3(b)的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所而須支付的費用。

19 CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

TOWER 1
第1座



CROSS - SECTION PLAN A 橫截面圖 A



KEY PLAN
索引圖

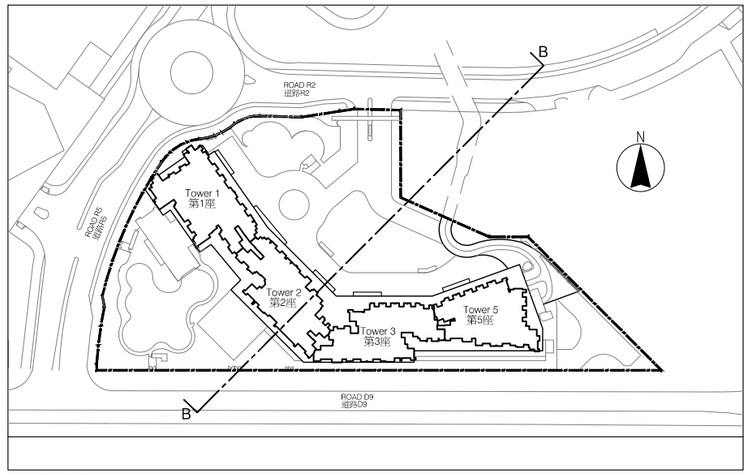
Note:
1. The part of Road R2 adjacent to the building (Tower 1) is 5.50 metres above the Hong Kong Principal Datum.
2. The part of Road R5 adjacent to the building (Tower 1) is 5.50 metres above the Hong Kong Principal Datum.
3. The part of emergency vehicular access (EVA) / driveway adjacent to the building (Tower 1) is 5.60 metres above the Hong Kong Principal Datum.
4. (▼) or (▲) denotes height (in metres) above the Hong Kong Principal Datum.
5. Dashed line (— — —) denotes the level of the lowest residential floor of the building(Tower 1).

備註：
1. 毗連建築物(第1座)的一段道路R2為香港主水平基準以上5. 50米。
2. 毗連建築物(第1座)的一段道路R5為香港主水平基準以上5. 50米。
3. 毗連建築物(第1座)的一段緊急車輛通道 / 行車通道為香港主水平基準以上5. 60 米。
4. （▼）或（▲）代表香港主水平基準以上的高度（米）。
5. 虛線（— — —）代表建築物(第1座)的最低住宅樓層水平。

19 CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

TOWER 2
第2座

CROSS - SECTION PLAN B **橫截面圖 B**



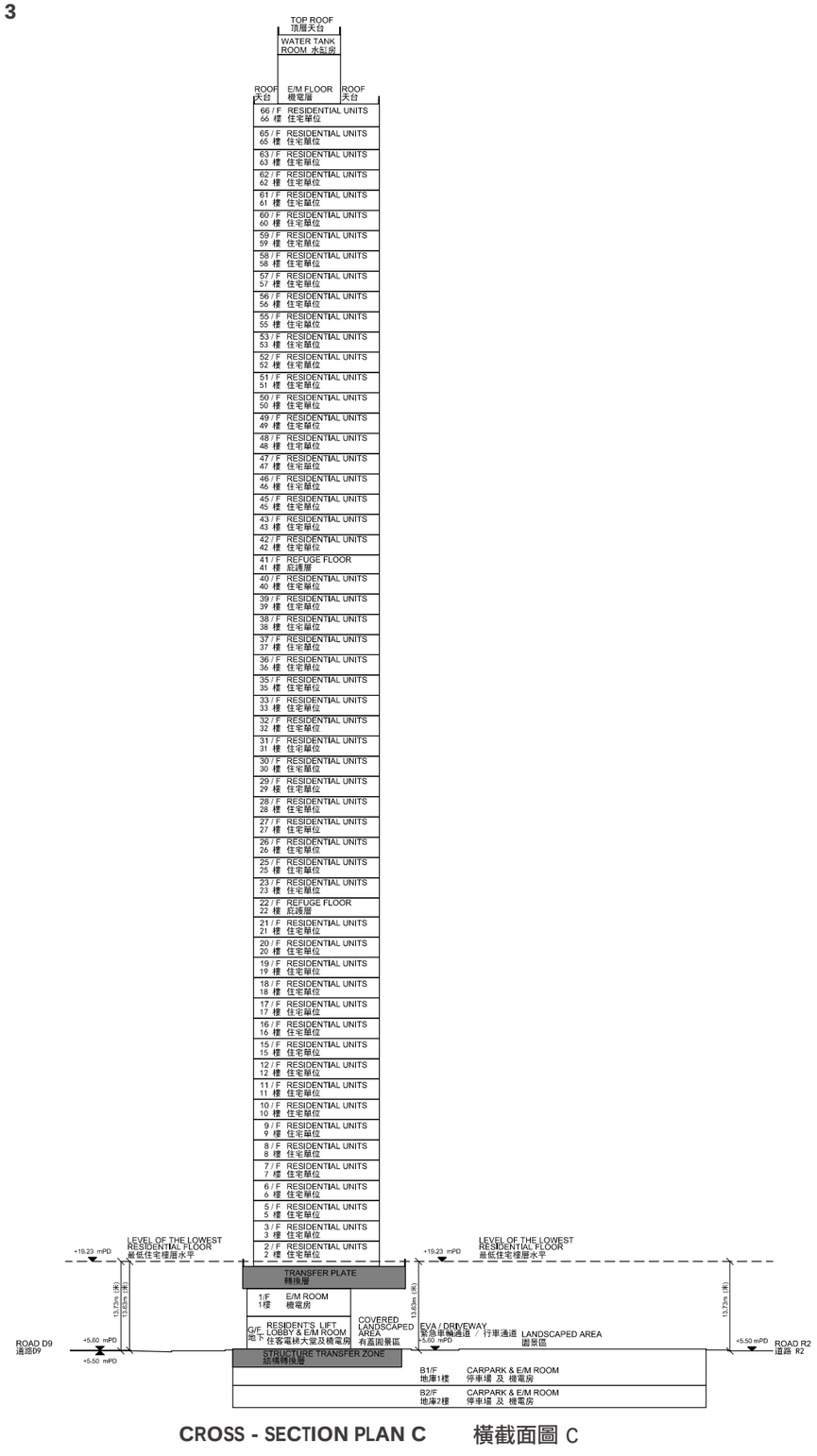
KEY PLAN
索引圖

Note:
1. The part of Road R2 adjacent to the building (Tower 2) is 5.50 metres above the Hong Kong Principal Datum.
2. The part of Road D9 adjacent to the building (Tower 2) is from 5.50 metres to 5.60 metres above the Hong Kong Principal Datum.
3. The part of emergency vehicular access (EVA) / driveway adjacent to the building (Tower 2) is 5.60 metres above the Hong Kong Principal Datum.
4. (▼) or (▲) denotes height (in metres) above the Hong Kong Principal Datum.
5. Dashed line (— — —) denotes the level of the lowest residential floor of the building (Tower 2).

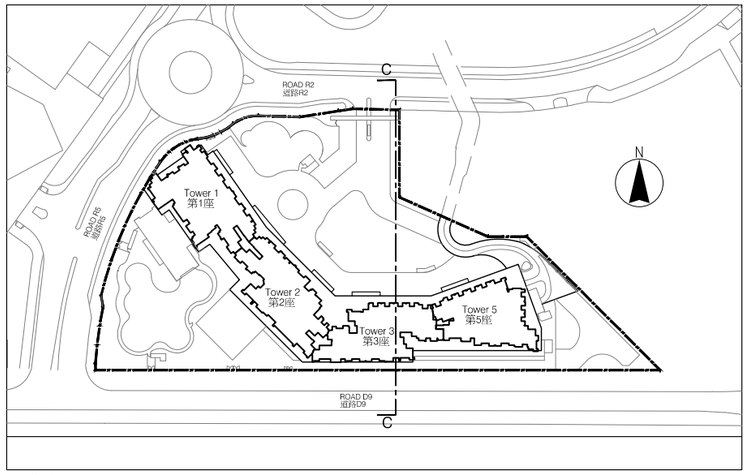
備註：
1. 毗連建築物(第2座)的一段道路R2為香港主水平基準以上5. 50米。
2. 毗連建築物(第2座)的一段道路D9為香港主水平基準以上5. 50米至5. 60米。
3. 毗連建築物(第2座)的一段緊急車輛通道 / 行車通道為香港主水平基準以上5. 60 米。
4. （▼）或（▲）代表香港主水平基準以上的高度（米）。
5. 虛線（— — —）代表建築物(第2座)的最低住宅樓層水平。

19 CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

TOWER 3
第3座



CROSS - SECTION PLAN C **橫截面圖 C**

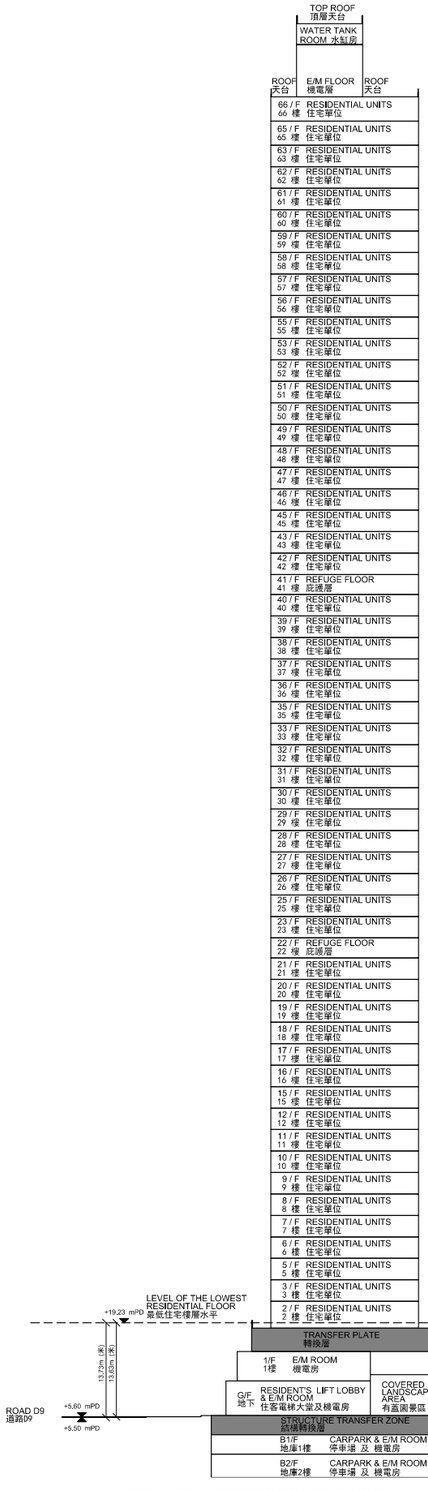


KEY PLAN
索引圖

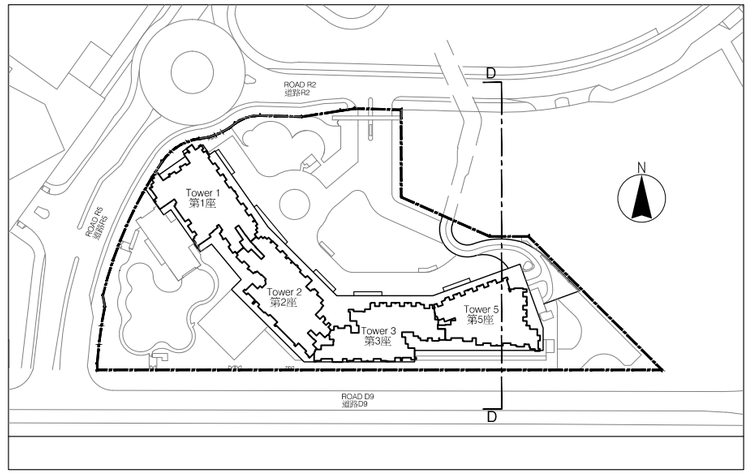
Note:
1. The part of Road R2 adjacent to the building (Tower 3) is 5.50 metres above the Hong Kong Principal Datum.
2. The part of Road D9 adjacent to the building (Tower 3) is from 5.50 metres to 5.60 metres above the Hong Kong Principal Datum.
3. The part of emergency vehicular access (EVA) / driveway adjacent to the building (Tower 3) is 5.60 metres above the Hong Kong Principal Datum.
4. (▼) or (▲) denotes height (in metres) above the Hong Kong Principal Datum.
5. Dashed line (— — —) denotes the level of the lowest residential floor of the building (Tower 3).

備註：
1. 毗連建築物(第3座)的一段道路R2為香港主水平基準以上5.50米。
2. 毗連建築物(第3座)的一段道路D9為香港主水平基準以上5.50米至5.60米。
3. 毗連建築物(第3座)的一段緊急車輛通道 / 行車通道為香港主水平基準以上5.60米。
4. （▼）或（▲）代表香港主水平基準以上的高度（米）。
5. 虛線（— — —）代表建築物(第3座)的最低住宅樓層水平。

TOWER 5
第5座



CROSS - SECTION PLAN D 橫截面圖 D

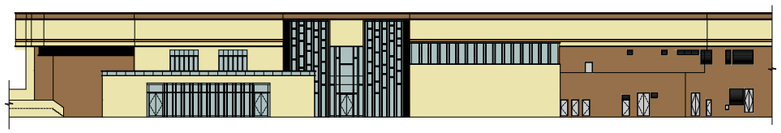


KEY PLAN
索引圖

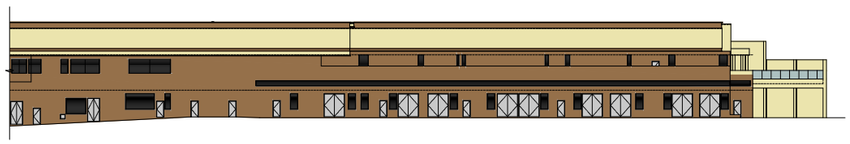
Note:
1. The part of Road R2 adjacent to the building (Tower 5) is 5.50 metres above the Hong Kong Principal Datum.
2. The part of Road D9 adjacent to the building (Tower 5) is from 5.50 metres to 5.60 metres above the Hong Kong Principal Datum.
3. The part of emergency vehicular access (EVA) / driveway adjacent to the building (Tower 5) is 5.60 metres above the Hong Kong Principal Datum.
4. (▼) or (▲) denotes height (in metres) above the Hong Kong Principal Datum.
5. Dashed line (— — —) denotes the level of the lowest residential floor of the building (Tower 5).

備註：
1. 毗連建築物(第5座)的一段道路R2為香港主水平基準以上5. 50米。
2. 毗連建築物(第5座)的一段道路D9為香港主水平基準以上5. 50米至5. 60米。
3. 毗連建築物(第5座)的一段緊急車輛通道 / 行車通道為香港主水平基準以上5. 60米。
4. （▼）或（▲）代表香港主水平基準以上的高度（米）。
5. 虛線（— — —）代表 建築物(第5座)的最低住宅樓層水平。

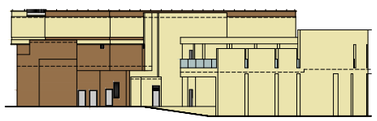
20 ELEVATION PLAN
立面圖



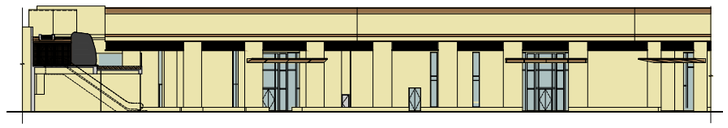
ELEVATION A
立面圖 A



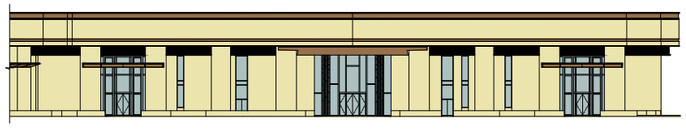
ELEVATION B
立面圖 B



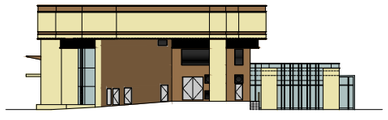
ELEVATION C
立面圖 C



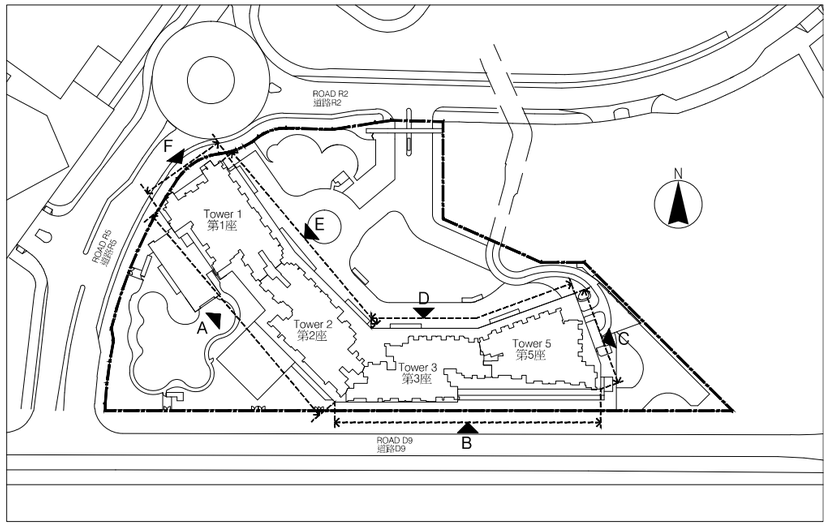
ELEVATION D
立面圖 D



ELEVATION E
立面圖 E



ELEVATION F
立面圖 F



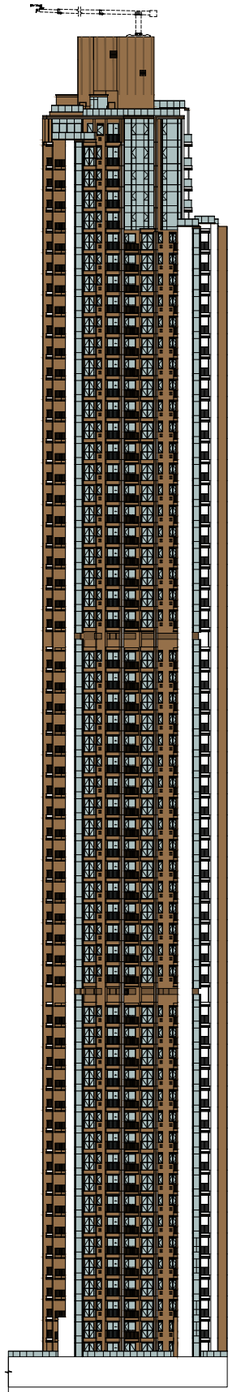
KEY PLAN
索引圖

Authorized Person for the Phase has certified that the elevations shown on this plan:
1. are prepared on the basis of the approved building plans for the Phase as of 2 January 2019; and
2. are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖所顯示的立面：
1. 以2019年1月2的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

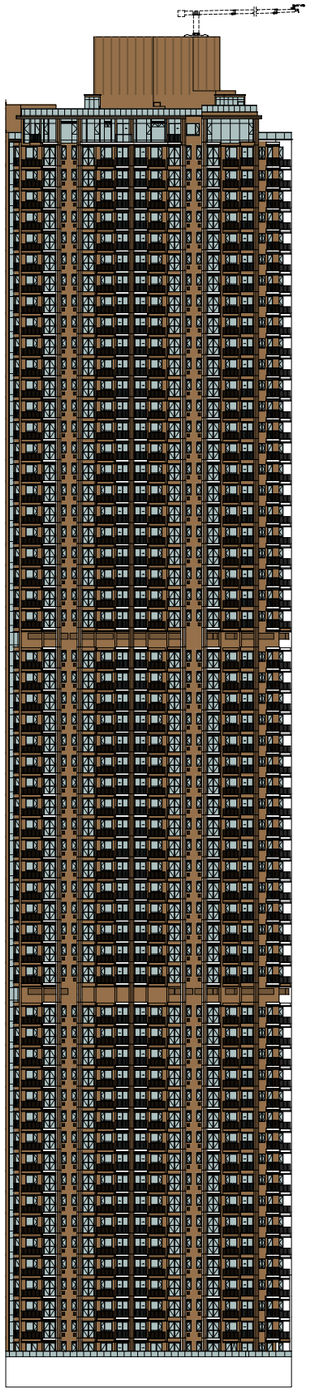
20 ELEVATION PLAN
立面圖

TOWER 1
第1座



ELEVATION 1
立面圖 1

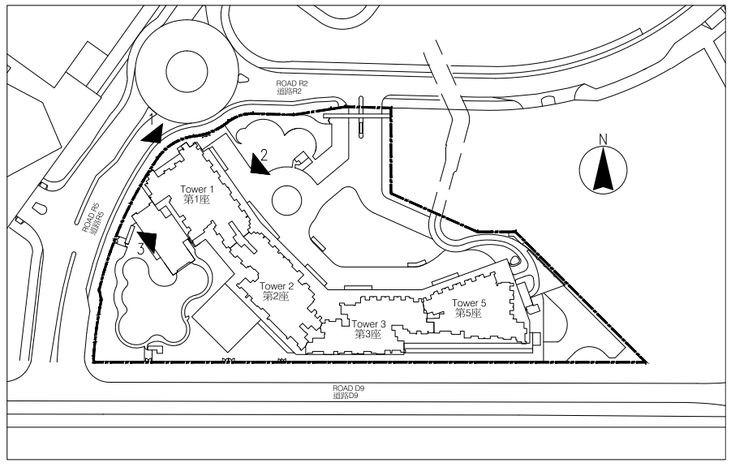
TOWER 1
第1座



ELEVATION 2
立面圖 2

TOWER 1
第1座

ELEVATION 3
立面圖 3



KEY PLAN
索引圖

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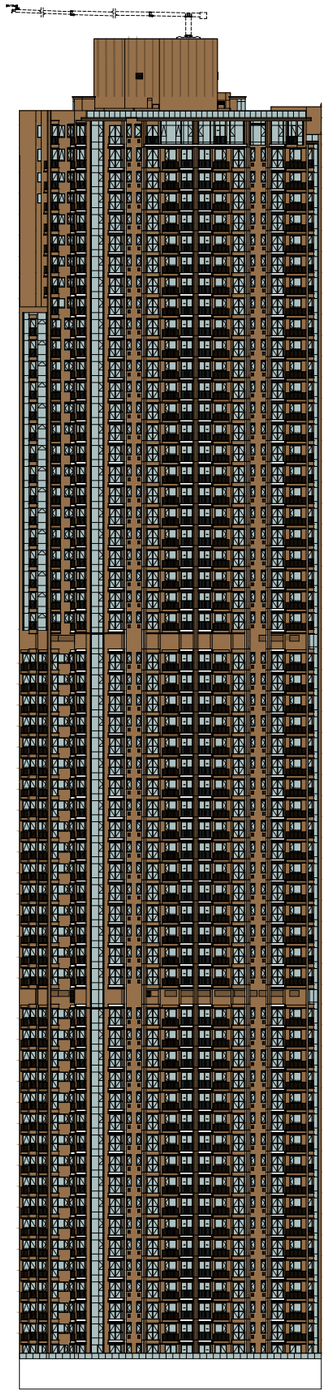
1. are prepared on the basis of the approved building plans for the Phase as of 2 January 2019; and
2. are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖所顯示的立面：
1. 以2019年1月2日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

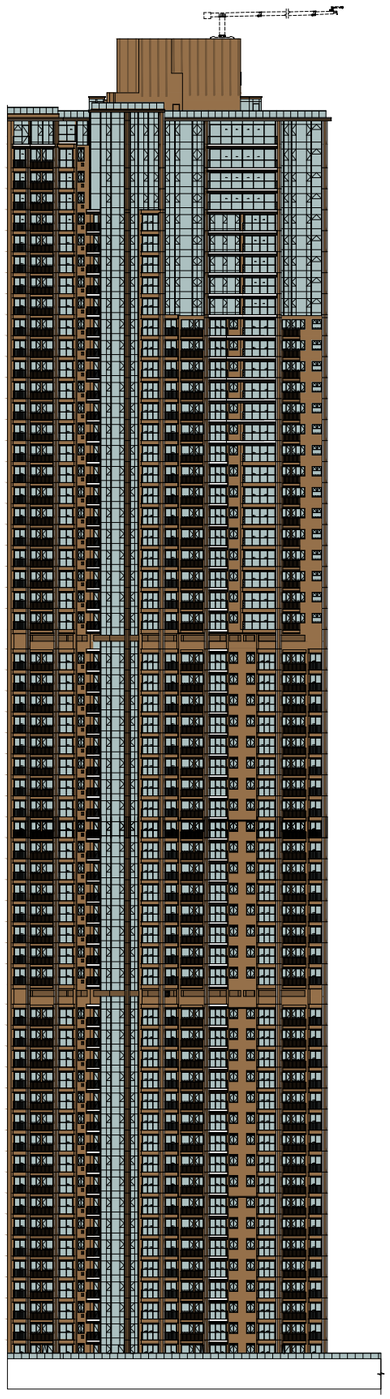
20 ELEVATION PLAN
立面圖

TOWER 2
第2座

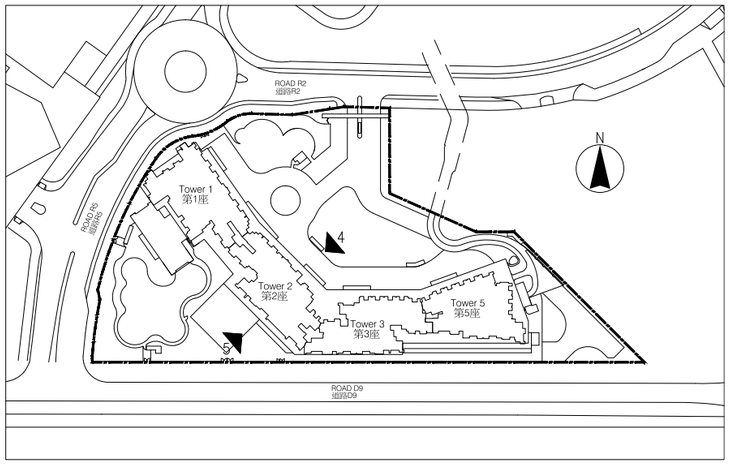


ELEVATION 4
立面圖 4

TOWER 2
第2座



ELEVATION 5
立面圖 5



KEY PLAN
索引圖

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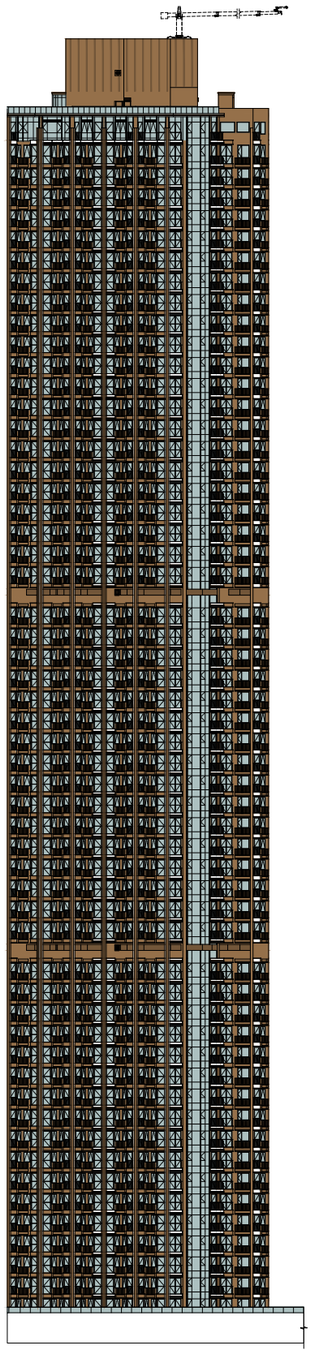
2. are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖所顯示的立面：
1. 以2019年1月2日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

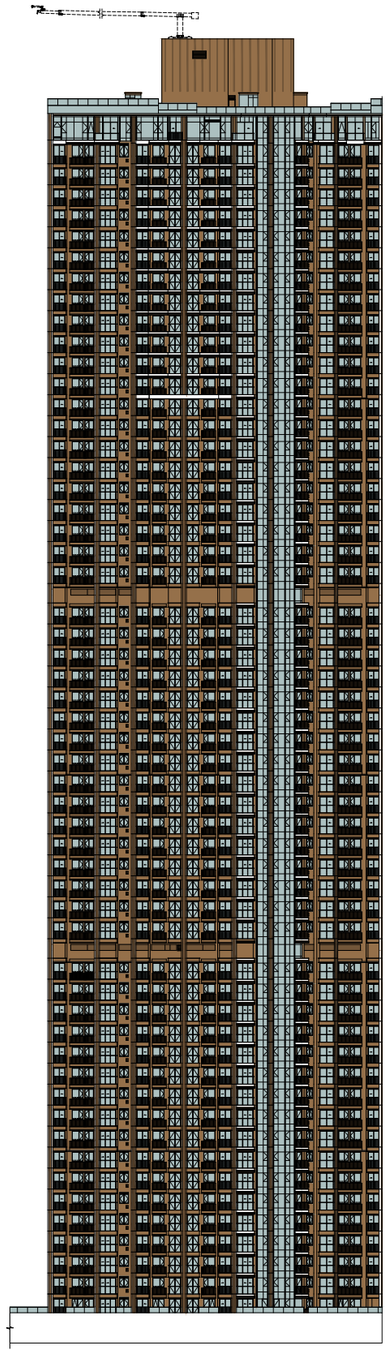
20 ELEVATION PLAN
立面圖

TOWER 3
第3座

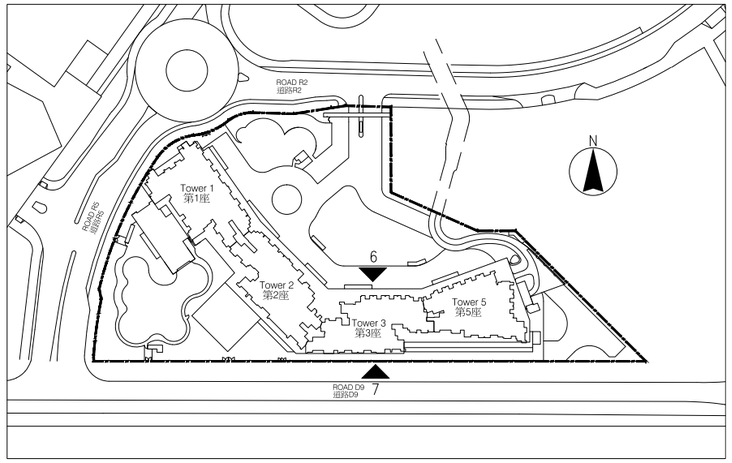


ELEVATION 6
立面圖 6

TOWER 3
第3座



ELEVATION 7
立面圖 7



KEY PLAN
索引圖

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1. are prepared on the basis of the approved building plans for the Phase as of 2 January 2019; and
2. are in general accordance with the outward appearance of the Phase.

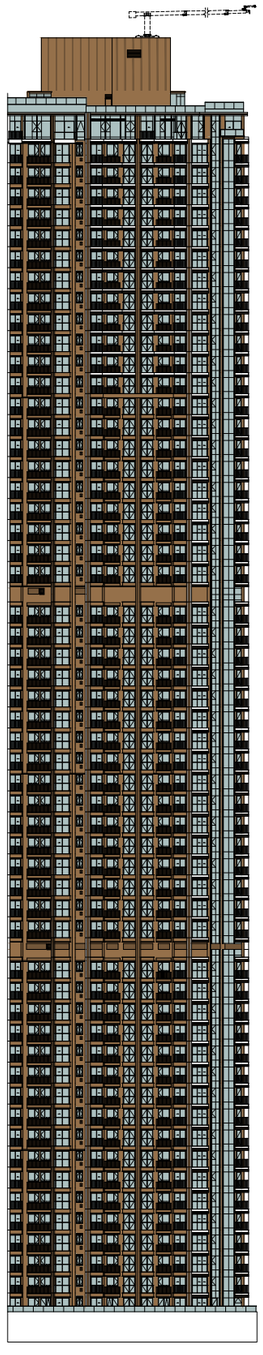
期數的認可人士證明本圖所顯示的立面：
1. 以2019年1月2日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

20 ELEVATION PLAN
立面圖

TOWER 5
第5座

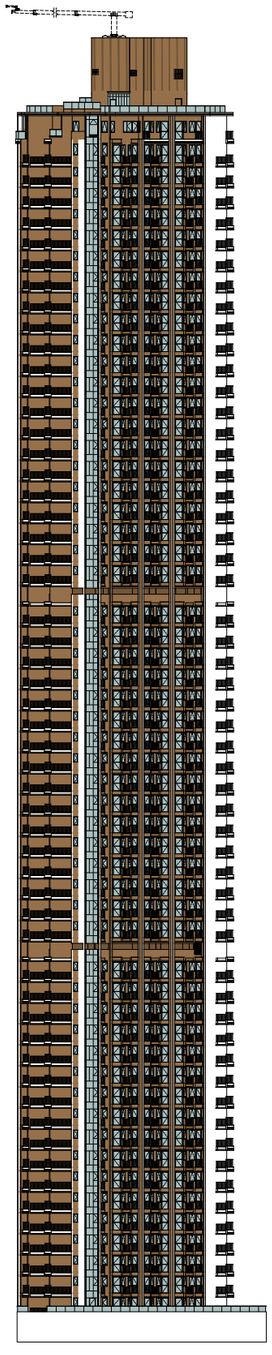
ELEVATION 8
立面圖 8

TOWER 5
第5座

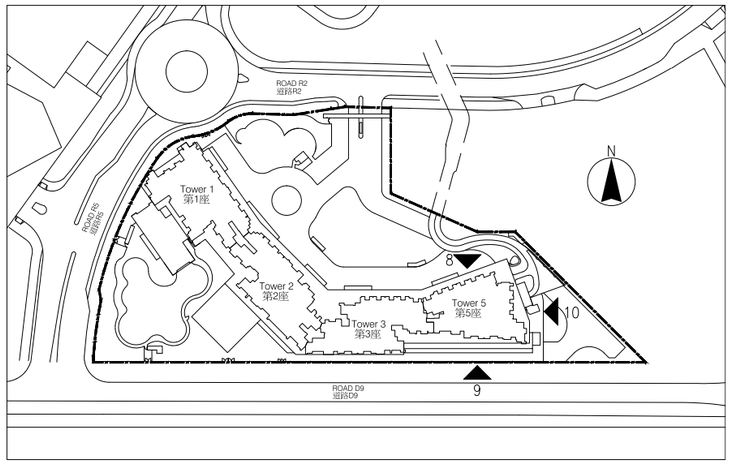


ELEVATION 9
立面圖 9

TOWER 5
第5座



ELEVATION 10
立面圖 10



KEY PLAN
索引圖

Authorized Person for the Phase has certified that the elevations shown on this plan:
1. are prepared on the basis of the approved building plans for the Phase as of 2 January 2019; and
2. are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖所顯示的立面：
1. 以2019年1月2日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

Category of Common Facilities 公用設施類別	Covered area 有上蓋遮蓋面積		Uncovered area 沒有上蓋遮蓋面積		Total Area 總面積	
	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）	Area (sq.m.) 面積（平方米）	Area (sq.ft.) 面積（平方呎）
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	2,064.774	22,225	1,491.041	16,050	3,555.815	38,275
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用					
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	1,135.32	12,221	6,752.435	72,683	7,887.755	84,904

Note:
The areas as specified above in square feet are converted from the areas in square metres at a rate of 1 square metre=10.764 square feet and rounded off to the nearest integer, which may be slightly different from the areas presented in square metres.

備註：
上述以平方呎表述之面積以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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

1. A copy of the Outline Zoning Plans 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). 關於指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。

(b). 無須為閱覽付費。

1. Exterior Finishes

<table>
<tr><th colspan="2">Item</th><th colspan="3">Description</th></tr>
<tr><td>(a)</td><td>External wall</td><td>Type of finishes</td><td colspan="2">Tower façade finished with ceramic tiles, aluminium cladding, external paint and curtain wall
Transfer plate finished with stone cladding and aluminium cladding</td></tr>
<tr><td rowspan="2">(b)</td><td rowspan="2">Window</td><td>Material of frame</td><td colspan="2">Aluminium window frames</td></tr>
<tr><td>Material of glass</td><td colspan="2">Light grey tinted transparent glass, Insulated-Glass-Unit (IGU) glass panels and single glazing acid-etched glass</td></tr>
<tr><td rowspan="2">(c)</td><td rowspan="2">Bay window</td><td>Material of bay window</td><td colspan="2">Not applicable</td></tr>
<tr><td>Finishes of window sill</td><td colspan="2">Not applicable</td></tr>
<tr><td>(d)</td><td>Planter</td><td>Type of finishes</td><td colspan="2">Not applicable</td></tr>
<tr><td rowspan="11">(e)</td><td rowspan="11">Verandah or balcony</td><td rowspan="9">Type of finishes</td><td colspan="2">(i) Balcony:</td></tr>
<tr><td>Wall</td><td>Ceramic tiles and aluminium cladding</td></tr>
<tr><td>Ceiling</td><td>External paint on plaster and aluminium cladding (except the balconies specified below)
Aluminium cladding for the following balconies:
<table>
<tr><td>Tower</td><td>Floor</td><td>Unit</td></tr>
<tr><td>Tower 1</td><td>68/F</td><td>A, B & C</td></tr>
<tr><td>Tower 2</td><td>68/F</td><td>A, B, C & D</td></tr>
<tr><td>Tower 3</td><td>66/F</td><td>A, B, C, D, E, F & G</td></tr>
<tr><td>Towet 5</td><td>66/F</td><td>A, B, C, D, E, F, G, H, J & K</td></tr>
</table></td></tr>
<tr><td>Floor</td><td>Homogeneous tiles</td></tr>
<tr><td>Balustrade</td><td>Metal and glass, curb finished with aluminium cladding and ceramic tiles</td></tr>
<tr><td colspan="2">(ii) Verandah: Not applicable</td></tr>
<tr><td rowspan="2">Whether it is covered</td><td colspan="2">(i) Balcony: Covered (except the balconies specified below)
Partly covered for the following balconies:
<table>
<tr><td>Tower</td><td>Floor</td><td>Unit</td></tr>
<tr><td>Tower 1</td><td>68/F</td><td>A, B & C</td></tr>
<tr><td>Tower 2</td><td>68/F</td><td>A, B, C & D</td></tr>
<tr><td>Tower 3</td><td>66/F</td><td>A, B, C, D, E, F & G</td></tr>
<tr><td>Towet 5</td><td>66/F</td><td>A, B, C, D, E, F, G, H, J & K</td></tr>
</table></td></tr>
<tr><td colspan="2">(ii) Verandah: Not applicable</td></tr>
<tr><td>(f)</td><td>Drying facilities for clothing</td><td>Type and material</td><td colspan="2">Not applicable</td></tr>
</table>

Notes:
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.
2. 22/F and 41/F are refuge floors for all Towers.
3. Residential floor starts from 2/F for all Towers.

1. 外部裝修物料

<table>
<tr><th colspan="2">細項</th><th colspan="2">描述</th></tr>
<tr><td>(a)</td><td>外牆</td><td>裝修物料的類型</td><td>大樓外牆鋪砌瓷磚、鋁質蓋板、外牆漆及幕牆
轉換層鋪砌石蓋板及鋁質蓋板</td></tr>
<tr><td rowspan="2">(b)</td><td rowspan="2">窗</td><td>框的用料</td><td>鋁質窗框</td></tr>
<tr><td>玻璃的用料</td><td>透明淺灰玻璃、雙層中空玻璃片及單片酸蝕玻璃</td></tr>
<tr><td rowspan="2">(c)</td><td rowspan="2">窗台</td><td>窗台的用料</td><td>不適用</td></tr>
<tr><td>窗台板的裝修物料</td><td>不適用</td></tr>
<tr><td>(d)</td><td>花槽</td><td>裝修物料的類型</td><td>不適用</td></tr>
<tr><td rowspan="11">(e)</td><td rowspan="11">陽台或露台</td><td rowspan="9">裝修物料的類型</td><td colspan="2">(i) 露台：</td></tr>
<tr><td>外牆</td><td>瓷磚及鋁質蓋板</td></tr>
<tr><td>天花</td><td>批盪面髹上外牆漆及鋁質蓋板（以下指明露台除外）
以下露台為鋁質蓋板：
<table>
<tr><td>座</td><td>樓層</td><td>單位</td></tr>
<tr><td>第 1 座</td><td>68 樓</td><td>A、B 及 C</td></tr>
<tr><td>第 2 座</td><td>68 樓</td><td>A、B、C 及 D</td></tr>
<tr><td>第 3 座</td><td>66 樓</td><td>A、B、C、D、E、F 及 G</td></tr>
<tr><td>第 5 座</td><td>66 樓</td><td>A、B、C、D、E、F、G、H、J 及 K</td></tr>
</table></td></tr>
<tr><td>地板</td><td>同心透底瓷磚</td></tr>
<tr><td>圍欄</td><td>金屬及玻璃，圍邊鋪砌鋁質蓋板及瓷磚</td></tr>
<tr><td colspan="2">(ii) 陽台：不適用</td></tr>
<tr><td rowspan="2">是否有蓋</td><td colspan="2">(i) 露台：有蓋（以下指明露台除外）
以下露台為部分有蓋：
<table>
<tr><td>座</td><td>樓層</td><td>單位</td></tr>
<tr><td>第 1 座</td><td>68 樓</td><td>A、B 及 C</td></tr>
<tr><td>第 2 座</td><td>68 樓</td><td>A、B、C 及 D</td></tr>
<tr><td>第 3 座</td><td>66 樓</td><td>A、B、C、D、E、F 及 G</td></tr>
<tr><td>第 5 座</td><td>66 樓</td><td>A、B、C、D、E、F、G、H、J 及 K</td></tr>
</table></td></tr>
<tr><td colspan="2">(ii) 陽台：不適用</td></tr>
<tr><td>(f)</td><td>乾衣設施</td><td>類型及用料</td><td>不適用</td></tr>
</table>

備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 所有座數 22 樓及 41 樓為庇護層。
3. 所有座數住宅層由 2 樓開始。

2. Interior Finishes

<table>
<tr><th colspan="2">Item</th><th colspan="4">Description</th></tr>
<tr><td rowspan="6">(a)</td><td rowspan="6">Lobby</td><td></td><td>Wall</td><td>Floor</td><td>Ceiling</td></tr>
<tr><td>Type of finishes for Residential Entrance Lobbies on G/F</td><td>Natural stone, feature glass, stainless steel and timber veneer</td><td>Natural stone</td><td>Stainless steel and gypsum board false ceiling finished with emulsion paint</td></tr>
<tr><td>Type of finishes for Lift Lobbies on residential floors</td><td>Porcelain tiles, feature glass, stainless steel, spray paint on metal and timber veneer</td><td>Porcelain tiles (except Private Lift Lobbies and Lift Lobbies specified below)
Natural stone for Private Lift Lobbies and Lift Lobbies in the following floors:<table><tr><td>Tower</td><td>Floor</td><td>Tower</td><td>Floor</td></tr><tr><td>Tower 1</td><td>63/F - 68/F</td><td>Tower 3</td><td>66/F</td></tr><tr><td>Tower 2</td><td>65/F - 68/F</td><td>Tower 5</td><td>66/F</td></tr></table></td><td>Stainless steel and gypsum board false ceiling finished with emulsion paint</td></tr>
<tr><td>Type of finishes for Carpark Lift Lobbies on B1/F and B2/F</td><td>Porcelain tiles, stainless steel, spray paint on metal and timber veneer</td><td>Porcelain tiles</td><td>Gypsum board false ceiling finished with emulsion paint</td></tr>
<tr><td>Type of finishes for Carpark Lift Lobbies on G/F and 1/F</td><td>Natural stone and stainless steel</td><td>Natural stone</td><td>Cement board false ceiling finished with emulsion paint</td></tr>
<tr><td>Type of finishes for Fireman's Lift Lobbies</td><td>Porcelain tiles, emulsion paint and spray paint on metal</td><td>Porcelain tiles</td><td>Fire rated board false ceiling finished with emulsion paint</td></tr>
<tr><td rowspan="2">(b)</td><td rowspan="2">Internal wall and ceiling</td><td></td><td>Wall</td><td colspan="2">Ceiling</td></tr>
<tr><td>Type of finishes for Living Room, Dining Room (if any) and Bedroom</td><td>Emulsion paint where exposed</td><td colspan="2">Ceiling finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint</td></tr>
<tr><td rowspan="2">(c)</td><td rowspan="2">Internal floor</td><td></td><td>Material of floor</td><td>Material of skirting</td></tr>
<tr><td>Living Room and Dining Room (if any)</td><td>Engineered timber flooring (except units specified below)
Porcelain tiles for the following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>A, C, D, G, H, J, K, L & M</td></tr><tr><td></td><td>66/F</td><td>D, E, F & G</td></tr><tr><td>Tower 5</td><td>2/F - 65/F</td><td>B, C, E, F, G, H, J, K, L, M & N</td></tr><tr><td></td><td>66/F</td><td>C, D, E, F, G, H, J & K</td></tr></table>Natural stone border along edge of timber flooring / porcelain tile adjoining door to Private Flat Roof / Balcony / Utility Platform (if applicable)
Natural stone for Open Kitchen and engineered timber flooring for the following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>63/F - 67/F</td><td>A</td></tr><tr><td></td><td>68/F</td><td>A</td></tr><tr><td>Tower 2</td><td>65/F - 67/F</td><td>A</td></tr><tr><td></td><td>68/F</td><td>A</td></tr></table></td><td>Timber</td></tr>
</table>

Notes:
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.
2. 22/F and 41/F are refuge floors for all Towers.
3. Residential floor starts from 2/F for all Towers.

2. Interior Finishes

<table>
<tr><th colspan="2">Item</th><th colspan="4">Description</th></tr>
<tr><td rowspan="3">(c)</td><td rowspan="3">Internal floor</td><td>Bedroom</td><td colspan="2">Material of floor</td><td>Material of skirting</td></tr>
<tr><td colspan="2">Engineered timber flooring (except units specified below)

Porcelain tiles for the following units:
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td rowspan="2">Tower 3</td><td>2/F - 65/F</td><td>A, C, D, G, H, J, K, L & M</td></tr><tr><td>66/F</td><td>D, E, F & G</td></tr><tr><td rowspan="2">Tower 5</td><td>2/F - 65/F</td><td>B, C, E, F, G, H, J, K, L, M & N</td></tr><tr><td>66/F</td><td>C, D, E, F, G, H, J & K</td></tr></table>
Natural stone border along edge of timber flooring / porcelain tile adjoining door to Private Flat Roof / Balcony / Utility Platform (if applicable)</td><td>Timber</td></tr>
<tr><td rowspan="2">(d)</td><td rowspan="2">Bathroom</td><td></td><td>Wall</td><td>Floor</td><td>Ceiling</td></tr>
<tr><td>(i) Type of finishes</td><td>Porcelain tiles (except Bathrooms specified below)

Natural stone for Master Bathroom in the following units:
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td rowspan="2">Tower 1</td><td>63/F - 67/F</td><td>A</td></tr><tr><td>68/F</td><td>A, B & C</td></tr><tr><td rowspan="4">Tower 2</td><td>42/F - 58/F</td><td>C</td></tr><tr><td>59/F - 63/F</td><td>B</td></tr><tr><td>65/F - 67/F</td><td>A</td></tr><tr><td>68/F</td><td>A & D</td></tr><tr><td>Tower 3</td><td>66/F</td><td>A, B & C</td></tr><tr><td>Tower 5</td><td>66/F</td><td>A & B</td></tr></table></td><td>Porcelain tiles (except Bathrooms specified below)

Natural stone for Master Bathroom in the following units:
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td rowspan="2">Tower 1</td><td>63/F - 67/F</td><td>A</td></tr><tr><td>68/F</td><td>A, B & C</td></tr><tr><td rowspan="4">Tower 2</td><td>42/F - 58/F</td><td>C</td></tr><tr><td>59/F - 63/F</td><td>B</td></tr><tr><td>65/F - 67/F</td><td>A</td></tr><tr><td>68/F</td><td>A & D</td></tr><tr><td>Tower 3</td><td>66/F</td><td>A, B & C</td></tr><tr><td>Tower 5</td><td>66/F</td><td>A & B</td></tr></table></td><td>Aluminium false ceiling (except Bathrooms specified below)

Gypsum board false ceiling finished with emulsion paint for Master Bathroom in following units:
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td rowspan="2">Tower 1</td><td>63/F - 67/F</td><td>A</td></tr><tr><td>68/F</td><td>A, B & C</td></tr><tr><td rowspan="4">Tower 2</td><td>42/F - 58/F</td><td>C</td></tr><tr><td>59/F - 63/F</td><td>B</td></tr><tr><td>65/F - 67/F</td><td>A</td></tr><tr><td>68/F</td><td>A & D</td></tr><tr><td>Tower 3</td><td>66/F</td><td>A, B & C</td></tr><tr><td>Tower 5</td><td>66/F</td><td>A & B</td></tr></table></td></tr>
<tr><td></td><td>(ii) Whether the wall finishes run up to the ceiling</td><td colspan="3">Run up to false ceiling level</td></tr>
</table>

Notes:
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.
2. 22/F and 41/F are refuge floors for all Towers.
3. Residential floor starts from 2/F for all Towers.

2. Interior Finishes

<table>
<tr><th colspan="2">Item</th><th colspan="5">Description</th></tr>
<tr><td rowspan="2">(e)</td><td rowspan="2">Kitchen</td><td></td><td>Wall</td><td>Floor</td><td>Ceiling</td><td>Cooking Bench</td></tr>
<tr><td>(i) Type of finishes</td><td>Porcelain tiles, feature glass and stainless steel (except units specified below)

Porcelain tiles, feature glass, stainless steel and timber veneer for following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>2/F - 62/F</td><td>C, E & F</td></tr><tr><td></td><td>63/F - 67/F</td><td>B & C</td></tr><tr><td>Tower 2</td><td>2/F - 40/F</td><td>A, D, E, H & J</td></tr><tr><td></td><td>42/F - 58/F</td><td>A, D, G & J</td></tr><tr><td></td><td>59/F - 63/F</td><td>A, C, F & J</td></tr><tr><td></td><td>65/F - 67/F</td><td>B, E & F</td></tr><tr><td></td><td>68/F</td><td>B</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>E & F</td></tr><tr><td>Tower 5</td><td>2/F - 65/F</td><td>A</td></tr></table>Natural stone and stainless steel for the following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>63/F - 67/F</td><td>A</td></tr><tr><td></td><td>68/F</td><td>A, B & C</td></tr><tr><td>Tower 2</td><td>42/F - 58/F</td><td>C</td></tr><tr><td></td><td>59/F - 63/F</td><td>B</td></tr><tr><td></td><td>65/F - 67/F</td><td>A</td></tr><tr><td></td><td>68/F</td><td>A & D</td></tr><tr><td>Tower 3</td><td>66/F</td><td>A, B & C</td></tr><tr><td>Tower 5</td><td>66/F</td><td>A & B</td></tr></table>Emulsion paint, feature glass and stainless steel for the following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>A, C, D, G, H, J, K, L & M</td></tr><tr><td></td><td>66/F</td><td>D, E, F & G</td></tr><tr><td>Tower 5</td><td>2/F - 65/F</td><td>B, C, E, F, G, H, J, K, L, M & N</td></tr><tr><td></td><td>66/F</td><td>C, D, E, F, G, H, J & K</td></tr></table></td><td>Porcelain tiles (except units specified below)

Natural stone for the following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>63/F - 67/F</td><td>A</td></tr><tr><td></td><td>68/F</td><td>A, B & C</td></tr><tr><td>Tower 2</td><td>42/F - 58/F</td><td>C</td></tr><tr><td></td><td>59/F - 63/F</td><td>B</td></tr><tr><td></td><td>65/F - 67/F</td><td>A</td></tr><tr><td></td><td>68/F</td><td>A & D</td></tr><tr><td>Tower 3</td><td>66/F</td><td>A, B & C</td></tr><tr><td>Tower 5</td><td>66/F</td><td>A & B</td></tr></table></td><td>Aluminium false ceiling (except units specified below)

Aluminium false ceiling and gypsum board false ceiling finished with emulsion paint for the following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>63/F - 67/F</td><td>A</td></tr><tr><td></td><td>68/F</td><td>A, B & C</td></tr><tr><td>Tower 2</td><td>42/F - 58/F</td><td>C</td></tr><tr><td></td><td>59/F - 63/F</td><td>B</td></tr><tr><td></td><td>65/F - 67/F</td><td>A</td></tr><tr><td></td><td>68/F</td><td>A & D</td></tr><tr><td>Tower 3</td><td>66/F</td><td>A, B & C</td></tr><tr><td>Tower 5</td><td>66/F</td><td>A & B</td></tr></table>Ceiling finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint for the following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>A, C, D, G, H, J, K, L & M</td></tr><tr><td></td><td>66/F</td><td>D, E, F & G</td></tr><tr><td>Tower 5</td><td>2/F - 65/F</td><td>B, C, E, F, G, H, J, K, L, M & N</td></tr><tr><td></td><td>66/F</td><td>C, D, E, F, G, H, J & K</td></tr></table></td><td>Solid surface material</td></tr>
<tr><td></td><td>(ii) Whether the wall finishes run up to the ceiling</td><td colspan="4">Run up to false ceiling level (except units specified below)

Run up to ceiling level for the following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>A, C, D, G, H, J, K, L & M</td></tr><tr><td></td><td>66/F</td><td>D, E, F & G</td></tr><tr><td>Tower 5</td><td>2/F - 65/F</td><td>B, C, E, F, G, H, J, K, L, M & N</td></tr><tr><td></td><td>66/F</td><td>C, D, E, F, G, H, J & K</td></tr></table></td></tr>
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Notes:
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.
2. 22/F and 41/F are refuge floors for all Towers.
3. Residential floor starts from 2/F for all Towers.

2. 室內裝修物料

<table>
<tr><th colspan="2">細項</th><th colspan="4">描述</th></tr>
<tr><td rowspan="5">(a)</td><td rowspan="5">大堂</td><td></td><td>牆壁</td><td>地板</td><td>天花板</td></tr>
<tr><td>地下住宅入口大堂裝修物料的類型</td><td>天然石材、裝飾玻璃、不銹鋼及木皮飾面</td><td>天然石材</td><td>不銹鋼及髹乳膠漆之石膏板假天花</td></tr>
<tr><td>住宅層升降機大堂裝修物料的類型</td><td>高温瓷質磚、裝飾玻璃、不銹鋼、噴漆金屬板及木皮飾面</td><td>高温瓷質磚（以下指明私人升降機大堂及升降機大堂除外）

以下樓層私人升降機大堂及升降機大堂為天然石材：<table><tr><td>座</td><td>樓層</td></tr><tr><td>第 1 座</td><td>63 樓至68 樓</td></tr><tr><td>第 2 座</td><td>65 樓至68 樓</td></tr></table><table><tr><td>座</td><td>樓層</td></tr><tr><td>第 3 座</td><td>66 樓</td></tr><tr><td>第 5 座</td><td>66 樓</td></tr></table></td><td>不銹鋼及髹乳膠漆之石膏板假天花</td></tr>
<tr><td>地庫 1 樓及地庫 2 樓停車場升降機大堂裝修物料的類型</td><td>高温瓷質磚、不銹鋼、噴漆金屬板及木皮飾面</td><td>高温瓷質磚</td><td>髹乳膠漆之石膏板假天花</td></tr>
<tr><td>地下及 1 樓停車場升降機大堂裝修物料的類型</td><td>天然石材及不銹鋼</td><td>天然石材</td><td>髹乳膠漆之水泥板假天花</td></tr>
<tr><td>消防員升降機大堂裝修物料的類型</td><td>高温瓷質磚、乳膠漆及噴漆金屬板</td><td>高温瓷質磚</td><td>髹乳膠漆之防火板假天花</td></tr>
<tr><td rowspan="2">(b)</td><td rowspan="2">內牆及天花板</td><td></td><td>牆壁</td><td colspan="2">天花板</td></tr>
<tr><td>客廳、飯廳（如有）及睡房裝修物料的類型</td><td>外露牆身髹乳膠漆</td><td colspan="2">外露天花板髹乳膠漆及石膏板假陣髹乳膠漆</td></tr>
<tr><td rowspan="2">(c)</td><td rowspan="2">內部地板</td><td></td><td colspan="2">地板用料</td><td>牆腳線用料</td></tr>
<tr><td>客廳及飯廳（如有）</td><td colspan="2">複合木地板（以下指明單位除外）

以下單位為高温瓷質磚：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td rowspan="2">第 3 座</td><td>2 樓至65 樓</td><td>A、C、D、G、H、J、K、L及M</td></tr><tr><td>66 樓</td><td>D、E、F及G</td></tr><tr><td rowspan="2">第 5 座</td><td>2 樓至65 樓</td><td>B、C、E、F、G、H、J、K、L、M及N</td></tr><tr><td>66 樓</td><td>C、D、E、F、G、H、J及K</td></tr></table>天然石材界線於相連私人平台/露台/工作平台 (如適用) 門戶之木地板/高温瓷質磚地台邊邊緣

以下單位為複合木地板及開放式廚房為天然石材：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td rowspan="2">第 1 座</td><td>63 樓至67 樓</td><td>A</td></tr><tr><td>68 樓</td><td>A</td></tr><tr><td rowspan="2">第 2 座</td><td>65 樓至67 樓</td><td>A</td></tr><tr><td>68 樓</td><td>A</td></tr></table></td><td>木</td></tr>
</table>

備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 所有座數 22 樓及 41 樓為庇護層。
3. 所有座數住宅層由 2 樓開始。

2. 室內裝修物料

<table>
<tr><th colspan="2">細項</th><th colspan="4">描述</th></tr>
<tr><td rowspan="2">(c)</td><td rowspan="2">內部地板</td><td></td><td colspan="2">地板用料</td><td>牆腳線用料</td></tr>
<tr><td>睡房</td><td colspan="2">複合木地板 (以下指明單位除外)
以下單位均為高温瓷質磚：
<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td rowspan="2">第 3 座</td><td>2 樓至 65 樓</td><td>A、C、D、G、H、J、K、L及M</td></tr><tr><td>66 樓</td><td>D、E、F及G</td></tr><tr><td rowspan="2">第 5 座</td><td>2 樓至 65 樓</td><td>B、C、E、F、G、H、J、K、L、M及N</td></tr><tr><td>66 樓</td><td>C、D、E、F、G、H、J及K</td></tr></table>天然石材界線於相連私人平台 / 露台 / 工作平台 (如適用) 門戶之木地板 / 高温瓷質磚地台邊邊緣</td><td>木</td></tr>
<tr><td rowspan="3">(d)</td><td rowspan="3">浴室</td><td></td><td>牆壁</td><td>地板</td><td>天花板</td></tr>
<tr><td>(i) 裝修物料的類型</td><td>高温瓷質磚 (以下指明浴室除外)
以下單位主人浴室為天然石材：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>63 樓至 67 樓</td><td>A</td></tr><tr><td></td><td>68 樓</td><td>A、B及C</td></tr><tr><td rowspan="4">第 2 座</td><td>42 樓至 58 樓</td><td>C</td></tr><tr><td>59 樓至 63 樓</td><td>B</td></tr><tr><td>65 樓至 67 樓</td><td>A</td></tr><tr><td>68 樓</td><td>A及D</td></tr><tr><td>第 3 座</td><td>66 樓</td><td>A、B及C</td></tr><tr><td>第 5 座</td><td>66 樓</td><td>A及B</td></tr></table></td><td>高温瓷質磚 (以下指明浴室除外)
以下單位主人浴室為天然石材：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>63 樓至 67 樓</td><td>A</td></tr><tr><td></td><td>68 樓</td><td>A、B及C</td></tr><tr><td rowspan="4">第 2 座</td><td>42 樓至 58 樓</td><td>C</td></tr><tr><td>59 樓至 63 樓</td><td>B</td></tr><tr><td>65 樓至 67 樓</td><td>A</td></tr><tr><td>68 樓</td><td>A及D</td></tr><tr><td>第 3 座</td><td>66 樓</td><td>A、B及C</td></tr><tr><td>第 5 座</td><td>66 樓</td><td>A及B</td></tr></table></td><td>鋁質假天花 (以下指明浴室除外)
以下單位主人浴室為髹乳膠漆之石膏板假天花：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>63 樓至 67 樓</td><td>A</td></tr><tr><td></td><td>68 樓</td><td>A、B及C</td></tr><tr><td rowspan="4">第 2 座</td><td>42 樓至 58 樓</td><td>C</td></tr><tr><td>59 樓至 63 樓</td><td>B</td></tr><tr><td>65 樓至 67 樓</td><td>A</td></tr><tr><td>68 樓</td><td>A及D</td></tr><tr><td>第 3 座</td><td>66 樓</td><td>A、B及C</td></tr><tr><td>第 5 座</td><td>66 樓</td><td>A及B</td></tr></table></td></tr>
<tr><td>(ii) 牆壁的裝修物料是否鋪至天花板</td><td colspan="3">鋪至假天花水平</td></tr>
</table>

備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 所有座數 22 樓及 41 樓為庇護層。
3. 所有座數住宅層由 2 樓開始。

2. 室內裝修物料

<table>
<tr><th colspan="2">細項</th><th colspan="5">描述</th></tr>
<tr><td rowspan="2">(e)</td><td rowspan="2">廚房</td><td></td><td>牆壁</td><td>地板</td><td>天花板</td><td>灶台</td></tr>
<tr><td>(i) 裝修物料的類型</td><td>高温瓷質磚，裝飾玻璃及不銹鋼(以下指明單位除外)

以下單位為高温瓷質磚、裝飾玻璃、不銹鋼及木皮飾面：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>2 樓至 62 樓</td><td>C、E及F</td></tr><tr><td></td><td>63 樓至 67 樓</td><td>B及C</td></tr><tr><td>第 2 座</td><td>2 樓至 40 樓</td><td>A、D、E、H及J</td></tr><tr><td></td><td>42 樓至 58 樓</td><td>A、D、G及J</td></tr><tr><td></td><td>59 樓至 63 樓</td><td>A、C、F及J</td></tr><tr><td></td><td>65 樓至 67 樓</td><td>B、E及F</td></tr><tr><td></td><td>68 樓</td><td>B</td></tr><tr><td>第 3 座</td><td>2 樓至 65 樓</td><td>E及F</td></tr><tr><td>第 5 座</td><td>2 樓至 65 樓</td><td>A</td></tr></table>以下單位為天然石材及不銹鋼：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>63 樓至 67 樓</td><td>A</td></tr><tr><td></td><td>68 樓</td><td>A、B及C</td></tr><tr><td>第 2 座</td><td>42 樓至 58 樓</td><td>C</td></tr><tr><td></td><td>59 樓至 63 樓</td><td>B</td></tr><tr><td></td><td>65 樓至 67 樓</td><td>A</td></tr><tr><td></td><td>68 樓</td><td>A及D</td></tr><tr><td>第 3 座</td><td>66 樓</td><td>A、B及C</td></tr><tr><td>第 5 座</td><td>66 樓</td><td>A及B</td></tr></table>以下單位為髹乳膠漆、裝飾玻璃及不銹鋼：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 3 座</td><td>2 樓至 65 樓</td><td>A、C、D、
G、H、J、 K、
L及M</td></tr><tr><td></td><td>66 樓</td><td>D、E、F 及 G</td></tr><tr><td>第 5 座</td><td>2 樓至 65 樓</td><td>B、C、E、F 、
G、H、J、K、L、
M及N</td></tr><tr><td></td><td>66 樓</td><td>C、D、E、F、G、
H、J及K</td></tr></table></td><td>高温瓷質磚 (以下指明單位除外)

以下單位為天然石材：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>63 樓至 67 樓</td><td>A</td></tr><tr><td></td><td>68 樓</td><td>A、B及C</td></tr><tr><td>第 2 座</td><td>42 樓至 58 樓</td><td>C</td></tr><tr><td></td><td>59 樓至 63 樓</td><td>B</td></tr><tr><td></td><td>65 樓至 67 樓</td><td>A</td></tr><tr><td></td><td>68 樓</td><td>A及D</td></tr><tr><td>第 3 座</td><td>66 樓</td><td>A、B及C</td></tr><tr><td>第 5 座</td><td>66 樓</td><td>A及B</td></tr></table></td><td>鋁質假天花 (以下指明單位除外)

以下單位為髹乳膠漆之鋁質假天花及石膏板假天花：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>63 樓至 67 樓</td><td>A</td></tr><tr><td></td><td>68 樓</td><td>A、B 及 C</td></tr><tr><td>第 2 座</td><td>42 樓至 58 樓</td><td>C</td></tr><tr><td></td><td>59 樓至 63 樓</td><td>B</td></tr><tr><td></td><td>65 樓至 67 樓</td><td>A</td></tr><tr><td></td><td>68 樓</td><td>A 及 D</td></tr><tr><td>第 3 座</td><td>66 樓</td><td>A、B 及 C</td></tr><tr><td>第 5 座</td><td>66 樓</td><td>A 及 B</td></tr></table>以下單位外露天花板髹乳膠漆及石膏板假陣髹乳膠漆：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 3 座</td><td>2 樓至 65 樓</td><td>A、C、D、
G、H、J、 K、
L及M</td></tr><tr><td></td><td>66 樓</td><td>D、E、F及G</td></tr><tr><td>第 5 座</td><td>2 樓至 65 樓</td><td>B、C、E、F 、
G、H、J、K、L、
M及N</td></tr><tr><td></td><td>66 樓</td><td>C、D、E、F、G、
H、J及K</td></tr></table></td><td>實心面材</td></tr>
</table>

備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 所有座數 22 樓及 41 樓為庇護層。
3. 所有座數住宅層由 2 樓開始。

2. 室內裝修物料

<table>
<tr><th colspan="2">細項</th><th colspan="2">描述</th></tr>
<tr><td>(e)</td><td>廚房</td><td>(ii) 牆壁的裝修物料是否鋪至天花板</td><td>鋪至假天花水平（以下指明單位除外）

以下單位鋪至天花水平：
<table>
<tr><th>座</th><th>樓層</th><th>單位</th></tr>
<tr><td rowspan="2">第 3 座</td><td>2 樓至 65 樓</td><td>A、C、D、G、H、J、K、L 及 M</td></tr>
<tr><td>66 樓</td><td>D、E、F及G</td></tr>
<tr><td rowspan="2">第 5 座</td><td>2 樓至 65 樓</td><td>B、C、E、F、G、H、J、K、L、M及N</td></tr>
<tr><td>66 樓</td><td>C、D、E、F、G、H、J及K</td></tr>
</table></td></tr>
</table>

備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 所有座數 22 樓及 41 樓為庇護層。
3. 所有座數住宅層由 2 樓開始。

3. Interior Fittings

<table>
<tr><th colspan="2">Item</th><th colspan="4">Description</th></tr>
<tr><td rowspan="8">(a)</td><td rowspan="8">Doors</td><td></td><td>Material</td><td>Finishes</td><td>Accessories</td></tr>
<tr><td>Unit Main Entrance Door</td><td>Solid core fire rated timber door</td><td>Reconstituted timber veneer</td><td>Lockset, door closer, door hinges,
smoke seal, door stopper and eye viewer</td></tr>
<tr><td>Swing door to Balcony / Utility Platform / Private Flat Roof (if applicable)</td><td>Aluminium door frame with crystal grey tinted glass</td><td>Fluorocarbon coated aluminium frame</td><td>Door handle, door hinges, lockset and door stopper</td></tr>
<tr><td>Sliding door to Balcony / Utility Platform / Private Flat Roof (if applicable)</td><td>Aluminium door frame with crystal grey tinted glass</td><td>Fluorocarbon coated aluminium frame</td><td>Door handle, lockset, sliding track and door stopper</td></tr>
<tr><td rowspan="2">Private Roof Door</td><td>Stainless steel door
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>Roof</td><td>A & B</td></tr><tr><td>Tower 2</td><td>Roof</td><td>A</td></tr><tr><td>Tower 3</td><td>Roof</td><td>A</td></tr></table></td><td>Not applicable</td><td>Lockset, door handle, door hinges, door closer, door stopper and smoke seal</td></tr>
<tr><td>Galvanized mild steel gate
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>Roof</td><td>C</td></tr><tr><td>Tower 2</td><td>Roof</td><td>B, C & D</td></tr><tr><td>Tower 3</td><td>Roof</td><td>B, C, D, E, F & G</td></tr><tr><td>Tower 5</td><td>Roof</td><td>A, B, C, D, E, F, G, H, J & K</td></tr></table></td><td>PVDF coating</td><td>Lockset, door handle and door hinges</td></tr>
<tr><td>Stairhood Door</td><td>Aluminum door frame with crystal grey tinted glass</td><td>Fluorocarbon coated aluminum frame</td><td>Lockset, door handle, door closer and door stopper</td></tr>
<tr><td>Master Bedroom and Bedroom Door</td><td>Hollow core timber door (except doors specified below)

Hollow core sliding timber door for the following units:
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>H, J, K & L</td></tr><tr><td></td><td>66/F</td><td>D, E & F</td></tr><tr><td>Tower 5</td><td>2/F - 65/F</td><td>E, F, G, J ,K, L & M</td></tr><tr><td></td><td>66/F</td><td>C, D, F, G, H & J</td></tr></table></td><td>Timber veneer</td><td>Lockset, door hinges and door stopper (except doors specified below)

Lockset and sliding track for the following units:
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>H, J, K & L</td></tr><tr><td></td><td>66/F</td><td>D, E & F</td></tr><tr><td>Tower 5</td><td>2/F - 65/F</td><td>E, F, G, J ,K, L & M</td></tr><tr><td></td><td>66/F</td><td>C, D, F, G, H & J</td></tr></table></td></tr>
<tr><td>Kitchen Door (not applicable to Open Kitchen)</td><td>Solid core fire rated timber door (except doors specified below)

Solid core fire rated sliding timber door for the following units:
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>63/F - 68/F</td><td>A</td></tr><tr><td>Tower 2</td><td>65/F - 68/F</td><td>A</td></tr><tr><td>Tower 5</td><td>66/F</td><td>A</td></tr></table></td><td>Timber veneer</td><td>Door handle, door closer, door hinges, smoke seal, door stopper and fire rated glass vision panel (except doors specified below)

Lockset, sliding track and fire rated glass vision panel for the following units:
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>63/F - 68/F</td><td>A</td></tr><tr><td>Tower 2</td><td>65/F - 68/F</td><td>A</td></tr><tr><td>Tower 5</td><td>66/F</td><td>A</td></tr></table></td></tr>
</table>

Notes:
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.
2. 22/F and 41/F are refuge floors for all Towers.
3. Residential floor starts from 2/F for all Towers.

3. Interior Fittings

<table>
<tr><th colspan="2">Item</th><th colspan="4">Description</th></tr>
<tr><td rowspan="6">(a)</td><td rowspan="6">Doors</td><td></td><td>Material</td><td>Finishes</td><td>Accessories</td></tr>
<tr><td>Utility Room Door</td><td>Hollow core timber door (except doors specified below)

Hollow core timber sliding timber door for the following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>2/F - 62/F</td><td>B & D</td></tr><tr><td>Tower 1</td><td>68/F</td><td>B</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>B</td></tr></table></td><td>Timber veneer</td><td>Lockset, door hinges and door stopper (except doors specified below)

Lockset and sliding track for the following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>2/F - 62/F</td><td>B & D</td></tr><tr><td>Tower 1</td><td>68/F</td><td>B</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>B</td></tr></table></td></tr>
<tr><td>Store Room Door</td><td>Hollow core timber door (except doors specified below)

Hollow core sliding timber door for the following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>2/F - 62/F</td><td>D</td></tr><tr><td>Tower 5</td><td>2/F - 65/F</td><td>D</td></tr></table></td><td>Timber veneer</td><td>Lockset, door hinges and door stopper (except doors specified below)

Lockset and sliding track for the following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>2/F - 62/F</td><td>D</td></tr><tr><td>Tower 5</td><td>2/F - 65/F</td><td>D</td></tr></table></td></tr>
<tr><td>Bathroom Door</td><td>Hollow core timber door (except doors specified below)

Hollow core sliding timber door for the following Bathroom:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td><td>Bathroom</td></tr><tr><td>Tower 2</td><td>65/F - 68/F</td><td>A</td><td>Master Bathroom</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>H, J, K & L</td><td>Bathroom 1</td></tr><tr><td></td><td>66/F</td><td>D, E & F</td><td>Bathroom 1</td></tr><tr><td>Tower 5</td><td>2/F - 21/F</td><td>B, C, E, F, G, J, K, L & M</td><td>Bathroom 1</td></tr><tr><td></td><td>23/F - 65/F</td><td>E, F, G, J, K, L & M</td><td>Bathroom 1</td></tr><tr><td></td><td>66/F</td><td>C, D, F, G, H & J</td><td>Bathroom 1</td></tr></table>Hollow core timber door and hollow core sliding timber door for the following Bathroom:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td><td>Bathroom</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>G</td><td>Master Bathroom</td></tr><tr><td>Tower 5</td><td>2/F - 65/F</td><td>H & N</td><td>Master Bathroom</td></tr><tr><td></td><td>66/F</td><td>E & K</td><td>Master Bathroom</td></tr></table></td><td>Timber veneer (except doors specified below)

Timber veneer for the outer side and vinyl for the inner side of the Master Bathroom door for the following units:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>63/F - 67/F</td><td>A</td></tr><tr><td></td><td>68/F</td><td>A, B & C</td></tr><tr><td>Tower 2</td><td>42/F - 58/F</td><td>C</td></tr><tr><td></td><td>59/F - 63/F</td><td>B</td></tr><tr><td></td><td>65/F - 67/F</td><td>A</td></tr><tr><td></td><td>68/F</td><td>A & D</td></tr><tr><td>Tower 3</td><td>66/F</td><td>A, B & C</td></tr><tr><td>Tower 5</td><td>66/F</td><td>A & B</td></tr></table></td><td>Lockset, door hinges and door stopper (except doors specified below)

Locket and sliding track for the following Bathroom doors:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td><td>Bathroom</td></tr><tr><td>Tower 2</td><td>65/F - 68/F</td><td>A</td><td>Master Bathroom</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>H, J, K & L</td><td>Bathroom 1</td></tr><tr><td></td><td>66/F</td><td>D, E & F</td><td>Bathroom 1</td></tr><tr><td>Tower 5</td><td>2/F - 21/F</td><td>B, C, E, F, G, J, K, L & M</td><td>Bathroom 1</td></tr><tr><td></td><td>23/F - 65/F</td><td>E, F, G, J, K, L & M</td><td>Bathroom 1</td></tr><tr><td></td><td>66/F</td><td>C, D, F, G, H & J</td><td>Bathroom 1</td></tr></table>Locket, door hinges and door stopper for hollow core timber door; locket and sliding track for hollow core sliding timber door in the following Bathroom:<table><tr><td>Tower</td><td>Floor</td><td>Unit</td><td>Bathroom</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>G</td><td>Master Bathroom</td></tr><tr><td>Tower 5</td><td>2/F - 65/F</td><td>H & N</td><td>Master Bathroom</td></tr><tr><td></td><td>66/F</td><td>E & K</td><td>Master Bathroom</td></tr></table></td></tr>
<tr><td>Lavatory Door</td><td>Aluminium folding door with obscure glass</td><td>Powder coating</td><td>Lockset, door hinges, sliding track and door handle</td></tr>
<tr><td>Powder Room Door</td><td>Hollow core timber door</td><td>Timber veneer</td><td>Lockset, door hinges and door stopper</td></tr>
<tr><td>Private Lift Lobby Door</td><td>Solid core fire rated timber door</td><td>Reconstituted timber veneer</td><td>Door handle, door closer, door hinges, smoke seal and fire rated glass vision panel</td></tr>
</table>

Notes:
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.
2. 22/F and 41/F are refuge floors for all Towers.
3. Residential floor starts from 2/F for all Towers.

3. Interior Fittings

<table>
<tr><th colspan="2">Item</th><th colspan="3">Description</th></tr>
<tr><td colspan="2"></td><td></td><td>Type</td><td>Material</td></tr>
<tr><td rowspan="9">(b)</td><td rowspan="9">Bathroom</td><td rowspan="8">(i) Fittings and Equipment</td><td>Vanity Cabinet</td><td>Wooden vanity cabinet with reconstituted stone and plastic laminate (except units specified below)

Wooden vanity cabinet with natural stone and plastic laminate for the following units:
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td>Tower 1</td><td>2/F - 62/F</td><td>B, D & E</td></tr><tr><td rowspan="3">Tower 2</td><td>2/F - 40/F</td><td>A, B, C & J</td></tr><tr><td>42/F - 58/F</td><td>A, B & H</td></tr><tr><td>59/F - 63/F</td><td>A & G</td></tr></table>
For the following units, the below descriptions are applicable:
Master Bathroom - Wooden vanity cabinet with natural stone, feature glass and stainless steel
Bathrooms - Wooden vanity cabinet with natural stone, plastic laminate, timber veneer and stainless steel
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td rowspan="2">Tower 1</td><td>63/F - 67/F</td><td>A</td></tr><tr><td>68/F</td><td>A, B & C</td></tr><tr><td rowspan="4">Tower 2</td><td>42/F - 58/F</td><td>C</td></tr><tr><td>59/F - 63/F</td><td>B</td></tr><tr><td>65/F - 67/F</td><td>A</td></tr><tr><td>68/F</td><td>A & D</td></tr><tr><td>Tower 3</td><td>66/F</td><td>A, B & C</td></tr><tr><td>Tower 5</td><td>66/F</td><td>A & B</td></tr></table></td></tr>
<tr><td>Mirror cabinet</td><td>Wooden mirror cabinet with mirror, plastic laminate and stainless steel (except units specified below)

For the following units, the below descriptions are applicable:
Master Bathroom - Mirror with stainless steel frame
Bathrooms - Wooden mirror cabinet with mirror, feature glass, plastic laminate and stainless steel
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td></tr><tr><td rowspan="2">Tower 1</td><td>63/F - 67/F</td><td>A</td></tr><tr><td>68/F</td><td>A, B & C</td></tr><tr><td rowspan="4">Tower 2</td><td>42/F - 58/F</td><td>C</td></tr><tr><td>59/F - 63/F</td><td>B</td></tr><tr><td>65/F - 67/F</td><td>A</td></tr><tr><td>68/F</td><td>A & D</td></tr><tr><td>Tower 3</td><td>66/F</td><td>A, B & C</td></tr><tr><td>Tower 5</td><td>66/F</td><td>A & B</td></tr></table></td></tr>
<tr><td>Wash basin mixer</td><td>Chrome plated</td></tr>
<tr><td>Wash basin</td><td>Vitreous china</td></tr>
<tr><td>Water closet</td><td>Vitreous china</td></tr>
<tr><td>Towel rail and toilet paper holder</td><td>Chrome plated</td></tr>
<tr><td>Towel bar</td><td>Chrome plated (except bathrooms specified below)

Towel bar is not provided for the following Bathroom:
<table><tr><td>Tower</td><td>Floor</td><td>Unit</td><td>Bathroom</td></tr><tr><td>Tower 3</td><td>2/F - 65/F</td><td>G</td><td>Master Bathroom</td></tr><tr><td rowspan="2">Tower 5</td><td>2/F - 65/F</td><td>H & N</td><td>Master Bathroom</td></tr><tr><td>66/F</td><td>E & K</td><td>Master Bathroom</td></tr></table></td></tr>
<tr><td>(ii) Water Supply System</td><td>Cold and hot water supply system</td><td>Copper pipes</td></tr>
<tr><td></td><td>Flushing water supply system</td><td>UPVC pipes</td></tr>
</table>

Notes:
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.
2. 22/F and 41/F are refuge floors for all Towers.
3. Residential floor starts from 2/F for all Towers.

3. Interior Fittings

<table>
<tr><th colspan="3">Item</th><th colspan="4">Description</th></tr>
<tr><td rowspan="20">(b)</td><td rowspan="20">Bathroom</td><td rowspan="6">(iii) Bathing Facilities (including shower or bath tub, if applicable)</td><td colspan="2">Type</td><td colspan="2">Material</td></tr>
<tr><td colspan="2">Shower cubicle</td><td colspan="2">Clear tempered glass</td></tr>
<tr><td colspan="2">Shower mixer and shower set</td><td colspan="2">Chrome plated</td></tr>
<tr><td colspan="2">Bath tub</td><td colspan="2">Enameled steel</td></tr>
<tr><td colspan="2">Bath tub mixer and shower set</td><td colspan="2">Chrome plated</td></tr>
<tr><td colspan="2">Shower curtain rod</td><td colspan="2">Stainless steel</td></tr>
<tr><td rowspan="14">(iv) Size of bath tub (if applicable)</td><td colspan="2">Location</td><td colspan="2">Size</td></tr>
<tr><td colspan="2">All Bathrooms (except bathrooms specified below)</td><td colspan="2">1500L x 700W x 410H (mm)</td></tr>
<tr><td colspan="2"><table>
<tr><th>Tower</th><th>Floor</th><th>Unit</th><th>Bathroom</th></tr>
<tr><td rowspan="2">Tower 1</td><td>63/F - 67/F</td><td>A</td><td>Bathroom 3</td></tr>
<tr><td rowspan="3">68/F</td><td>A</td><td>Bathroom 3</td></tr>
<tr><td>B</td><td>Master Bathroom</td></tr>
<tr><td rowspan="4">Tower 2</td><td>C</td><td>Master Bathroom</td></tr>
<tr><td>42/F - 58/F</td><td>C</td><td>Master Bathroom</td></tr>
<tr><td>59/F - 63/F</td><td>B</td><td>Master Bathroom
Bathroom 2</td></tr>
<tr><td>65/F - 67/F</td><td>A</td><td>Bathroom 4</td></tr>
<tr><td rowspan="2">Tower 3</td><td rowspan="2">68/F</td><td>A</td><td>Bathroom 4</td></tr>
<tr><td>D</td><td>Master Bathroom</td></tr>
<tr><td rowspan="3">Tower 3</td><td rowspan="3">66/F</td><td>A</td><td>Master Bathroom</td></tr>
<tr><td>B</td><td>Master Bathroom</td></tr>
<tr><td>C</td><td>Master Bathroom</td></tr>
<tr><td rowspan="2">Tower 5</td><td rowspan="2">66/F</td><td>A</td><td>Master Bathroom</td></tr>
<tr><td>B</td><td>Master Bathroom</td></tr>
</table></td><td colspan="2">1600L x 750W x 410H (mm)</td></tr>
<tr><td colspan="2"><table>
<tr><th>Tower</th><th>Floor</th><th>Unit</th><th>Bathroom</th></tr>
<tr><td>Tower 1</td><td>63/F - 68/F</td><td>A</td><td>Master Bathroom</td></tr>
<tr><td>Tower 2</td><td>65/F - 68/F</td><td>A</td><td>Master Bathroom</td></tr>
</table></td><td colspan="2">1855L x 885W x 625H (mm)</td></tr>
<tr><td rowspan="6">(c)</td><td rowspan="6">Kitchen</td><td></td><td colspan="2">Material</td><td colspan="2">Finishes</td></tr>
<tr><td>(i) Sink unit</td><td colspan="2">Stainless steel</td><td colspan="2">Not applicable</td></tr>
<tr><td>(ii) Water supply system</td><td colspan="2">Copper pipes</td><td colspan="2">Not applicable</td></tr>
<tr><td>(iii) Kitchen cabinet</td><td colspan="2">Wood and aluminium</td><td colspan="2">Plastic laminate and acrylic lacquer (except units specified below)

Plastic laminate, mirror and acrylic lacquer for the following units:<table>
<tr><th>Tower</th><th>Floor</th><th>Unit</th></tr>
<tr><td rowspan="2">Tower 3</td><td>2/F - 65/F</td><td>H, J, K & L</td></tr>
<tr><td>66/F</td><td>D, E & F</td></tr>
<tr><td rowspan="2">Tower 5</td><td>2/F - 65/F</td><td>G, J, K, L & M</td></tr>
<tr><td>66/F</td><td>D, F, G, H & J</td></tr>
</table></td></tr>
<tr><td></td><td colspan="3">Type</td><td colspan="2"></td></tr>
<tr><td>(iv)</td><td>Other fittings</td><td colspan="3">Not applicable</td><td colspan="2"></td></tr>
<tr><td></td><td>Other equipment</td><td colspan="3">Fire service installations and equipment, including smoke detector and sprinkler head, fitted in or near Open Kitchen for the following units:<table>
<tr><th>Tower</th><th>Floor</th><th>Unit</th></tr>
<tr><td rowspan="2">Tower 3</td><td>2/F - 65/F</td><td>A, C, D, G, H, J, K, L & M</td></tr>
<tr><td>66/F</td><td>D, E, F & G</td></tr>
<tr><td rowspan="2">Tower 5</td><td>2/F - 65/F</td><td>B, C, E, F, G, H, J, K, L, M & N</td></tr>
<tr><td>66/F</td><td>C, D, E, F, G, H, J & K</td></tr>
</table></td><td colspan="2"></td></tr>
</table>

Notes:
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.
2. 22/F and 41/F are refuge floors for all Towers.
3. Residential floor starts from 2/F for all Towers.

3. Interior Fittings

Item		Description	
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units". Miniature circuit breakers (MCB) board completed with residual current protection is provided for all units.
		(ii) Whether conduits are concealed or exposed	Conduits are concealed in part and exposed in part. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
(h)	Gas Supply	Type	Town gas
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater
		Location	For the location of gas hob and gas water heater, please refer to the "Appliance Schedule - Kitchen" and "Appliance Schedule - Water Heater"
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
		Design	Drain point and water point are provided.
(j)	Water supply	(i) Material of water pipes	Copper pipes for cold and hot water supply system. UPVC pipes for flushing water supply system.
		(ii) Whether water pipes are concealed or exposed	Water pipes are concealed in part and exposed in part. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
		(iii) Whether hot water is available	Hot water is available

Notes:
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.
2. 22/F and 41/F are refuge floors for all Towers.
3. Residential floor starts from 2/F for all Towers.

3. 室內裝置

<table>
<tr><th colspan="2">細項</th><th colspan="4">描述</th></tr>
<tr><td rowspan="11">(a)</td><td rowspan="11">門</td><td></td><td>用料</td><td>裝修物料</td><td>配件</td></tr>
<tr><td>單位主入口門</td><td>實心防火木門</td><td>人造木皮飾面</td><td>門鎖、閉門器、門鉸、防煙條、門擋及防盜眼</td></tr>
<tr><td>露台 / 工作平台 /
私人平台掩門 (如適用)</td><td>鋁質門框鑲灰色玻璃</td><td>氟碳塗層鋁框</td><td>門把手、門鉸、門鎖及門擋</td></tr>
<tr><td>露台 / 工作平台 /
私人平台趟門 (如適用)</td><td>鋁質門框鑲灰色玻璃</td><td>氟碳塗層鋁框</td><td>門把手、門鎖、趟門路軌及門擋</td></tr>
<tr><td rowspan="2">私人天台門</td><td>不銹鋼門
<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>天台</td><td>A 及 B</td></tr><tr><td>第 2 座</td><td>天台</td><td>A</td></tr><tr><td>第 3 座</td><td>天台</td><td>A</td></tr></table></td><td>不適用</td><td>門鎖、門把手、門鉸、閉門器、門擋及防煙條</td></tr>
<tr><td>鍍鋅鋼閘門
<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>天台</td><td>C</td></tr><tr><td>第 2 座</td><td>天台</td><td>B、C 及 D</td></tr><tr><td>第 3 座</td><td>天台</td><td>B、C、D、E、F 及 G</td></tr><tr><td>第 5 座</td><td>天台</td><td>A、B、C、 D、E、F、G、H、J 及 K</td></tr></table></td><td>氟碳漆噴塗</td><td>門鎖、門把手及門鉸</td></tr>
<tr><td>梯屋門</td><td>鋁質門框鑲灰色玻璃</td><td>氟碳塗層鋁框</td><td>門鎖、門把手、閉門器及門擋</td></tr>
<tr><td>主人睡房
及睡房門</td><td>空心木門 (以下指明門除外)

以下單位為空心木趟門：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td rowspan="2">第 3 座</td><td>2 樓 至 65 樓</td><td>H、J、K 及 L</td></tr><tr><td>66 樓</td><td>D、E 及 F</td></tr><tr><td rowspan="2">第 5 座</td><td>2 樓 至 65 樓</td><td>E、F、G、J、K、L 及 M</td></tr><tr><td>66 樓</td><td>C、D、F、G、H 及 J</td></tr></table></td><td>木皮飾面</td><td>門鎖、門鉸及門擋 (以下指明門除外)

以下單位為門鎖及趟門路軌：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td rowspan="2">第 3 座</td><td>2 樓 至 65 樓</td><td>H、J、K 及 L</td></tr><tr><td>66 樓</td><td>D、E 及 F</td></tr><tr><td rowspan="2">第 5 座</td><td>2 樓 至 65 樓</td><td>E、F、G、J、K、L 及 M</td></tr><tr><td>66 樓</td><td>C、D、F、G、H及J</td></tr></table></td></tr>
<tr><td>廚房門
(不適用於開放式廚房)</td><td>實心防火木門 (以下指明門除外)

以下單位為實心防火木趟門：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>63 樓 至 68 樓</td><td>A</td></tr><tr><td>第 2 座</td><td>65 樓 至 68 樓</td><td>A</td></tr><tr><td>第 5 座</td><td>66 樓</td><td>A</td></tr></table></td><td>木皮飾面</td><td>門把手、閉門器、門鉸、防煙條、門擋及防火玻璃視窗 (以下指明門除外)

以下單位為門鎖、趟門路軌及防火玻璃視窗：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>63 樓 至 68 樓</td><td>A</td></tr><tr><td>第 2 座</td><td>65 樓 至 68 樓</td><td>A</td></tr><tr><td>第 5 座</td><td>66 樓</td><td>A</td></tr></table></td></tr>
<tr><td>雜物房門</td><td>空心木門 (以下指明門除外)

以下單位為空心木趟門：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>2 樓 至 62 樓</td><td>B 及 D</td></tr><tr><td>第 1 座</td><td>68 樓</td><td>B</td></tr><tr><td>第 3 座</td><td>2 樓 至 65 樓</td><td>B</td></tr></table></td><td>木皮飾面</td><td>門鎖、門鉸及門擋 (以下指明門除外)

以下單位為門鎖及趟門路軌：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>2 樓 至 62 樓</td><td>B 及 D</td></tr><tr><td>第 1 座</td><td>68 樓</td><td>B</td></tr><tr><td>第 3 座</td><td>2 樓 至 65 樓</td><td>B</td></tr></table></td></tr>
</table>

備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 所有座數 22 樓及 41 樓為庇護層。
3. 所有座數住宅層由 2 樓開始。

3. 室內裝置

<table>
<tr><th colspan="2">細項</th><th colspan="3">描述</th></tr>
<tr><td rowspan="4"></td><td rowspan="4"></td><td></td><td>用料</td><td>裝修物料</td><td>配件</td></tr>
<tr><td>儲物室門</td><td>空心木門（以下指明門除外）

以下單位為空心木趟門：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>2 樓 至 62 樓</td><td>D</td></tr><tr><td>第 5 座</td><td>2 樓 至 65 樓</td><td>D</td></tr></table></td><td>木皮飾面</td><td>門鎖、門鉸及門擋（以下指明門除外）

以下單位為門鎖及趟門路軌：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>2 樓至 62 樓</td><td>D</td></tr><tr><td>第 5 座</td><td>2 樓至 65 樓</td><td>D</td></tr></table></td></tr>
<tr><td>(a)</td><td>門</td><td>浴室門</td><td>空心木門（以下指明門除外）

以下浴室門為空心木趟門：<table><tr><td>座</td><td>樓層</td><td>單位</td><td>浴室</td></tr><tr><td>第 2 座</td><td>65樓至68樓</td><td>A</td><td>主人浴室</td></tr><tr><td rowspan="2">第 3 座</td><td>2樓至65樓</td><td>H、J、K及L</td><td>浴室1</td></tr><tr><td>66樓</td><td>D、E及F</td><td>浴室1</td></tr><tr><td rowspan="3">第 5 座</td><td>2樓至21樓</td><td>B、C、E、F、G、J、K、L及M</td><td>浴室1</td></tr><tr><td>23樓至65樓</td><td>E、F、G、J、K、L及M</td><td>浴室1</td></tr><tr><td>66樓</td><td>C、D、F、G、H及J</td><td>浴室1</td></tr></table>以下浴室設空心木門及空心木趟門：<table><tr><td>座</td><td>樓層</td><td>單位</td><td>浴室</td></tr><tr><td>第 3 座</td><td>2樓至65樓</td><td>G</td><td>主人浴室</td></tr><tr><td rowspan="2">第 5 座</td><td>2樓至65樓</td><td>H及N</td><td>主人浴室</td></tr><tr><td>66樓</td><td>E及K</td><td>主人浴室</td></tr></table></td><td>木皮飾面（以下指明門除外）

以下單位的主人浴室門外側為木皮飾面，內側為人造皮飾面：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td rowspan="2">第 1 座</td><td>63 樓 至 67 樓</td><td>A</td></tr><tr><td>68 樓</td><td>A、B及C</td></tr><tr><td rowspan="4">第 2 座</td><td>42 樓 至 58 樓</td><td>C</td></tr><tr><td>59 樓 至 63 樓</td><td>B</td></tr><tr><td>65 樓 至 67 樓</td><td>A</td></tr><tr><td>68 樓</td><td>A及D</td></tr><tr><td>第 3 座</td><td>66 樓</td><td>A、B及C</td></tr><tr><td>第 5 座</td><td>66 樓</td><td>A及B</td></tr></table></td><td>門鎖、門鉸及門擋（以下指明門除外）

以下浴室門設門鎖及趟門路軌：<table><tr><td>座</td><td>樓層</td><td>單位</td><td>浴室</td></tr><tr><td>第 2 座</td><td>65樓至68樓</td><td>A</td><td>主人浴室</td></tr><tr><td rowspan="2">第 3 座</td><td>2樓至65樓</td><td>H、J、K及L</td><td>浴室1</td></tr><tr><td>66樓</td><td>D、E及F</td><td>浴室1</td></tr><tr><td rowspan="3">第 5 座</td><td>2樓至21樓</td><td>B、C、E、F、G、J、K、L及M</td><td>浴室1</td></tr><tr><td>23樓至65樓</td><td>E、F、G、J、K、L及M</td><td>浴室1</td></tr><tr><td>66樓</td><td>C、D、F、G、H及J</td><td>浴室1</td></tr></table>以下浴室之空心木門設門鎖、門鉸及門擋；浴室之空心木趟門設門鎖及趟門路軌：<table><tr><td>座</td><td>樓層</td><td>單位</td><td>浴室</td></tr><tr><td>第 3 座</td><td>2樓至65樓</td><td>G</td><td>主人浴室</td></tr><tr><td rowspan="2">第 5 座</td><td>2樓至65樓</td><td>H及N</td><td>主人浴室</td></tr><tr><td>66樓</td><td>E及K</td><td>主人浴室</td></tr></table></td></tr>
<tr><td></td><td></td><td>洗手間門</td><td>鋁摺門配以磨砂玻璃</td><td>粉塗層</td><td>門鎖、門鉸、趟門路軌及門把手</td></tr>
<tr><td></td><td></td><td>化妝間門</td><td>空心木門</td><td>木皮飾面</td><td>門鎖、門鉸及門擋</td></tr>
<tr><td></td><td></td><td>私人升降機大堂門</td><td>實心防火木門</td><td>人造木皮飾面</td><td>門把手、閉門器、門鉸、防煙條及防火玻璃視窗</td></tr>
</table>

備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 所有座數 22 樓及 41 樓為庇護層。
3. 所有座數住宅層由 2 樓開始。

3. 室內裝置

<table>
<tr><th colspan="2">細項</th><th colspan="3">描述</th></tr>
<tr><td rowspan="8">(b)</td><td rowspan="8">浴室</td><td rowspan="8">(i) 裝置及設備</td><td>類型</td><td>用料</td></tr>
<tr><td>面盆櫃</td><td>木製面盆櫃，配以人造石及膠板 (以下指明單位除外)

以下單位為木製櫃配以天然石材及膠板：
<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td>第 1 座</td><td>2 樓至 62 樓</td><td>B、D及E</td></tr><tr><td rowspan="3">第 2 座</td><td>2 樓至 40 樓</td><td>A、B、C及J</td></tr><tr><td>42 樓至 58樓</td><td>A、B及H</td></tr><tr><td>59 樓至 63樓</td><td>A及G</td></tr></table>
以下描述適用於下列單位：
主人浴室 - 木面盆櫃配以天然石材、裝飾玻璃及不銹鋼
浴室 - 木面盆櫃配以天然石材、膠板、木皮及不銹鋼
<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td rowspan="2">第 1 座</td><td>63 樓至 67 樓</td><td>A</td></tr><tr><td>68 樓</td><td>A、B及C</td></tr><tr><td rowspan="4">第 2 座</td><td>42 樓至 58 樓</td><td>C</td></tr><tr><td>59 樓至 63 樓</td><td>B</td></tr><tr><td>65 樓至 67 樓</td><td>A</td></tr><tr><td>68 樓</td><td>A及D</td></tr><tr><td>第 3 座</td><td>66 樓</td><td>A、B及C</td></tr><tr><td>第 5 座</td><td>66 樓</td><td>A及B</td></tr></table></td></tr>
<tr><td>鏡櫃</td><td>木製鏡櫃飾以鏡、膠板及不銹鋼 (以下指明單位除外)

以下描述適用於下列單位：
主人浴室 - 鏡配以不銹鋼框
浴室 - 木鏡櫃配以鏡、裝飾玻璃、膠板及不銹鋼
<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td rowspan="2">第 1 座</td><td>63 樓至 67 樓</td><td>A</td></tr><tr><td>68 樓</td><td>A、B及C</td></tr><tr><td rowspan="4">第 2 座</td><td>42 樓至 58 樓</td><td>C</td></tr><tr><td>59 樓至 63 樓</td><td>B</td></tr><tr><td>65 樓至 67 樓</td><td>A</td></tr><tr><td>68 樓</td><td>A及D</td></tr><tr><td>第 3 座</td><td>66 樓</td><td>A、B及C</td></tr><tr><td>第 5 座</td><td>66 樓</td><td>A及B</td></tr></table></td></tr>
<tr><td>洗手盆水龍頭</td><td>鍍鉻</td></tr>
<tr><td>洗手盆</td><td>陶瓷</td></tr>
<tr><td>坐廁</td><td>陶瓷</td></tr>
<tr><td>毛巾杆及廁紙架</td><td>鍍鉻</td></tr>
<tr><td>毛巾架</td><td>鍍鉻 (以下指明浴室除外)

以下浴室不提供毛巾架：
<table><tr><td>座</td><td>樓層</td><td>單位</td><td>浴室</td></tr><tr><td>第 3 座</td><td>2樓至65樓</td><td>G</td><td>主人浴室</td></tr><tr><td rowspan="2">第 5 座</td><td>2樓至65樓</td><td>H及N</td><td>主人浴室</td></tr><tr><td>66樓</td><td>E及K</td><td>主人浴室</td></tr></table></td></tr>
</table>

備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 所有座數 22 樓及 41 樓為庇護層。
3. 所有座數住宅層由 2 樓開始。

3. 室內裝置

<table>
<tr><th colspan="2">細項</th><th colspan="3">描述</th></tr>
<tr><td rowspan="15">(b)</td><td rowspan="15">浴室</td><td></td><td>類型</td><td>用料</td></tr>
<tr><td>(ii) 供水系統</td><td>冷熱水供水系統</td><td>銅喉管</td></tr>
<tr><td></td><td>沖水供水系統</td><td>膠喉管</td></tr>
<tr><td rowspan="4">(iii) 沐浴設施（包括花灑或浴缸（如適用的話））</td><td>淋浴間</td><td>強化清玻璃</td></tr>
<tr><td>花灑水龍頭及花灑套裝</td><td>鍍鉻</td></tr>
<tr><td>浴缸</td><td>瓷釉鋼鐵</td></tr>
<tr><td>浴缸水龍頭及花灑套裝</td><td>鍍鉻</td></tr>
<tr><td rowspan="3">(iv) 浴缸大小（如適用的話）</td><td>浴簾杆</td><td>不銹鋼</td></tr>
<tr><td>位置</td><td>大小</td></tr>
<tr><td>所有浴室（以下指明浴室除外）</td><td>1500 長 x 700 闊 x 410 高（毫米）</td></tr>
<tr><td>
<table>
<tr><th>座</th><th>樓層</th><th>單位</th><th>浴室</th></tr>
<tr><td rowspan="4">第 1 座</td><td>63 樓 至 67 樓</td><td>A</td><td>浴室 3</td></tr>
<tr><td rowspan="3">68樓</td><td>A</td><td>浴室 3</td></tr>
<tr><td>B</td><td>主人浴室</td></tr>
<tr><td>C</td><td>主人浴室</td></tr>
<tr><td rowspan="4">第 2 座</td><td>42 樓 至 58 樓</td><td>C</td><td>主人浴室</td></tr>
<tr><td>59 樓 至 63 樓</td><td>B</td><td>主人浴室
浴室 2</td></tr>
<tr><td>65 樓 至 67 樓</td><td>A</td><td>浴室 4</td></tr>
<tr><td rowspan="2">68 樓</td><td>A</td><td>浴室 4</td></tr>
<tr><td>D</td><td>主人浴室</td></tr>
<tr><td rowspan="3">第 3 座</td><td rowspan="3">66 樓</td><td>A</td><td>主人浴室</td></tr>
<tr><td>B</td><td>主人浴室</td></tr>
<tr><td>C</td><td>主人浴室</td></tr>
<tr><td rowspan="2">第 5 座</td><td rowspan="2">66 樓</td><td>A</td><td>主人浴室</td></tr>
<tr><td>B</td><td>主人浴室</td></tr>
</table>
</td><td>1600 長 x 750 闊 x 410 高（毫米）</td></tr>
<tr><td>
<table>
<tr><th>座</th><th>樓層</th><th>單位</th><th>浴室</th></tr>
<tr><td>第 1 座</td><td>63 樓 至 68 樓</td><td>A</td><td>主人浴室</td></tr>
<tr><td>第 2 座</td><td>65 樓 至 68 樓</td><td>A</td><td>主人浴室</td></tr>
</table>
</td><td>1855 長 x 885 闊 x 625 高（毫米）</td></tr>
</table>

備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 所有座數 22 樓及 41 樓為庇護層。
3. 所有座數住宅層由 2 樓開始。

3. 室內裝置

<table>
<tr><th colspan="3">細項</th><th colspan="3">描述</th></tr>
<tr><td rowspan="6">(c)</td><td rowspan="6">廚房</td><td></td><td>用料</td><td>裝修物料</td></tr>
<tr><td>(i) 洗滌盆</td><td>不銹鋼</td><td>不適用</td></tr>
<tr><td>(ii) 供水系統</td><td>銅喉管</td><td>不適用</td></tr>
<tr><td>(iii) 廚櫃</td><td>木材及鋁質</td><td>膠板及高光亞加力髹漆 (以下指明單位除外)

以下單位為膠板、鏡及高光亞加力髹漆：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td rowspan="2">第 3 座</td><td>2 樓 至 65 樓</td><td>H、J、K 及 L</td></tr><tr><td>66 樓</td><td>D、E 及 F</td></tr><tr><td rowspan="2">第 5 座</td><td>2 樓 至 65 樓</td><td>G、J、K、L 及 M</td></tr><tr><td>66 樓</td><td>D、F、G、H 及 J</td></tr></table></td></tr>
<tr><td></td><td colspan="2">類型</td></tr>
<tr><td>(iv)</td><td>其他裝置</td><td colspan="2">不適用</td></tr>
<tr><td></td><td>其他設備</td><td colspan="2">以下單位之開放式廚房內或附近安裝消防裝置及設備，包括消防花灑頭及煙霧探測器：<table><tr><td>座</td><td>樓層</td><td>單位</td></tr><tr><td rowspan="2">第 3 座</td><td>2 樓 至 65 樓</td><td>A、C、D、G、H、J、K、L 及 M</td></tr><tr><td>66 樓</td><td>D、E、F 及 G</td></tr><tr><td rowspan="2">第 5 座</td><td>2 樓 至 65 樓</td><td>B、C、E、F、G、H、J、K、L、M 及 N</td></tr><tr><td>66 樓</td><td>C、D、E、F、G、H、J 及 K</td></tr></table></td></tr>
<tr><td>(d)</td><td>睡房</td><td colspan="2">裝置 (包括嵌入式衣櫃) 的類型及用料</td><td>不適用</td></tr>
<tr><td>(e)</td><td>電話</td><td colspan="2">接駁點的位置及數目</td><td>請參閱「住宅單位機電裝置數量說明表」</td></tr>
<tr><td>(f)</td><td>天線</td><td colspan="2">接駁點的位置及數目</td><td>請參閱「住宅單位機電裝置數量說明表」</td></tr>
<tr><td rowspan="3">(g)</td><td rowspan="3">電力裝置</td><td colspan="2">(i) 供電附件 (包括安全裝置)</td><td>請參閱「住宅單位機電裝置數量說明表」。
所有單位均裝有總電掣箱及包括漏電保護。</td></tr>
<tr><td colspan="2">(ii) 導管是隱藏或外露</td><td>導管部份隱藏及部份外露。
除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。
外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或掩藏。</td></tr>
<tr><td colspan="2">(iii) 電插座及空調機接駁點的位置及數目</td><td>請參閱「住宅單位機電裝置數量說明表」</td></tr>
<tr><td rowspan="3">(h)</td><td rowspan="3">氣體供應</td><td colspan="2">類型</td><td>煤氣</td></tr>
<tr><td colspan="2">系統</td><td>獨立煤氣錶及煤氣喉接駁至煤氣煮食爐及煤氣熱水爐</td></tr>
<tr><td colspan="2">位置</td><td>煤氣煮食爐及煤氣熱水爐位置，請參閱「設備説明表 - 廚房」及「設備説明表 - 熱水爐設備」</td></tr>
<tr><td rowspan="2">(i)</td><td rowspan="2">洗衣機接駁點</td><td colspan="2">位置</td><td>請參閱「住宅單位機電裝置數量說明表」</td></tr>
<tr><td colspan="2">設計</td><td>設有來水及去水接駁喉位</td></tr>
<tr><td rowspan="3">(j)</td><td rowspan="3">供水</td><td colspan="2">(i) 水管的用料</td><td>冷熱水供水系統採用銅喉管。
沖水供水系統採用膠喉管。</td></tr>
<tr><td colspan="2">(ii) 水管是隱藏或外露</td><td>水管部份隱藏及部份外露。
除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。
外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或掩藏。</td></tr>
<tr><td colspan="2">(iii) 有否熱水供應</td><td>有熱水供應</td></tr>
</table>

備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 所有座數 22 樓及 41 樓為庇護層。
3. 所有座數住宅層由 2 樓開始。

4. Miscellaneous

<table>
<tr><th colspan="2">Item</th><th colspan="4">Description</th></tr>
<tr><td rowspan="7">(a)</td><td rowspan="7">Lifts</td><td>(i)</td><td>Brand name</td><td colspan="3">Schindler</td></tr>
<tr><td></td><td>Model number</td><td colspan="3">SCHINDLER 7000</td></tr>
<tr><td colspan="4" rowspan="5">(ii) Number and floors served by them</td><td colspan="3"><table>
<tr><th>Number of lifts</th><th>Tower</th><th>Floor served</th></tr>
<tr><td>1</td><td>Tower 1</td><td>B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 21/F, 22/F*, 23/F, 25/F - 33/F, 35/F - 40/F, 41/F*, 42/F, 43/F, 45/F - 53/F, 55/F - 63/F and 65/F - 68/F

*Lift door operates only upon activation of corresponding fireman’s switch</td></tr>
<tr><td>5</td><td>Tower 1</td><td>B2/F, B1/F, G/F, 2/F, 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F, 43/F, 45/F - 53/F, 55/F - 63/F and 65/F - 68/F</td></tr>
<tr><td>1</td><td>Tower 2</td><td>B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 21/F, 22/F*, 23/F, 25/F - 33/F, 35/F - 40/F, 41/F*, 42/F, 43/F, 45/F - 53/F, 55/F - 63/F and 65/F - 68/F

*Lift door operates only upon activation of corresponding fireman’s switch</td></tr>
<tr><td>5</td><td>Tower 2</td><td>B2/F, B1/F, G/F, 2/F, 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F, 43/F, 45/F - 53/F, 55/F - 63/F and 65/F - 68/F</td></tr>
<tr><td>1</td><td>Tower 3</td><td>B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 21/F, 22/F*, 23/F, 25/F - 33/F, 35/F - 40/F, 41/F*, 42/F, 43/F, 45/F - 53/F, 55/F - 63/F, 65/F and 66/F

*Lift door operates only upon activation of corresponding fireman’s switch</td></tr>
<tr><td>5</td><td>Tower 3</td><td>B2/F, B1/F, G/F, 2/F, 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F, 43/F, 45/F - 53/F, 55/F - 63/F, 65/F and 66/F</td></tr>
<tr><td>1</td><td>Tower 5</td><td>B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 21/F, 22/F*, 23/F, 25/F - 33/F, 35/F - 40/F, 41/F*, 42/F, 43/F, 45/F - 53/F, 55/F - 63/F, 65/F and 66/F

*Lift door operates only upon activation of corresponding fireman’s switch</td></tr>
<tr><td>5</td><td>Tower 5</td><td>B2/F, B1/F, G/F, 2/F, 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F, 43/F, 45/F - 53/F, 55/F - 63/F, 65/F and 66/F</td></tr>
</table></td></tr>
</table>

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

Notes:
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.
2. 22/F and 41/F are refuge floors for all Towers.
3. Residential floor starts from 2/F for all Towers.

4. Miscellaneous

<table>
<tr><th colspan="2">Item</th><th colspan="2">Description</th></tr>
<tr><td rowspan="3">(a)</td><td rowspan="3">Lifts</td><td>(i)</td><td>Brand name</td><td>Schindler</td></tr>
<tr><td></td><td>Model number</td><td>SCHINDLER 5500MRL</td></tr>
<tr><td>(ii)</td><td>Number and floors served by them</td><td><table><tr><td>Number of lifts</td><td>Floor served</td></tr><tr><td>2</td><td>B2/F, B1/F, G/F and 1/F</td></tr><tr><td>1</td><td>G/F and 1/F</td></tr></table></td></tr>
<tr><td>(b)</td><td>Letter box</td><td colspan="2">Material</td><td>Timber</td></tr>
<tr><td rowspan="2">(c)</td><td rowspan="2">Refuse collection</td><td colspan="2">(i) Means of refuse collection</td><td>Refuse will be collected by cleaner</td></tr>
<tr><td colspan="2">(ii) Location of refuse room</td><td>Refuse storage and material recovery room is located at each residential floor of Tower 1, Tower 2 , Tower 3 and Tower 5 (except 22/F, 41/F and Roof for each Tower).
Refuse storage and material recovery chamber is located at B1/F.</td></tr>
<tr><td rowspan="4">(d)</td><td rowspan="2">Water meter</td><td colspan="2">(i) Location</td><td>Water meter cabinet on each residential floor</td></tr>
<tr><td colspan="2">(ii) Whether they are separate or communal meters for residential properties</td><td>Separate Meter</td></tr>
<tr><td rowspan="2">Electricity meter</td><td colspan="2">(i) Location</td><td>Electrical meter room on each residential floor</td></tr>
<tr><td colspan="2">(ii) Whether they are separate or communal meters for residential properties</td><td>Separate Meter</td></tr>
</table>

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

Notes:
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.
2. 22/F and 41/F are refuge floors for all Towers.
3. Residential floor starts from 2/F for all Towers.

4. Miscellaneous

<table>
<tr><th colspan="2">Item</th><th colspan="4">Description</th></tr>
<tr><td rowspan="2">(d)</td><td rowspan="2">Gas meter</td><td>(i) Location</td><td colspan="4"><table>
<tr><th>Tower</th><th>Unit</th><th>Location</th><th>Floor</th></tr>
<tr><td rowspan="10">Tower 1</td><td>A</td><td>Kitchen</td><td rowspan="3">2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F - 68/F</td></tr>
<tr><td>B</td><td>Kitchen</td></tr>
<tr><td>C</td><td>Kitchen</td></tr>
<tr><td>D</td><td>Kitchen</td><td rowspan="4">2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F - 67/F</td></tr>
<tr><td>E</td><td>Kitchen</td></tr>
<tr><td>F</td><td>Kitchen</td></tr>
<tr><td>G</td><td>Kitchen</td></tr>
<tr><td>H</td><td>Kitchen</td><td rowspan="3">2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F</td></tr>
<tr><td>J</td><td>Kitchen</td></tr>
<tr><td>K</td><td>Kitchen</td></tr>
<tr><td rowspan="12">Tower 2</td><td>A</td><td>Kitchen</td><td rowspan="4">2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F - 68/F</td></tr>
<tr><td>B</td><td>Kitchen</td></tr>
<tr><td>C</td><td>Kitchen</td></tr>
<tr><td>D</td><td>Kitchen</td></tr>
<tr><td>E</td><td>Kitchen</td><td rowspan="2">2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F - 67/F</td></tr>
<tr><td>F</td><td>Kitchen</td></tr>
<tr><td>G</td><td>Kitchen</td><td>2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 63/F</td></tr>
<tr><td>H</td><td>Kitchen</td><td>2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 58/F</td></tr>
<tr><td>J</td><td>Kitchen</td><td>2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F</td></tr>
<tr><td rowspan="7">Tower 3</td><td>A</td><td>Kitchen</td><td>66/F</td></tr>
<tr><td>B</td><td>Kitchen</td><td>2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F - 66/F</td></tr>
<tr><td>C</td><td>Kitchen</td><td>66/F</td></tr>
<tr><td>E</td><td>Kitchen</td><td rowspan="2">2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F</td></tr>
<tr><td>F</td><td>Kitchen</td></tr>
<tr><td>G</td><td>Bathroom 1</td><td>66/F</td></tr>
<tr><td>M</td><td>Bathroom 1</td><td>2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F</td></tr>
<tr><td rowspan="3">Tower 5</td><td>A</td><td>Kitchen</td><td>2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F - 66/F</td></tr>
<tr><td>B</td><td>Kitchen</td><td>66/F</td></tr>
<tr><td>D</td><td>Kitchen</td><td>2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F</td></tr>
</table></td></tr>
<tr><td>(ii) Whether they are separate or communal meters for residential properties</td><td colspan="4">Separate Meter</td></tr>
</table>

Notes:
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.
2. 22/F and 41/F are refuge floors for all Towers.
3. Residential floor starts from 2/F for all Towers.

4. 雜項

<table>
<tr><th colspan="3">細項</th><th colspan="3">描述</th></tr>
<tr><td rowspan="3">(a)</td><td rowspan="3">升降機</td><td>(i)</td><td>品牌名稱</td><td colspan="2">迅達</td></tr>
<tr><td></td><td>產品型號</td><td colspan="2">SCHINDLER 7000</td></tr>
<tr><td></td><td>(ii) 升降機的數目及到達的樓層</td><td colspan="2"><table>
<tr><th>升降機數目</th><th>座</th><th>到達的樓層</th></tr>
<tr><td>1</td><td>第 1 座</td><td>地庫 2 樓、 地庫 1 樓、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 21樓、22 樓*、23 樓、25 樓至 33 樓、35 樓至 40 樓、41 樓*、42 樓、43樓、45 樓至 53 樓、55 樓至 63 樓及 65 樓至 68 樓

*電梯門只有在啟動相關消防員開關掣時才運作</td></tr>
<tr><td>5</td><td>第 1 座</td><td>地庫 2 樓、 地庫 1 樓、地下、2 樓、3 樓、5 樓至 12 樓、15 樓至 21樓、23 樓、25 樓至 33 樓、35 樓至 40 樓、42 樓、43 樓、45 樓至 53樓、55 樓至 63 樓及 65 樓至 68 樓</td></tr>
<tr><td>1</td><td>第 2 座</td><td>地庫 2 樓、 地庫 1 樓、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 21樓、22 樓*、23 樓、25 樓至 33 樓、35 樓至 40 樓、41 樓*、42 樓、43樓、45 樓至 53 樓、55 樓至 63 樓及 65 樓至 68 樓

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<tr><td>1</td><td>第 3 座</td><td>地庫 2 樓、 地庫 1 樓、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 21樓、22 樓*、23 樓、25 樓至 33 樓、35 樓至 40 樓、41 樓*、42 樓、 43 樓、45 樓至 53 樓、55 樓至 63 樓、65 樓及 66 樓

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<tr><td>1</td><td>第 5 座</td><td>地庫 2 樓、 地庫 1 樓、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 21樓、22 樓*、23 樓、25 樓至 33 樓、35 樓至 40 樓、41 樓*、42 樓、 43 樓、45 樓至 53 樓、55 樓至 63 樓、65 樓及 66 樓

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</table></td></tr>
</table>

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

備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 所有座數 22 樓及 41 樓為庇護層。
3. 所有座數住宅層由 2 樓開始。

4. 雜項

<table>
<tr><th colspan="2">細項</th><th colspan="2">描述</th></tr>
<tr><td rowspan="3">(a)</td><td rowspan="3">升降機</td><td>(i) 品牌名稱</td><td>迅達</td></tr>
<tr><td>產品型號</td><td>SCHINDLER 5500MRL</td></tr>
<tr><td>(ii) 升降機的數目及到達的樓層</td><td><table><tr><th>升降機數目</th><th>到達的樓層</th></tr><tr><td>2</td><td>地庫 2 樓、 地庫 1 樓、地下及 1 樓</td></tr><tr><td>1</td><td>地下及 1 樓</td></tr></table></td></tr>
<tr><td>(b)</td><td>信箱</td><td>用料</td><td>木</td></tr>
<tr><td rowspan="2">(c)</td><td rowspan="2">垃圾收集</td><td>(i) 垃圾收集的方法</td><td>由清潔工人收集垃圾</td></tr>
<tr><td>(ii) 垃圾房的位置</td><td>垃圾及物料回收室位於第 1 座、第 2 座、第 3 座及第 5 座每層住宅樓層 (每座 22 樓、41 樓及天台除外)
垃圾及物料回收房設於地庫 1 樓。</td></tr>
<tr><td rowspan="4">(d)</td><td rowspan="2">水錶</td><td>(i) 位置</td><td>每層住宅樓層之水錶櫃</td></tr>
<tr><td>(ii) 就住宅單位而言是獨立抑或公用的錶</td><td>獨立錶</td></tr>
<tr><td rowspan="2">電錶</td><td>(i) 位置</td><td>每層住宅樓層之電錶房</td></tr>
<tr><td>(ii) 就住宅單位而言是獨立抑或公用的錶</td><td>獨立錶</td></tr>
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賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
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3. 所有座數住宅層由 2 樓開始。

4. 雜項

<table>
<tr><th colspan="2">細項</th><th colspan="2">描述</th></tr>
<tr><td rowspan="2">(d)</td><td rowspan="2">氣體錶</td><td>(i) 位置</td><td>
<table>
<tr><th>座</th><th>單位</th><th>位置</th><th>樓層</th></tr>
<tr><td rowspan="11">第1座</td><td>A</td><td>廚房</td><td rowspan="3">2 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓、23 樓、25 樓至 33 樓、35 樓至 40 樓、 42 樓至 43 樓、45 樓至 53 樓、55 樓至 63 樓及 65 樓至 68 樓</td></tr>
<tr><td>B</td><td>廚房</td></tr>
<tr><td>C</td><td>廚房</td></tr>
<tr><td>D</td><td>廚房</td><td rowspan="4">2 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓、23 樓、25 樓至 33 樓、35 樓至 40 樓、 42 樓至 43 樓、45 樓至 53 樓、55 樓至 63 樓及 65 樓至 67 樓</td></tr>
<tr><td>E</td><td>廚房</td></tr>
<tr><td>F</td><td>廚房</td></tr>
<tr><td>G</td><td>廚房</td></tr>
<tr><td>H</td><td>廚房</td><td rowspan="3">2 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓、23 樓、25 樓至 33 樓、35 樓至 40 樓、42 樓至 43 樓、 45 樓至 53 樓及 55 樓至 62 樓</td></tr>
<tr><td>J</td><td>廚房</td></tr>
<tr><td>K</td><td>廚房</td></tr>
<tr><td rowspan="11">第2座</td><td>A</td><td>廚房</td><td rowspan="4">2 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓、23 樓、25 樓至 33 樓、35 樓至 40 樓、 42 樓至 43 樓、45 樓至 53 樓、55 樓至 63 樓及 65 樓至 68 樓</td></tr>
<tr><td>B</td><td>廚房</td></tr>
<tr><td>C</td><td>廚房</td></tr>
<tr><td>D</td><td>廚房</td></tr>
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<tr><td>F</td><td>廚房</td></tr>
<tr><td>G</td><td>廚房</td><td>2 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓、23 樓、25 樓至 33 樓、 35 樓至 40 樓、42 樓至 43 樓、45 樓至 53 樓及 55 樓至 63 樓</td></tr>
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<tr><td>J</td><td>廚房</td><td>2 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓、23 樓、25 樓至 33 樓及 35 樓至 40 樓</td></tr>
<tr><td rowspan="7">第3座</td><td>A</td><td>廚房</td><td>66樓</td></tr>
<tr><td>B</td><td>廚房</td><td>2 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓、23 樓、25 樓至 33 樓、35 樓至 40 樓、42樓至 43 樓、45 樓至 53 樓、55 樓至 63 樓及 65 樓至 66 樓</td></tr>
<tr><td>C</td><td>廚房</td><td>66樓</td></tr>
<tr><td>E</td><td>廚房</td><td rowspan="2">2 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓、23 樓、25 樓至 33 樓、35 樓至 40 樓、 42樓至 43 樓、45 樓至 53 樓、55 樓至 63 樓及 65 樓</td></tr>
<tr><td>F</td><td>廚房</td></tr>
<tr><td>G</td><td>浴室 1</td><td>66樓</td></tr>
<tr><td>M</td><td>浴室 1</td><td>2 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓、23 樓、25 樓至 33 樓、35 樓至 40 樓、42樓至 43 樓、45 樓至 53 樓、55 樓至 63 樓及 65 樓</td></tr>
<tr><td rowspan="3">第5座</td><td>A</td><td>廚房</td><td>2 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓、23 樓、25 樓至 33 樓、35 樓至 40 樓、42樓至 43 樓、45 樓至 53 樓、55 樓至 63 樓及 65 樓至 66 樓</td></tr>
<tr><td>B</td><td>廚房</td><td>66樓</td></tr>
<tr><td>D</td><td>廚房</td><td>2 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓、23 樓、25 樓至 33 樓、35 樓至 40 樓、42樓至 43 樓、45 樓至 53 樓、55 樓至 63 樓及 65 樓</td></tr>
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備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 所有座數 22 樓及 41 樓為庇護層。
3. 所有座數住宅層由 2 樓開始。

5. Security Facilities

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor intercom panels are provided at the entrance lobbies. Octopus card access control system is provided at the entrance lobbies, B1/F and B2/F lift lobbies for resident access. Video door phones are provided in all residential units.
	CCTV	CCTV system is provided at entrance lobbies, B1/F and B2/F lift lobbies, staircase exit, landscaped area and tower lifts connecting directly to the caretaker's counter at entrance lobbies and security control room. CCTV system is also provided at residential clubhouse and clubhouse lift connecting directly to clubhouse reception and security control room.
	Video door phone with panic alarm and door release function connecting to the caretaker's counter at the entrance lobbies is provided in all residential units.	
	For the location of video door phone, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".	

6. Appliances

Item	Description
Brand name and model number	Please refer to the "Appliances Schedule"

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

Notes:
1. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.
2. 22/F and 41/F are refuge floors for all Towers.
3. Residential floor starts from 2/F for all Towers.

5. 保安設施

細項	描述	
保安系統及設備（包括嵌入式的裝備的細節及其位置）	入口通道控制及保安系統	入口大堂設有訪客對講機系統。入口大堂、地庫 1 樓及地庫 2 樓升降機大堂設有八達通讀卡機供住客進出使用。所有住宅單位內設有門口視像對講機。
	閉路電視	入口大堂、地庫 1 樓及地庫 2 樓升降機大堂、樓梯出口、園景區及大廈內之升降機均設有閉路電視系統，直接連接入口大堂管理處及保安控制室。 住客會所及會所內之升降機均設有閉路電視系統，直接連接會所接待處及保安控制室。
	所有住宅單位均設有門口視像對講機配有警報掣及開門功能連接入口大堂管理處。	
	門口視像對講機位置，請參閱「住宅單位機電裝置數量說明表」。	

6. 設備

細項	描述
品牌名稱及產品型號	請參閱「設備說明表」

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

備註：
1. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。
2. 所有座數 22 樓及 41 樓為庇護層。
3. 所有座數住宅層由 2 樓開始。

Appliances Schedule - Kitchen
設備說明表 - 廚房

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1 第1座																			
			2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓及55樓至62樓										63/F and 65/F - 67/F 63樓及65樓至67樓							68/F 68樓		
			Unit 單位										Unit 單位							Unit 單位		
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	A	B	C
Induction Hob 電磁煮食爐	Miele	CS1212-1i	-	✓	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	✓	✓
Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	✓	-	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-	-	-
	Miele	DA3466HP	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele	DA3496HP	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
Wall-Mounted Cooker Hood 掛牆式抽油煙機	Miele	DA422-6C	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-
Built-in Washer-dryer 2 in 1 嵌入式2合1洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-	-	-
	Gaggenau	WD200140	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
Freestanding Washing Machine 獨立式洗衣機	Miele	WDD020	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-
Heat Pump Tumble Dryer 熱泵烘乾衣機	Miele	TDD120WP	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-
Built-in 2 Doors Refrigerator 嵌入式雙門雪櫃	Siemens 西門子	KI86NAF31K	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-	-	-
	Miele	KFNS 37232iD	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele	KF1801Vi	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	✓	✓
Domino Town Gas Double Burner 雙頭煤氣煮食爐	Siemens 西門子	ER326BB90X	✓	-	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-	-	-
	Miele	CS1013-1	-	✓	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	✓	✓

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Kitchen
設備説明表 - 廚房

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1 第1座																		
			2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓及55樓至62樓										63/F and 65/F - 67/F 63樓及65樓至67樓							68/F 68樓		
			Unit 單位										Unit 單位							Unit 單位		
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	A	B	C
Domino Town Gas Wok Burner 單頭煤氣煮食爐	Siemens 西門子	ER326AB92X	✓	-	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-	-	-
	Miele	CS1018G	-	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
	Miele	CS1028G	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-
Built-in Combination Steam Oven 嵌入式蒸焗爐	Siemens 西門子	CS656GBS1B	✓	-	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-	-	-
	Miele	DGC6400	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Built-in Steam Oven 嵌入式蒸爐	Miele	DG6200	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
	Miele	DG6401	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-
Built-in Oven 嵌入式焗爐	Miele	H6260B	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
	Miele	H6290B	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-
Wine Cellar 酒櫃	Vinvautz	VZ07BI	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Vinvautz	VZ18BUP	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Vinvautz	VZ18BUPL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
	Miele	KWT1612Vi	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-
Warming Drawer 暖碗碟機	Miele	ESW6114	-	✓	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	✓	✓
Dishwasher 洗碗碟機	Miele	G6660SCVi	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	✓	✓
Coffee Machine 咖啡機	Miele	CVA6401	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	✓	✓
Built-under Fridge 嵌入式雪櫃	Miele	K31222Ui	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Kitchen
設備說明表 - 廚房

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座																
			2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓及35樓至40樓									42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、45樓至53樓及55樓至58樓							
			Unit 單位									Unit 單位							
			A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H
Induction Hob 電磁煮食爐	Miele	CS1212-1i	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	-	✓	-	✓	✓	✓	✓	✓	✓	-	✓	-	✓	✓	✓	✓	✓
	Miele	DA3466HP	✓	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	-
	Miele	DA3496HP	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Built-in Washer-dryer 2 in 1 嵌入式2合1洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
	Gaggenau	WD200140	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Built-in 2 Doors Refrigerator 嵌入式雙門雪櫃	Siemens 西門子	KI86NAF31K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
	Miele	KF1801Vi	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Domino Town Gas Double Burner 雙頭煤氣煮食爐	Siemens 西門子	ER326BB90X	-	✓	-	✓	✓	✓	✓	✓	✓	-	✓	-	✓	✓	✓	✓	✓
	Miele	CS1013-1	✓	-	✓	-	-	-	-	-	-	✓	-	✓	-	-	-	-	-
Domino Town Gas Wok Burner 單頭煤氣煮食爐	Siemens 西門子	ER326AB92X	-	✓	-	✓	✓	✓	✓	✓	✓	-	✓	-	✓	✓	✓	✓	✓
	Miele	CS1018G	✓	-	✓	-	-	-	-	-	-	✓	-	✓	-	-	-	-	-
Built-in Combination Steam Oven 嵌入式蒸焗爐	Siemens 西門子	CS656GBS1B	-	✓	-	✓	✓	✓	✓	✓	✓	-	✓	-	✓	✓	✓	✓	✓
	Miele	DGC6400	✓	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	-
Built-in Steam Oven 嵌入式蒸爐	Miele	DG6200	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Built-in Oven 嵌入式焗爐	Miele	H6260B	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Kitchen
設備説明表 - 廚房

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座																
			2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓及35樓至40樓									42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、45樓至53樓及55樓至58樓							
			Unit 單位									Unit 單位							
			A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H
Wine Cellar 酒櫃	Vinvautz	VZ07BI	✓	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	-
	Vinvautz	VZ18BUP	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Warming Drawer 暖碗碟機	Miele	ESW6114	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Dishwasher 洗碗碟機	Miele	G6660SCVi	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Coffee Machine 咖啡機	Miele	CVA6401	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-

Notes:
1. The symbol “-” as shown in the above table denotes “Not provided” or “Not applicable”.
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Kitchen
設備説明表 - 廚房

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座																	
			59/F - 63/F 59樓至63樓							65/F - 67/F 65樓 至67樓						68/F 68樓			
			Unit 單位							Unit 單位						Unit 單位			
			A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D
Induction Hob 電磁煮食爐	Miele	CS1212-1i	-	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	✓
Wall-Mounted Cooker Hood 掛牆式抽油煙機	Miele	DA422-6C	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	-	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	-
	Miele	DA3466HP	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele	DA3496HP	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Built-in Washer-dryer 2 in 1 嵌入式2合1洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	-
	Gaggenau	WD200140	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Freestanding Washing Machine 獨立式洗衣機	Miele	WDD020	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Heat Pump Tumble Dryer 熱泵烘乾衣機	Miele	TDD120WP	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Built-in 2 Doors Refrigerator 嵌入式雙門雪櫃	Siemens 西門子	KI86NAF31K	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	-
	Miele	KFNS 37232iD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Miele	KF1801Vi	-	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Domino Town Gas Double Burner 雙頭煤氣煮食爐	Siemens 西門子	ER326BB90X	-	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	-
	Miele	CS1013-1	✓	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	✓
Domino Town Gas Wok Burner 單頭煤氣煮食爐	Siemens 西門子	ER326AB92X	-	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	-
	Miele	CS1018G	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Miele	CS1028G	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-

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3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

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3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Kitchen
設備説明表 - 廚房

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座																
			59/F - 63/F 59樓至63樓							65/F - 67/F 65樓 至67樓						68/F 68樓			
			Unit 單位							Unit 單位						Unit 單位			
			A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D
Built-in Combination Steam Oven 嵌入式蒸焗爐	Siemens 西門子	CS656GBS1B	-	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	-
	Miele	DGC6400	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Built-in Steam Oven 嵌入式蒸爐	Miele	DG6200	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Miele	DG6401	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Built-in Oven 嵌入式焗爐	Miele	H6260B	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Miele	H6290B	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Wine Cellar 酒櫃	Vinvautz	VZ07BI	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Vinvautz	VZ18BUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
	Miele	KWT6322UG	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele	KWT1612Vi	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Warming Drawer 暖碗碟機	Miele	ESW6114	-	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	✓
Dishwasher 洗碗機	Miele	G6660SCVi	-	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	✓
Coffee Machine 咖啡機	Miele	CVA6401	-	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Built-under Fridge 嵌入式雪櫃	Miele	K31222Ui	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-

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2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註:
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備,便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Kitchen
設備説明表 - 廚房

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 3 第3座																	
			2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓										66/F 66樓						
			Unit 單位											Unit 單位						
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G
Domino FlexInduction Hob 嵌入式電磁煮食爐	Siemens 西門子	EX375FXB1E	✓	-	✓	✓	-	-	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓
Induction Hob 電磁煮食爐	Miele	CS1212-1i	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-
Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	✓	-	✓	✓	-	✓	✓	-	-	-	-	✓	-	-	-	-	-	-	✓
	Miele	DA3466HP	-	✓	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele	DA3496HP	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-
Canopy Cooker Hood 天花式抽油煙機	Siemens 西門子	LB55564GB	-	-	-	-	-	-	-	✓	✓	✓	✓	-	-	-	-	✓	✓	✓	
Built-in Washer-dryer 2 in 1 嵌入式2合1洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓
	Gaggenau	WD200140	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-
Built-in 2 Doors Refrigerator 嵌入式雙門雪櫃	Siemens 西門子	KI86NAF31K	-	✓	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele	KF1801Vi	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-
Built-in 1 Door Refrigerator 嵌入式單門雪櫃	Siemens 西門子	KI24LV20HK	✓	-	✓	✓	-	-	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓
Domino Town Gas Double Burner 雙頭煤氣煮食爐	Siemens 西門子	ER326BB90X	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele	CS1013-1	-	✓	-	-	✓	--	-	-	-	-	-	-	✓	✓	✓	-	-	-	-
Domino Town Gas Wok Burner 單頭煤氣煮食爐	Siemens 西門子	ER326AB92X	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miele	CS1018G	-	✓	-	-	✓		-	-	-	-	-	-	✓	✓	✓	-	-	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Kitchen
設備說明表 - 廚房

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 3 第3座																		
			2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓											66/F 66樓						
			Unit 單位											Unit 單位							
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G
Built-in Combination Steam Oven 嵌入式蒸焗爐	Siemens 西門子	CS656GBS1B	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓
	Miele	DGC6400	-	✓	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Built-in Steam Oven 嵌入式蒸爐	Miele	DG6200	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-
Built-in Oven 嵌入式焗爐	Miele	H6260B	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-
Wine Cellar 酒櫃	Vinvautz	VZ07BI	-	✓	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Vinvautz	VZ18BUP	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-
Warming Drawer 暖碗碟機	Miele	ESW6114	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-
Dishwasher 洗碗碟機	Miele	G6660SCVi	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-
Coffee Machine 咖啡機	Miele	CVA6401	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-

Notes:
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2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
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3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Kitchen
設備説明表 - 廚房

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 5 第5座																								
			2/F - 3/F, 5/F - 12/F and 15/F - 21/F 2樓至3樓、5樓至12樓及15樓 至 21樓												23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 23樓、25樓至33樓、35樓至40樓、 42樓至43樓、45樓至53樓、55樓至63樓及65樓														
			Unit 單位												Unit 單位												
			A	B	C	D	E	F	G	H	J	K	L	M	N	A	B	C	D	E	F	G	H	J	K	L	M	N
Domino FlexInduction Hob 嵌入式電磁煮食爐	Siemens 西門子	EX375FXB1E	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	✓	✓	✓	✓	✓	✓	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	-	✓	-	-	-	-	✓
Canopy Cooker Hood 天花式抽油煙機	Siemens 西門子	LB55564GB	-	-	-	-	-	-	✓	-	✓	✓	✓	✓	-	-	-	-	-	-	-	✓	-	✓	✓	✓	✓	-
Built-in Washer-dryer 2 in 1 嵌入式2合1洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Built-in 2 Doors Refrigerator 嵌入式雙門雪櫃	Siemens 西門子	KI86NAF31K	✓	-	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	-	-	-	-
Built-in 1 Door Refrigerator 嵌入式單門雪櫃	Siemens 西門子	KI24LV20HK	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Domino Town Gas Double Burner 雙頭煤氣煮食爐	Siemens 西門子	ER326BB90X	✓	-	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	-	-	-	-
Domino Town Gas Wok Burner 單頭煤氣煮食爐	Siemens 西門子	ER326AB92X	✓	-	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-	-	-	-	-	-
Built-in Combination Steam Oven 嵌入式蒸焗爐	Siemens 西門子	CS656GBS1B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
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3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Kitchen
設備説明表 - 廚房

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 5 第5座									
			66/F 66樓									
			Unit 單位									
			A	B	C	D	E	F	G	H	J	K
Domino FlexInduction Hob 嵌入式電磁煮食爐	Siemens 西門子	EX375FXB1E	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Induction Hob 電磁煮食爐	Miele	CS1212-1i	✓	✓	-	-	-	-	-	-	-	-
Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	-	-	✓	-	✓	-	-	-	-	✓
	Miele	DA3496HP	-	✓	-	-	-	-	-	-	-	-
Canopy Cooker Hood 天花式抽油煙機	Siemens 西門子	LB55564GB	-	-	-	✓	-	✓	✓	✓	✓	-
	Miele	DA6698D	✓	-	-	-	-	-	-	-	-	-
Built-in Washer-dryer 2 in 1 嵌入式2合1洗衣乾衣機	Siemens 西門子	WK14D321HK	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	Gaggenau	WD200140	✓	✓	-	-	-	-	-	-	-	-
Built-in 2 Doors Refrigerator 嵌入式雙門雪櫃	Siemens 西門子	KI86NAF31K	-	-	-	-	-	-	-	-	-	-
	Miele	KFNS 37232iD	-	-	-	-	-	-	-	-	-	-
	Miele	KF1801Vi	✓	✓	-	-	-	-	-	-	-	-
Built-in 1 Door Refrigerator 嵌入式單門雪櫃	Siemens 西門子	KI24LV20HK	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Domino Town Gas Double Burner 雙頭煤氣煮食爐	Miele	CS1013-1	✓	✓	-	-	-	-	-	-	-	-
Domino Town Gas Wok Burner 單頭煤氣煮食爐	Miele	CS1018G	✓	✓	-	-	-	-	-	-	-	-
Built-in Combination Steam Oven 嵌入式蒸焗爐	Siemens 西門子	CS656GBS1B	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Built-in Steam Oven 嵌入式蒸爐	Miele	DG6200	✓	✓	-	-	-	-	-	-	-	-
Built-in Oven 嵌入式焗爐	Miele	H6260B	✓	✓	-	-	-	-	-	-	-	-

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3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

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3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Kitchen
設備説明表 - 廚房

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 5 第5座									
			66/F 66樓									
			Unit 單位									
			A	B	C	D	E	F	G	H	J	K
Wine Cellar 酒櫃	Vinvautz	VZ18BUP	✓	✓	-	-	-	-	-	-	-	-
Warming Drawer 暖碗碟機	Miele	ESW6114	✓	✓	-	-	-	-	-	-	-	-
Dishwasher 洗碗碟機	Miele	G6660SCVi	✓	✓	-	-	-	-	-	-	-	-
Coffee Machine 咖啡機	Miele	CVA6401	✓	✓	-	-	-	-	-	-	-	-

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3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

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2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
				Living Room/ Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房
Tower 1 第1座	2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 2樓至3樓、5樓至12樓、 15樓至21樓、23樓、 25樓至33樓、 35樓至40樓、 42樓至43樓、 45樓至53樓及 55樓至62樓	TOSHIBA 東芝	A	RAS-22N3KV-HK/ RAS-22N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			B	RAS-B22N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-B22N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	RAS-13N3KV-HK/ RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Dining Room) (與飯廳共用室外機)
				RAS-B22N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Utility Room) (與雜物房共用室外機)					
			C	RAS-B22N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B10N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-
			D	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Dining Room) (與飯廳共用室外機)	-	-
				RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)					
			E	RAS-22N3KV-HK/ RAS-22N3AV-HK	RAS-13N3KV-HK/ RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	-	-
			F	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-

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3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

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3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
				Living Room/ Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房
Tower 1 第1座	2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 2樓至3樓、5樓至12樓、 15樓至21樓、23樓、 25樓至33樓、 35樓至40樓、 42樓至43樓、 45樓至53樓及 55樓至62樓	TOSHIBA 東芝	G	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			H	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			J	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			K	RAS-22N3KV-HK/ RAS-22N3AV-HK	RAS-B13N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B13N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

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3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機) Living Room/ Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Bedroom 5 睡房 5	Utility Room 雜物房
Tower 1 第1座	63/F and 65/F - 67/F 63樓及65樓至67樓	DAIKIN 大金	A	FXDP56-QPVC x 2/ RJZQ5AAV (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 4 & Bedroom 5) (與睡房4及睡房5共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3) (與睡房3共用室外機)	FXAQ25-PVE/ FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2) (與睡房2共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 5 & Master Bedroom) (與睡房5及主人睡房共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 4 & Master Bedroom) (與睡房4及主人睡房共用室外機)	FXAQ25-PVE/ RJZQ5AAV (Shared Outdoor Unit with Dinning Room) (與飯廳共用室外機)
				FXDP56-QPVC x 2/ RJZQ5AAV (Shared Outdoor Unit with Utility Room) (與雜物房共用室外機)	FXAQ25-PVE/ RJZQ5AAV (Shared Outdoor Unit with Living Room) (與客廳共用室外機)					
		TOSHIBA 東芝	B	RAS-22N3KV-HK/ RAS-22N3AV-HK	RAS-13N3KV-HK/ RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E- (Shared Outdoor Unit with Bedroom 3) (與睡房3共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房2共用室外機)	-	-	-
			C	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-	-
			D	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註:
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3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)						
				Living Room/ Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Bedroom 5 睡房 5	Utility Room 雜物房
Tower 1 第1座	63/F and 65/F - 67/F 63樓及65樓至67樓	TOSHIBA 東芝	E	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-	-
			F	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-	-
			G	RAS-22N3KV-HK/ RAS-22N3AV-HK	RAS-B13N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B13N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-	-

Notes:
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2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

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Appliances Schedule - Air-Conditioning
設備說明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)							
				Living Room/ Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Bedroom 5 睡房 5	Utility Room 雜物房	Internal Staircase 內置樓梯
Tower 1 第1座	68/F 68樓	DAIKIN 大金	A	FXDP56-QPVC x 2/ RJZQ4AAV	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Utility Room & Internal Staircase) (與雜物房及內置樓梯共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3) (與睡房3共用室外機)	FXAQ25-PVE/ FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 5 & Master Bedroom) (與睡房 5及主人睡房共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 4 & Master Bedroom) (與睡房 4及主人睡房共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom & Internal Staircase) (與主人睡房及內置樓梯共用室外機)	FXDP28QPVC/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom & Utility Room) (與主人睡房及雜物房共用室外機)
				FXDP56-QPVC x 2/ RJZQ4AAV	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 4 & Bedroom 5) (與睡房 4及睡房 5共用室外機)						
			B	FXDP56-QPVC x 2/ RJZQ4AAV	FXAQ25-PVE/ FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2 & Internal Staircase) (與睡房 2及內置樓梯共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom & Internal Staircase) (與主人睡房及內置樓梯房共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 4 & Utility Room) (與睡房 4及雜物房共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3 & Utility Room) (與睡房 3及雜物房共用室外機)	-	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3 & Bedroom 4) (與睡房 3及睡房 4共用室外機)	FXDP28QPVC/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom & Bedroom 2) (與主人睡房及睡房2共用室外機)
			C	FXDP56-QPVC x 2/ RJZQ4AAV	FXAQ25-PVE/ FXAQ32-PVE/ RJZQ4AAV	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3 & Utility Room) (與睡房 3及雜物房共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2 & Utility Room) (與睡房 2及雜物房共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Dining Room & Internal Staircase) (與飯廳及內置樓梯共用室外機)	-	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2 & Bedroom 3) (與睡房 2及睡房 3共用室外機)	FXDP28QPVC/ RJZQ4AAV (Shared Outdoor Unit with Dining Room & Bedroom 4) (與飯廳及睡房 4共用室外機)
				FXDP56-QPVC / RJZQ4AAV (Shared Outdoor Unit with Bedroom 4 & Internal Staircase) (與睡房 4及內置樓梯共用室外機)							

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Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機) Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房
Tower 2 第2座	2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F 2樓至3樓、 5樓至12樓、 15樓至21樓、 23樓、25樓至33樓及 35樓至40樓	TOSHIBA 東芝	A	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Dining Room) (與飯廳共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-
				RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)					
			B	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	-	-
			C	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Dining Room) (與飯廳共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-
				RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)					
			D	RAS-22N3KV-HK/ RAS-22N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			E	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			F	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-

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3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

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Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
				Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房
Tower 2 第2座	2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F 2樓至3樓、 5樓至12樓、 15樓至21樓、 23樓、25樓至33樓及 35樓至40樓	TOSHIBA 東芝	G	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			H	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			J	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-13N3KV-HK/ RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	-	-

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3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

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Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機) Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房
Tower 2 第2座	42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、 45樓至53樓及 55樓至58樓	TOSHIBA 東芝	A	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Dining Room) (與飯廳共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-
				RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)					
			B	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-13N3KV-HK/ RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	-	-
		DAIKIN 大金	C	FXDP56-QPVC x 2/ RJZQ4AAV	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 4) (與睡房 4共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3 & Utility Room) (與睡房 3 及 雜物房共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2 & Utility Room) (與睡房 2 及 雜物房共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom) (與主人睡房 共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2 & Bedroom 3) (與睡房 2及睡房 3共用室外機)

Notes:
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2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

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3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
				Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房
Tower 2 第2座	42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、 45樓至53樓及 55樓至58樓	TOSHIBA 東芝	D	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			E	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			F	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			G	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			H	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-13N3KV-HK/ RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	-	-

Notes:
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3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註:
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3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機) Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房
Tower 2 第2座	59/F - 63/F 59樓至63樓	TOSHIBA 東芝	A	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Dining Room) (與飯廳共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-
				RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)					
		DAIKIN 大金	B	FXDP56-QPVC x2 / RJZQ4AAV	FXAQ25-PVE / FXAQ32-PVE / RJZQ4AAV	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Dining Room & Utility Room) (與飯廳及雜物房共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Dining Room & Bedroom 4) (與飯廳及睡房 4共用室外機)
				FXDP56-QPVC / RJZQ4AAV (Shared Outdoor Unit with Bedroom 4 & Utility Room) (與睡房4及雜物房共用室外機)					
		TOSHIBA 東芝	C	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			D	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			E	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			F	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			G	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-13N3KV-HK/ RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	-	-

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Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機) Living Room / Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Bedroom 5 睡房 5	Utility Room 雜物房
Tower 2 第2座	65/F - 67/F 65樓至67樓	DAIKIN 大金	A	FXDP56-QPVC x 2 / RJZQ4AAV	FXAQ32-PVE x 2/ RJZQ4AAV	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3) (與睡房 3 共用室外機)	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2) (與睡房 2 共用室外機)	FXAQ25-PVE/ FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Dining Room) (與飯廳共用室外機)	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Dining Room & Utility Room) (與飯廳及雜物房共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Dining Room & Bedroom 5) (與飯廳及睡房 5 共用室外機)
				FXDP56-QPVC/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 5 & Utility Room) (與睡房 5及雜物房共用室外機)						
				FXDP56-QPVC/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 4) (與睡房 4共用室外機)						
		TOSHIBA 東芝	B	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-	-
			C	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-	-

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Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)						
				Living Room/ Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Bedroom 5 睡房 5	Utility Room 雜物房
Tower 2 第2座	65/F - 67/F 65樓至67樓	TOSHIBA 東芝	D	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2 共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房 共用室外機)	-	-	-	-
			E	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2 共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房 共用室外機)	-	-	-	-
			F	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-13N3KV-HK/ RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3 共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2 共用室外機)	-	-	-

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3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

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Appliances Schedule - Air-Conditioning
設備說明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機) Living Room/ Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Bedroom 5 睡房 5	Utility Room 雜物房	Internal Staircase 內置樓梯
Tower 2 第2座	68/F 68樓	DAIKIN 大金	A	FXDP56-QPVC x 2/ RJZQ4AAV	FXAQ32-PVE x 2/ RJZQ4AAV (Shared Outdoor Unit with Internal Staircase) (與內置樓梯共用室外機)	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2) (與睡房 2 共用室外機)	FXAQ25-PVE/ FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Dining Room (與飯廳共用室外機)	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Dining Room & Utility Room) (與飯廳及雜物房共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Dining Room & Bedroom 5) (與飯廳及睡房 5 共用室外機)	FXDP28QPVC/ RJZQ4AAV (Shared Outdoor Unit with Master Room) (與主人睡房共用室外機)
				FXDP56-QPVC/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 5 & Utility Room) (與睡房 5及雜物房共用室外機)							
				FXDP56-QPVC/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 4) (與睡房 4共用室外機)							
		TOSHIBA 東芝	B	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2 共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-	-	-
		DAIKIN 大金	C	FXAQ32-PVE / RJZQ4AAV (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2) (與睡房 2 共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom) (主人睡房共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Dining Room) (與飯廳共用室外機)	-
				FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Utility Room) (與雜物房共用室外機)							
			D	FXDP56-QPVC x 2/ RJZQ4AAV	FXAQ25-PVE/ FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2) (與睡房 2 共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 4, Utility Room & Internal Staircase) (與睡房 4, 雜物房及內置樓梯共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3, Utility Room & Internal Sthaircase) (與睡房 3, 雜物房及內置樓梯共用室外機)	-	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3, Bedroom 4 & Internal Staircase) (與睡房 3, 睡房 4 及內置樓梯共用室外機)	FXDP28QPVC/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3, Bedroom 4 & Utility Room) (與睡房 3, 睡房 4 及雜物房共用室外機)

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Appliances Schedule - Air-Conditioning
設備說明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機) Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房
Tower 3 第3座	2/F 2樓	TOSHIBA 東芝	A	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			B	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機) RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-13N3KV-HK/ RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Dining Room) (與飯廳共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-
			C	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			D	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			E	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機) RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Dining Room) (與飯廳共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-
			F	RAS-22N3KV-HK/ RAS-22N3AV-HK	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-13N3KV-HK/ RAS-13N3AV-HK	-	-	-

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Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
				Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房
Tower 3 第3座	2/F 2樓	TOSHIBA 東芝	G	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			H	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			J	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			K	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			L	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			M	RAS-18N3KV-HK/ RAS-18N3AV-H	RAS-B22N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-

Notes:
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3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

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3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機) Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房
Tower 3 第3座	3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 3樓、5樓至12樓、 15樓至21樓、 23樓、25樓至33樓、 35樓至40樓、 42樓至43樓、 45樓至53樓、 55樓至63樓及 65樓	TOSHIBA 東芝	A	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			B	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機) RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-13N3KV-HK/ RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Dining Room) (與飯廳共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-
			C	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			D	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			E	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機) RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Dining Room) (與飯廳共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-

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Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機) Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房
Tower 3 第3座	3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 3樓、5樓至12樓、 15樓至21樓、 23樓、25樓至33樓、 35樓至40樓、 42樓至43樓、 45樓至53樓、 55樓至63樓及 65樓	TOSHIBA 東芝	F	RAS-22N3KV-HK/ RAS-22N3AV-HK	RAS-13N3KV-HK/ RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	-	-
			G	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			H	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			J	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			K	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			L	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			M	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B22N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-

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Appliances Schedule - Air-Conditioning
設備說明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機) Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房	Internal Staircase 內置樓梯
Tower 3 第3座	66/F 66樓	DAIKIN 大金	A	FXDP56-QPVC x 2/ RJZQ4AAV	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 4 & Internal Staircase) (與睡房 4及內置樓梯共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3 & Utility Room) (與睡房 3及雜物房共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2 & Utility Room) (與睡房 2及雜物房共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom & Internal Staircase) (與主人睡房及內置樓梯共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2 & Bedroom 3) (與睡房 2及睡房 3共用室外機)	FXDP28QPVC/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom & Bedroom 4) (與主人睡房及睡房 4共用室外機)
			B	FXDP56-QPVC x 2/ RJZQ4AAV	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 4) (與睡房 4共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Internal Staircase) (與內置樓梯共用室外機)	FXDP28QPVC/ RJZQ4AAV (Shared Outdoor Unit with Utility Room) (與雜物房共用室外機)
			C	FXDP56-QPVC x 2/ RJZQ4AAV	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3 & Bedroom 4) (與睡房 3及睡房 4共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Utility Room & Internal Staircase) (與雜物房及內置樓梯共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom & Bedroom 4) (與主人睡房及睡房 4及共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom & Bedroom 3) (與主人睡房及睡房 3共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2 & Internal Staircase) (與睡房 2及內置樓梯共用室外機)	FXDP28QPVC/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2 & Utility Room) (與睡房 2及雜物房共用室外機)

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Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)						
				Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房	Internal Staircase 內置樓梯
Tower 3 第3座	66/F 66樓	TOSHIBA 東芝	D	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-	
			E	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-	
			F	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-	
			G	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B22N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-	

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Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機) Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房
Tower 5 第5座	2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 2樓至3樓、 5樓至12樓、 15樓至21樓、 23樓、25樓至33樓、 35樓至40樓、 42樓至43樓、 45樓至53樓、 55樓至63樓及65樓	TOSHIBA 東芝	A	RAS-22N3KV-HK/ RAS-22N3AV-HK	RAS-13N3KV-HK/ RAS-13N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	-	-
			B	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			C	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	-	-	-
			D	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2) (與睡房 2共用室外機) RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 3) (與睡房 3共用室外機)	RAS-18N3KV-HK/ RAS-18N3AV-HK	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Dining Room) (與飯廳共用室外機)	-	-
			E	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			F	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-

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				Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房
Tower 5 第5座	2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 2樓至3樓、 5樓至12樓、 15樓至21樓、 23樓、25樓至33樓、 35樓至40樓、 42樓至43樓、 45樓至53樓、 55樓至63樓及65樓	TOSHIBA 東芝	G	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			H	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			J	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			K	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			L	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			M	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-
			N	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-

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備註:
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備,便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Air-Conditioning
設備說明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機) Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房	Internal Staircase 內置樓梯
Tower 5 第5座	66/F 66樓	DAIKIN 大金	A	FXDP56-QPVC x 2 / RJZQ5AAV	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 4 & Internal Staircase) (與睡房 4及內置樓梯共用室外機)	FXAQ32-PVE/ RJZQ5AAV (Shared Outdoor Unit with Bedroom 3 & Utility Room) (與睡房 3及雜物房共用室外機)	FXAQ25-PVE/ RJZQ5AAV (Shared Outdoor Unit with Bedroom 2 & Utility Room) (與睡房 2及雜物房共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom & Internal Staircase) (與主人睡房及內置樓梯共用室外機)	FXAQ25-PVE/ RJZQ5AAV (Shared Outdoor Unit with Bedroom 2 & Bedroom 3) (與睡房 2及睡房 3共用室外機)	FXDP28QPVC/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom & Bedroom 4) (與主人睡房及睡房 4共用室外機)
			B	FXDP56-QPVC x 2 / RJZQ5AAV	FXAQ50-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 3 & Bedroom 4) (與睡房 3及睡房 4共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Utility Room & Internal Staircase) (與雜物房及內置樓梯共用室外機)	FXAQ32-PVE/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom & Bedroom 4) (與主人睡房及睡房 4共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Master Bedroom & Bedroom 3) (與主人睡房及睡房 3共用室外機)	FXAQ25-PVE/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2 & Internal Staircase) (與睡房 2及內置樓梯共用室外機)	FXDP28QPVC/ RJZQ4AAV (Shared Outdoor Unit with Bedroom 2 & Utility Room) (與睡房 2及雜物房共用室外機)
		TOSHIBA 東芝	C	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-	-
			D	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-	-
			E	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註:
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備 , 便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Air-Conditioning
設備説明表-冷氣機設備

Tower 座	Floor 樓層	Brand Name 品牌	Unit 單位	Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)						
				Living Room/Dining Room (if any) 客廳 / 飯廳(如有)	Master Bedroom 主人睡房	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Bedroom 4 睡房 4	Utility Room 雜物房	Internal Staircase 內置樓梯
Tower 5 第5座	66/F 66樓	TOSHIBA 東芝	F	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)	-	-	-	-	
			G	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-	
			H	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-	
			J	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-	
			K	RAS-B13N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Master Bedroom) (與主人睡房共用室外機)	RAS-B10N3KV2-E/ RAS-2M18S3AV-E (Shared Outdoor Unit with Living Room) (與客廳共用室外機)	-	-	-	-	

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註:
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備 , 便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Exhaust Fan
設備説明表-抽氣扇設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1 第1座																				
				2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓及55樓至62樓										63/F and 65/F - 67/F 63樓及65樓至67樓							68/F 68樓		
				Unit 單位										Unit 單位							Unit 單位		
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	A	B	C
Kitchen 廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF150L	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-	-	-
Kitchen 廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	✓	✓
Master Bathroom 主人浴室	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	✓	✓
Master Bathroom 主人浴室	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 1 浴室1	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	✓	-	✓	-	-	-	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓	-	-	-
Bathroom 1 浴室1	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-
Bathroom 1 浴室1	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	✓	-	✓	-	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-	-	-
Bathroom 2 浴室2	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	✓	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	✓	✓
Bathroom 2 浴室2	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-
Bathroom 2 浴室2	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 3 浴室3	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	✓	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	✓	✓
Bathroom 3 浴室3	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Exhaust Fan
設備説明表-抽氣扇設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1 第1座																					
				2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓及55樓至62樓										63/F and 65/F - 67/F 63樓及65樓至67樓							68/F 68樓		
				Unit 單位										Unit 單位							Unit 單位		
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	A	B	C
Bathroom 4 浴室4	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-
Bathroom 4 浴室4	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-
Lavatory 洗手間	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125D	-	✓	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	✓	✓
Lavatory 洗手間	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Powder Room 化妝間	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-
Powder Room 化妝間	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-

Notes:
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2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Exhaust Fan
設備說明表-抽氣扇設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座															
				2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓及35樓至40樓									42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、45樓至53樓及55樓至58樓							
				Unit 單位									Unit 單位						
				A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H
Kitchen 廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Kitchen 廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF150L	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
Master Bathroom 主人浴室	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Master Bathroom 主人浴室	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	✓	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	-
Bathroom 1 浴室1	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	✓	-		✓	✓	✓	-	-	-	✓	-	✓	✓	✓	-	-
Bathroom 1 浴室1	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	-	-	✓	-	-	-	✓	✓	-	-	-	-	-	-	✓	✓
Bathroom 1 浴室1	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	✓	-	✓	✓	✓	✓	✓	✓	-	✓	-	✓	✓	✓	✓	✓
Bathroom 2 浴室2	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 2 浴室2	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	✓	✓	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-	-
Bathroom 2 浴室2	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	-	✓	-	-	-	-	-	✓	-	-	-	-	-	-	-	✓
Bathroom 2 浴室2	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	✓	-	✓	-	-	-	-	-	-	✓	-	✓	-	-	-	-	-
Bathroom 3 浴室3	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-

Notes:
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2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
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2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Exhaust Fan
設備說明表-抽氣扇設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座															
				2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓及35樓至40樓									42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、45樓至53樓及55樓至58樓							
				Unit 單位									Unit 單位						
				A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H
Bathroom 3 浴室3	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 4 浴室4	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 4 浴室4	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 4 浴室4	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 5 浴室5	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lavatory 洗手間	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125D	✓	-	-	-	-	-	-	-	-	✓	-	✓	-	-	-	-	-
Powder Room 化妝間	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:
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3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

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2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Exhaust Fan
設備説明表-抽氣扇設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座																
				59/F - 63/F 59樓至63樓							65/F - 67/F 65樓 至67樓						68/F 68樓			
				Unit 單位							Unit 單位						Unit 單位			
				A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D
Kitchen 廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	✓	✓
Kitchen 廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF150L	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-	✓	-	-
Master Bathroom 主人浴室	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	✓
Master Bathroom 主人浴室	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
Master Bathroom 主人浴室	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 1 浴室1	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	✓	✓	✓	-	-	-	✓	✓	✓	-	-	-	✓	-	-
Bathroom 1 浴室1	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	-	-	-	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-
Bathroom 1 浴室1	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-	✓	-	-
Bathroom 2 浴室2	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 2 浴室2	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	✓	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	✓	✓
Bathroom 2 浴室2	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-	-
Bathroom 2 浴室2	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	✓	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	✓	-
Bathroom 3 浴室3	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	✓
Bathroom 3 浴室3	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Exhaust Fan
設備說明表-抽氣扇設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座																
				59/F - 63/F 59樓至63樓							65/F - 67/F 65樓 至67樓						68/F 68樓			
				Unit 單位							Unit 單位						Unit 單位			
				A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D
Bathroom 4 浴室4	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Bathroom 4 浴室4	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 4 浴室4	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 5 浴室5	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Lavatory 洗手間	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125D	✓	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	✓
Powder Room 化妝間	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Exhaust Fan
設備說明表-抽氣扇設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 3 第3座																		
				2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓											66/F 66樓						
				Unit 單位													Unit 單位						
				A	B	C	D	E	F	G	H	J	K	L	M		A	B	C	D	E	F	G
Kitchen 廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	-	-	-	-	-	-	-	-	-	-	-		✓	✓	✓	-	-	-	-
Kitchen 廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF150L	-	✓	-	-	✓	✓	-	-	-	-	-	-		-	-	-	-	-	-	-
Open Kitchen 開放式廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200B	✓	-	✓	✓	-	-	✓	✓	✓	✓	✓	✓		-	-	-	✓	✓	✓	✓
Master Bathroom 主人浴室	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	-	-	-	-	-	-	-	-	-	-	-		✓	✓	✓	-	-	-	-
Master Bathroom 主人浴室	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	✓	-	-	-	-	-		-	-	-	-	-	-	-
Master Bathroom 主人浴室	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	✓	-	-	✓	-	-	-	-	-	-	-		-	-	-	-	-	-	-
Master Bathroom 主人浴室	Thermos ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	-	-	-	-	-	✓	-	-	-	-	-		-	-	-	-	-	-	-
Bathroom 1 浴室1	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	✓	-	✓	✓	-	✓	-	✓	✓	✓	✓	-		-	-	-	✓	✓	✓	-
Bathroom 1 浴室1	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	-	-	-	-	-	-	-	-	-	-	✓		-	-	-	-	-	-	✓
Bathroom 1 浴室1	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	✓	-	✓	✓	-	✓	-	✓	✓	✓	✓	✓		-	-	-	✓	✓	✓	✓

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Exhaust Fan
設備說明表-抽氣扇設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 3 第3座																		
				2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓											66/F 66樓						
				Unit 單位													Unit 單位						
				A	B	C	D	E	F	G	H	J	K	L	M		A	B	C	D	E	F	G
Bathroom 2 浴室2	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	✓	✓	-	-	-	-	-	-		✓	✓	✓	-	-	-	-
Bathroom 2 浴室2	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	✓	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-
Bathroom 2 浴室2	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	✓	-	-	✓	-	-	-	-	-	-	-		-	-	-	-	-	-	-
Bathroom 3 浴室3	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	-	-	-	-	-	-		✓	✓	✓	-	-	-	-
Bathroom 3 浴室3	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	-	-	-	-	-	-	-	-	-	-	-		✓	✓	✓	-	-	-	-
Lavatory 洗手間	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125D	-	-	-	-	-	-	-	-	-	-	-	-		✓	✓	✓	-	-	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Exhaust Fan
設備説明表-抽氣扇設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 5 第5座 2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 2樓至3樓、5樓至12樓、15樓 至 21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓 Unit 單位												
				A	B	C	D	E	F	G	H	J	K	L	M	N
Kitchen 廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	-	-	-	-	-	-	-	-	-	-	-	-
Kitchen 廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF150L	✓	-	-	✓	-	-	-	-	-	-	-	-	-
Open Kitchen 開放式廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200B	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Master Bathroom 主人浴室	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	-	✓	-	-	-	-	✓
Master Bathroom 主人浴室	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	-	-	✓	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	-	-	-	-	-	-	✓	-	-	-	-	✓
Bathroom 1 浴室1	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	✓	✓	✓	-	✓	✓	✓	-	✓	✓	✓	✓	-
Bathroom 1 浴室1	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 1 浴室1	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	✓	✓	✓	-	✓	✓	✓	-	✓	✓	✓	✓	-
Bathroom 2 浴室2	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	✓	-	-	✓	-	-	-	-	-	-	-	-	-
Bathroom 2 浴室2	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	-	-	✓	-	-	-	-	-	-	-	-	-
Bathroom 3 浴室3	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	-	-	-	-	-	-	-	-	-
Lavatory 洗手間	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125D	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Exhaust Fan
設備説明表-抽氣扇設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 5 第5座									
				66/F 66樓									
				Unit 單位									
				A	B	C	D	E	F	G	H	J	K
Kitchen 廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	✓	✓	-	-	-	-	-	-	-	-
Kitchen 廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF150L	-	-	-	-	-	-	-	-	-	-
Open Kitchen 開放式廚房	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200B	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Master Bathroom 主人浴室	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF200A	✓	✓	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	-	-	✓	-	-	-	-	✓
Master Bathroom 主人浴室	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	-	-	-	✓	-	-	-	-	✓
Bathroom 1 浴室1	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	-	-	✓	✓	-	✓	✓	✓	✓	-
Bathroom 1 浴室1	Window Type Exhaust Fan 窗口式抽氣扇	PANASONIC 樂聲	FV-15WH308	-	-	-	-	-	-	-	-	-	-
Bathroom 1 浴室1	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	-	-	✓	✓	-	✓	✓	✓	✓	-
Bathroom 2 浴室2	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	✓	✓	-	-	-	-	-	-	-	-
Bathroom 3 浴室3	Thermo Ventilator 換氣暖風機	PANASONIC 樂聲	FV-40BE2H	✓	✓	-	-	-	-	-	-	-	-
Bathroom 3 浴室3	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125	✓	✓	-	-	-	-	-	-	-	-
Lavatory 洗手間	Duct Type Exhaust Fan 風喉式抽氣扇	SYSTEMAIR	MBF125D	✓	✓	-	-	-	-	-	-	-	-

Notes:
1. The symbol “-” as shown in the above table denotes “Not provided” or “Not applicable”.
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Water Heater
設備説明表-熱水爐設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1 第1座																					
				2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓及55樓至62樓										63/F and 65/F - 67/F 63樓及65樓至67樓							68/F 68樓		
				Unit 單位										Unit 單位							Unit 單位		
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	A	B	C
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	-	-	-
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFQL	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	✓
Kitchen 廚房	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 27/7 E INT	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	✓	✓
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 2 浴室2	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	✓
Bathroom 2 浴室2	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
Bathroom 3 浴室3	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	✓	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	✓
Bathroom 3 浴室3	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
Bathroom 4 浴室4	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-
Powder Room 化妝間	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-
Lavatory 洗手間	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 13 SLi	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Water Heater
設備説明表-熱水爐設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座															
				2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓及35樓至40樓									42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、45樓至53樓及55樓至58樓							
				Unit 單位									Unit 單位						
				A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFQL	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Kitchen 廚房	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-	-	✓	-	-	-	-	-	✓	-	-	-	-	-	-	-	✓
Kitchen 廚房	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 13 SLi	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 27/7 E INT	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	✓	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-
Bathroom 1 浴室1	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	✓	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-
Bathroom 2 浴室2	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 2 浴室2	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 3 浴室3	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Bathroom 3 浴室3	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 4 浴室4	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註:
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備 , 便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Water Heater
設備説明表-熱水爐設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座															
				2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓及35樓至40樓									42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、45樓至53樓及55樓至58樓							
				Unit 單位									Unit 單位							
				A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H
Bathroom 4 浴室4	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 5 浴室5	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Powder Room 化妝間	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lavatory 洗手間	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 13 SLi	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:
1. The symbol “-” as shown in the above table denotes “Not provided” or “Not applicable”.
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Water Heater
設備説明表-熱水爐設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座																
				59/F - 63/F 59樓至63樓							65/F - 67/F 65樓 至67樓						68/F 68樓			
				Unit 單位							Unit 單位						Unit 單位			
				A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	-
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFQL	-	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Kitchen 廚房	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-	-
Kitchen 廚房	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 13 SLi	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 27/7 E INT	-	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	✓
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 1 浴室1	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 2 浴室2	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Bathroom 2 浴室2	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Bathroom 3 浴室3	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	✓	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Bathroom 3 浴室3	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Bathroom 4 浴室4	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 4 浴室4	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Water Heater
設備説明表-熱水爐設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 2 第2座																
				59/F - 63/F 59樓至63樓							65/F - 67/F 65樓 至67樓						68/F 68樓			
				Unit 單位							Unit 單位						Unit 單位			
				A	B	C	D	E	F	G	A	B	C	D	E	F	A	B	C	D
Bathroom 5 浴室5	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Powder Room 化妝間	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	-	-	-
Lavatory 洗手間	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 13 SLi	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓

Notes:
1. The symbol “-” as shown in the above table denotes “Not provided” or “Not applicable”.
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Water Heater
設備説明表-熱水爐設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 3 第3座																		
				2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 2樓至3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓											66/F 66樓							
				Unit 單位													Unit 單位						
				A	B	C	D	E	F	G	H	J	K	L	M		A	B	C	D	E	F	G
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	-	✓	-	-	✓	✓	-	-	-	-	-	-		-	-	-	-	-	-	-
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFQL	-	-	-	-	-	-	-	-	-	-	-	-		✓	✓	-	-	-	-	-
Kitchen 廚房	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	-	✓	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	✓	-	-	-	-	-		-	-	-	-	-	-	-
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 27/7 E INT	-	-	-	-	-	-	-	-	-	-	-	-		✓	✓	✓	-	-	-	-
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	-	✓	-	-	-	-	-	-	-		-	-	-	-	-	-	-
Bathroom 1 浴室1	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	✓	-	✓	✓	-	✓	-	✓	✓	✓	✓	-		-	-	-	✓	✓	✓	-
Bathroom 1 浴室1	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	-	-	-	-	-	-	-	-	✓		-	-	-	-	-	-	✓
Bathroom 2 浴室2	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	-	-	-	-	-	-	-	-	-		✓	-	-	-	-	-	-
Bathroom 2 浴室2	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	-	-	-	-	-		-	✓	✓	-	-	-	-
Bathroom 3 浴室3	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	-	-	-	-	-		-	✓	✓	-	-	-	-
Lavatory 洗手間	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 13 SLi	-	-	-	-	-	-	-	-	-	-	-	-		✓	-	✓	-	-	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Water Heater
設備説明表-熱水爐設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 5 第5座 2/F - 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 2樓至3樓、5樓至12樓、15樓 至 21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓 Unit 單位												
				A	B	C	D	E	F	G	H	J	K	L	M	N
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	✓	-	-	✓	-	-	-	-	-	-	-	-	-
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	✓	-	-	-	-	✓
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 27/7 E INT	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	✓	-	-	-	-	-	-	-	-	-
Bathroom 1 浴室1	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	✓	✓	✓	-	✓	✓	✓	-	✓	✓	✓	✓	-
Bathroom 2 浴室2	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 3 浴室3	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註:
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備 , 便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

Appliances Schedule - Water Heater
設備説明表-熱水爐設備

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 5 第5座									
				66/F 66樓									
				Unit 單位									
				A	B	C	D	E	F	G	H	J	K
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	-	-	-	-	-	-	-	-	-	-
Kitchen 廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFQL	✓	✓	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	-	-	✓	-	-	-	-	✓
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 27/7 E INT	✓	✓	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	-	-	-	-	-	-	-	-	-	-
Bathroom 1 浴室1	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	-	-	✓	✓	-	✓	✓	✓	✓	-
Bathroom 2 浴室2	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	✓	✓	-	-	-	-	-	-	-	-
Bathroom 3 浴室3	Electrical Water Heater 電熱水爐	Vaillant 威能	VED E 21/7 E INT	✓	✓	-	-	-	-	-	-	-	-

Notes:
1. The symbol "-" as shown in the above table denotes "Not provided" or "Not applicable".
2. The Vendor undertakes if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.
3. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. 上表「 - 」代表不提供或不適用。
2. 賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
3. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座																			
			2/F 2樓										3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓及55樓至62樓									
			Unit 單位										Unit 單位									
			A	B	C	D	E	F	G	H	J	K	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	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	2	1	2	1	1	1	1	1	1	1	2	1	2	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		4	6	4	5	5	4	4	4	4	4	4	6	4	5	5	4	4	4	4	4
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Spare Data Point 備用數據位		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣		2	4	2	4	4	2	2	2	2	2	2	4	2	4	4	2	2	2	2	2
	Lighting Point 燈位		2	4	2	4	4	3	2	2	2	3	2	4	2	4	4	3	2	2	2	3
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Spare Data Point 備用數據位		1	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	1
	Lighting Switch (Master Bedroom and Utility Platform) 燈掣(主人睡房與工作平台)		-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Lighting Switch (Master Bedroom and Private Flat Roof) 燈掣(主人睡房與私人平台)		-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座																			
			2/F 2樓										3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓及55樓至62樓									
			Unit 單位										Unit 單位									
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Bedroom 2 睡房2	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Spare Data Point 備用數據位		1	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	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 3 睡房3	Switch for Indoor A/C Unit 室內冷氣機開關掣		-	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	2	-	2	2	-	-	-	-	-	-	2	-	2	2	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		-	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-
	Telephone Outlet 電話插座		-	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-
	Spare Data Point 備用數據位		-	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-
	Lighting Point 燈位		-	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-
Bedroom 4 睡房4	Switch for Indoor A/C Unit 室內冷氣機開關掣		-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	3	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座		-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Spare Data Point 備用數據位		-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位		-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座																			
			2/F 2樓										3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓及55樓至62樓									
			Unit 單位										Unit 單位									
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Master Bathroom 主人浴室		13A Single Socket Outlet 13A單位電插座	-	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	-	2	-	2	-	-	-	-	-	-	-	2	-	2	-	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		-	1	-	2	-	-	-	-	-	-	-	1	-	2	-	-	-	-	-	-
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		-	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	1	-	-	-	-	-		-	1	-	1	-	-	-	-	-	
	Lighting Point 燈位		-	3	-	3	-	-	-	-	-	-	-	3	-	3	-	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座																			
			2/F 2樓										3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓及55樓至62樓									
			Unit 單位										Unit 單位									
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Bathroom 1 浴室 1		13A Single Socket Outlet 13A單位電插座	1	-	1	-	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1
		Fused Spur Unit 接線位連保險絲	2	-	2	-	2	2	2	2	2	2	2	-	2	-	2	2	2	2	2	2
	Fused Spur Unit 接線位連保險絲		1	-	1	-	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1
		Cable Connection Unit 接線位	1	-	1	-	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1
	Switch for Bathroom Appliances 浴室設備開關掣		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	1
	Lighting Point 燈位		3	-	3	-	3	3	3	3	3	3	3	-	3	-	3	3	3	3	3	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	1	-	1	-	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1
Bathroom 2 浴室 2		13A Single Socket Outlet 13A單位電插座	-	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	-	2	-	2	2	-	-	-	-	-	-	2	-	2	2	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		-	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-
		Cable Connection Unit 接線位	-	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		-	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-
	Lighting Point 燈位		-	3	-	3	2	-	-	-	-	-	-	3	-	3	2	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座																			
			2/F 2樓										3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓及55樓至62樓									
			Unit 單位										Unit 單位									
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Bathroom 3 浴室 3		13A Single Socket Outlet 13A單位電插座	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位		-	3	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lavatory 洗手間		Fused Spur Unit 接線位連保險絲	-	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣		-	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-
	Lighting Point 燈位		-	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座																			
			2/F 2樓										3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓及55樓至62樓									
			Unit 單位										Unit 單位									
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Kitchen 廚房		13A Single Socket Outlet (Connected to Kitchen Appliances) 13A單位電插座 (已接駁廚房設備)	2	2	2	3	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2
		13A Twin Socket Outlet (Connected to Kitchen Appliances) 13A雙位電插座 (已接駁廚房設備)	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		1	3	1	3	2	2	2	1	1	1	1	3	1	3	2	2	2	1	1	1
		Fused Spur Unit 接線位連保險絲	6	7	6	7	7	6	6	6	6	6	6	7	6	7	7	6	6	6	6	6
		Cable Connection Unit 接線位	1	3	1	1	1	1	1	1	1	1	1	3	1	1	1	1	1	1	1	1
	Switch for Kitchen Appliances 廚房設備開關掣		1	1	1	1	2	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1
		Switch for Kitchen Appliances 廚房設備開關掣	1	3	1	1	1	1	1	1	1	1	1	3	1	1	1	1	1	1	1	1
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		3	5	3	5	5	3	3	3	3	3	3	5	3	5	5	3	3	3	3	3
	Door Bell 門鈴		1	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	1	1	1	1	1
		Miniature Circuit Breakers Board 總電掣箱	1	-	-	-	1	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1
		Washing Machine Connection Point (Water Point) 洗衣機接駁點(來水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Washing Machine Connection Point (Drain Point) 洗衣機接駁點(去水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座																			
			2/F 2樓										3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F and 55/F - 62/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓及55樓至62樓									
			Unit 單位										Unit 單位									
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
Utility Room 雜物房	Switch for Indoor A/C Unit 室內冷氣機開關掣		-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位		-	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-
	Lighting Switch 燈掣		-	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱		-	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-
Store Room 儲物室	Lighting Switch 燈掣		-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	Lighting Point 燈位		-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1	-	1	-	1	-	1	1	1	-	1	-	1	1	1	-	1	1	1	1
	Lighting Point 燈位		1	-	1	-	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
Private Flat Roof 私人平台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	2	-	-	-	-	-	-	-	-	-	-
	Waterproof Socket Outlet 防水電插座		1	2	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		2	4	2	2	4	2	2	2	1	2	-	-	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座									
			63/F and 65/F - 67/F 63樓及65樓至67樓							68/F 68樓		
			Unit 單位							Unit 單位		
			A	B	C	D	E	F	G	A	B	C
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 Room / Dining Room / Corridor / Internal Staircase (if any) 客廳 / 飯廳 / 走廊 / 內置樓梯 (如有)	Switch for Indoor A/C Unit 室內冷氣機開關掣		4	1	1	1	1	1	1	5	3	4
	13A Twin Socket Outlet 13A雙位電插座		7	5	4	4	4	4	4	7	6	6
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2
	Spare Data Point 備用數據位		2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣		4	4	2	2	2	2	2	6	5	6
	Lighting Switch (Living Room/Dining Room and Private Lift Lobby) 燈掣(客廳/飯廳與私人升降機大堂)		1	-	-	-	-	-	-	1	-	-
	Lighting Point 燈位		10	4	3	2	2	2	3	12	10	8
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1
		13A Single Socket Outlet (Connected to Kitchen Appliances) 13A 單位電插座 (已接駁廚房設備)	5	-	-	-	-	-	-	5	-	-
		Fused Spur Unit 接線位連保險絲	1	-	-	-	-	-	-	1	-	-
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內冷氣機開關掣		2	1	1	1	1	1	1	2	2	2
	13A Twin Socket Outlet 13A雙位電插座		4	3	3	3	3	3	3	4	4	4
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1
	Spare Data Point 備用數據位		1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	-	1	1	1	1	1	1	1
	Lighting Switch (Master Bedroom and Utility Platform) 燈掣(主人睡房與工作平台)		-	-	1	-	-	-	-	-	-	-
	Lighting Switch (Master Bedroom and Private Flat Roof) 燈掣(主人睡房與私人平台)		-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		2	1	1	1	1	1	1	2	2	2

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

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

Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座									
			63/F and 65/F - 67/F 63樓及65樓至67樓							68/F 68樓		
			Unit 單位							Unit 單位		
			A	B	C	D	E	F	G	A	B	C
Bedroom 2 睡房2	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	2	2	2	2	2	2	2
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1
	Spare Data Point 備用數據位		1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1
Bedroom 3 睡房3	Switch for Indoor A/C Unit 室內冷氣機開關掣		2	1	-	-	-	-	-	2	1	1
	13A Twin Socket Outlet 13A雙位電插座		3	2	-	-	-	-	-	3	2	2
	TV/FM Outlet 電視/電台天線插座		1	1	-	-	-	-	-	1	1	1
	Telephone Outlet 電話插座		1	1	-	-	-	-	-	1	1	1
	Spare Data Point 備用數據位		1	1	-	-	-	-	-	1	1	1
	Lighting Switch 燈掣		1	1	-	-	-	-	-	1	1	1
	Lighting Point 燈位		2	1	-	-	-	-	-	2	1	1
Bedroom 4 睡房4	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	-	-	-	-	-	-	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		2	-	-	-	-	-	-	2	2	2
	TV/FM Outlet 電視/電台天線插座		1	-	-	-	-	-	-	1	1	1
	Telephone Outlet 電話插座		1	-	-	-	-	-	-	1	1	1
	Spare Data Point 備用數據位		1	-	-	-	-	-	-	1	1	1
	Lighting Switch 燈掣		1	-	-	-	-	-	-	1	1	1
	Lighting Point 燈位		1	-	-	-	-	-	-	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座									
			63/F and 65/F - 67/F 63樓及65樓至67樓							68/F 68樓		
			Unit 單位							Unit 單位		
			A	B	C	D	E	F	G	A	B	C
Bedroom 5 睡房5	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	-	-	-	-	-	-	1	-	-
	13A Twin Socket Outlet 13A雙位電插座		2	-	-	-	-	-	-	2	-	-
	TV/FM Outlet 電視/電台天線插座		1	-	-	-	-	-	-	1	-	-
	Telephone Outlet 電話插座		1	-	-	-	-	-	-	1	-	-
	Spare Data Point 備用數據位		1	-	-	-	-	-	-	1	-	-
	Lighting Switch 燈掣		1	-	-	-	-	-	-	1	-	-
	Lighting Point 燈位		1	-	-	-	-	-	-	1	-	-
Master Bathroom 主人浴室		13A Single Socket Outlet 13A單位電插座	2	-	-	-	-	-	-	2	1	1
		Fused Spur Unit 接線位連保險絲	3	-	-	-	-	-	-	3	3	3
	Fused Spur Unit 接線位連保險絲		1	-	-	-	-	-	-	1	1	1
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	-	-	-	-	-	-	1	1	1
	Lighting Switch 燈掣		1	-	-	-	-	-		1	1	1
	Lighting Point 燈位		7	-	-	-	-	-	-	7	4	4
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	-	-	-	-	-	-	1	1	1
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座									
			63/F and 65/F - 67/F 63樓及65樓至67樓							68/F 68樓		
			Unit 單位							Unit 單位		
			A	B	C	D	E	F	G	A	B	C
Bathroom 1 浴室 1		13A Single Socket Outlet 13A單位電插座	-	1	1	1	1	1	1	-	-	-
		Fused Spur Unit 接線位連保險絲	-	2	2	2	2	2	2	-	-	-
	Fused Spur Unit 接線位連保險絲		-	1	1	1	1	1	1	-	-	-
		Cable Connection Unit 接線位	-	1	1	1	1	1	1	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		-	1	1	1	1	1	1	-	-	-
	Lighting Switch 燈掣		-	1	1	1	1	1	1	-	-	-
	Lighting Point 燈位		-	3	3	3	3	3	3	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	1	1	1	1	1	1	-	-	-
Bathroom 2 浴室 2		13A Single Socket Outlet 13A單位電插座	1	1	-	-	-	-	-	1	1	1
		Fused Spur Unit 接線位連保險絲	2	2	-	-	-	-	-	2	3	2
	Fused Spur Unit 接線位連保險絲		1	1	-	-	-	-	-	1	1	1
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	1	-	-	-	-	-	1	1	1
	Lighting Switch 燈掣		1	1	-	-	-	-	-	1	1	1
	Lighting Point 燈位		3	2	-	-	-	-	-	3	3	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	-	-	-	-	-	-	1	-	1
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	1	-	-	-	-	-	-	1	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

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

Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座									
			63/F and 65/F - 67/F 63樓及65樓至67樓							68/F 68樓		
			Unit 單位							Unit 單位		
			A	B	C	D	E	F	G	A	B	C
Bathroom 3 浴室 3		13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-	-	1	1	1
		Fused Spur Unit 接線位連保險絲	2							2	3	2
	Fused Spur Unit 接線位連保險絲		1	-	-	-	-	-	-	1	1	1
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	1	1
	Switch for Bathroom Appliances 浴室設備開關掣		1	-	-	-	-	-	-	1	2	2
	Lighting Switch 燈掣		1	-	-	-	-	-		1	1	1
	Lighting Point 燈位		3	-	-	-	-	-	-	3	3	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	-	-	-	-	-	-	1	-	1
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	1	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座									
			63/F and 65/F - 67/F 63樓及65樓至67樓							68/F 68樓		
			Unit 單位							Unit 單位		
			A	B	C	D	E	F	G	A	B	C
Bathroom 4 浴室 4		13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-	-	1	-	-
		Fused Spur Unit 接線位連保險絲	2	-	-	-	-	-	-	2	-	-
	Fused Spur Unit 接線位連保險絲		1	-	-	-	-	-	-	1	-	-
		Cable Connection Unit 接線位	1	-	-	-	-	-	-	1	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		2	-	-	-	-	-	-	2	-	-
	Lighting Switch 燈掣		1	-	-	-	-	-		1	-	-
	Lighting Point 燈位		3	-	-	-	-	-	-	3	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	-	-	-	-	-	-	1	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-
Lavatory 洗手間		Fused Spur Unit 接線位連保險絲	1	-	-	-	-	-	-	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	-	-	-	-	-	-	1	1	1
	Lighting Switch 燈掣		1	-	-	-	-	-	-	1	1	1
	Lighting Point 燈位		1	-	-	-	-	-	-	1	1	1
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	1	-
Powder Room 化妝間		13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-	-	1	-	-
		Fused Spur Unit 接線位連保險絲	2	-	-	-	-	-	-	2	-	-
	Switch for Electrical Appliances 電器設備開關掣		1	-	-	-	-	-	-	1	-	-
	Lighting Switch 燈掣		1	-	-	-	-	-	-	1	-	-
	Lighting Point 燈位		2	-	-	-	-	-	-	2	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	-	-	-	-	-	-	1	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座									
			63/F and 65/F - 67/F 63樓及65樓至67樓							68/F 68樓		
			Unit 單位							Unit 單位		
			A	B	C	D	E	F	G	A	B	C
Kitchen 廚房		13A Single Socket Outlet (Connected to Kitchen Appliances) 13A 單位電插座 (已接駁廚房設備)	4	2	2	2	2	2	2	4	6	6
		13A Twin Socket Outlet (Connected to Kitchen Appliances) 13A 雙位電插座 (已接駁廚房設備)	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座		4	2	2	2	1	1	1	4	3	4
		Fused Spur Unit 接線位連保險絲	7	7	6	6	6	6	6	7	5	7
		Cable Connection Unit 接線位	3	1	1	1	1	1	1	3	3	3
	Switch for Kitchen Appliances 廚房設備開關掣		1	2	1	1	1	1	1	1	1	1
		Switch for Kitchen Appliances 廚房設備開關掣	3	1	1	1	1	1	1	3	3	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	1	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	1	-	-	-	-	-	-	1	-	1
	Lighting Point 燈位		4	5	3	3	3	3	3	4	3	7
	Door Bell 門鈴		1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
		Miniature Circuit Breakers Board 總電掣箱	-	1	1	1	1	1	1	-	-	-
		Washing Machine / Dish Washer (if any) Connection Point (Water Inlet) 洗衣機或洗碗碟機(如有)接駁點(來水位)	2	1	1	1	1	1	1	2	2	2
		Washing Machine / Dish Washer (if any) Connection Point (Water Outlet) 洗衣機或洗碗碟機(如有)接駁點(去水位)	2	1	1	1	1	1	1	2	2	2

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 1 第1座									
			63/F and 65/F - 67/F 63樓及65樓至67樓							68/F 68樓		
			Unit 單位							Unit 單位		
			A	B	C	D	E	F	G	A	B	C
Utility Room 雜物房	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	-	-	-	-	-	-	1	1	1
	Lighting Point 燈位		1	-	-	-	-	-	-	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		1	-	-	-	-	-	-	1	1	1
	Lighting Switch 燈掣		1	-	-	-	-	-	-	1	1	1
	Miniature Circuit Breakers Board 總電掣箱		2	-	-	-	-	-	-	2	1	1
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		2	1	1	1	1	1	1	2	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1	1	-	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1
Private Lift Lobby 私人升降機大堂	Lighting Switch 燈掣		-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		10	-	-	-	-	-	-	10	-	-
Private Flat Roof 私人平台 (Applicable to 63/F & 68/F Only) (只適用於63樓及68樓)	Lighting Switch 燈掣		2	-	-	-	-	-	-	-	2	2
	Watertight Socket Outlet 防水電插座		2	-	-	-	-	-	-	-	1	1
	Lighting Point 燈位		9	-	-	-	-	-	-	-	3	2
		Isolator for Jacuzzi 按摩池隔離開關掣	1	-	-	-	-	-	-	-	-	-
Private Roof 私人天台	Lighting Switch 燈掣		-	-	-	-	-	-	-	-	1	1
	Lighting Switch (Private Roof and Swimming Pool) 燈掣(私人天台及泳池)		-	-	-	-	-	-	-	1	-	-
	Watertight Socket Outlet 防水電插座		-	-	-	-	-	-	-	4	4	5
	Lighting Point 燈位		-	-	-	-	-	-	-	16	19	17
		Isolator for Jacuzzi 按摩池隔離開關掣	-	-	-	-	-	-	-	-	1	1
Filtration Plant Room for Swimming Pool 泳池過濾機房	Lighting Switch 燈掣		-	-	-	-	-	-	-	1	-	-
	Lighting Point 燈位		-	-	-	-	-	-	-	3	-	-
		Isolator for Swimming Pool 泳池隔離開關掣	-	-	-	-	-	-	-	1	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座																	
			2/F 2樓									3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓及35樓至40樓									
			Unit 單位									Unit 單位									
			A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J
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
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Indoor A/C Unit 室內冷氣機開關掣		2	1	2	1	1	1	1	1	1	2	1	2	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		5	5	5	4	4	4	4	4	5	5	5	5	4	4	4	4	4	5
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Spare Data Point 備用數據位		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣		4	4	4	2	2	2	2	2	4	4	4	4	2	2	2	2	2	4
	Lighting Point 燈位		4	3	4	4	3	2	2	3	4	4	3	4	4	3	2	2	3	4
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	TV/FM Outlet 電視/電台天線插座		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
	Spare Data Point 備用數據位		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	-	1
	Lighting Switch (Master Bedroom and Utility Platform) 燈掣(主人睡房與工作平台)		-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座									Tower 2 第2座								
			2/F 2樓									3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓及35樓至40樓								
			Unit 單位									Unit 單位								
			A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J
Bedroom 2 睡房2	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV/FM Outlet 電視/電台天線插座		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
	Spare Data Point 備用數據位		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	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 3 睡房3	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	1
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	-	-	-	-	-	2	2	2	2	-	-	-	-	-	2
	TV/FM Outlet 電視/電台天線插座		1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	1
	Telephone Outlet 電話插座		1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	1
	Spare Data Point 備用數據位		1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	1
	Lighting Switch 燈掣		1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	1
	Lighting Point 燈位		1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	1
Master Bathroom 主人浴室		13A Single Socket Outlet 13A單位電插座	1	-	1	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	3	-	2	-	-	-	-	-	-	3	-	2	-	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		1	-	1	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	-	1	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-
	Lighting Switch 燈掣		1	-	1	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-
	Lighting Point 燈位		3	-	3	-	-	-	-	-	-	3	-	3	-	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	1	-	1	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座																	
			2/F 2樓									3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓及35樓至40樓								
			Unit 單位									Unit 單位								
			A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J
Bathroom 1 浴室 1		13A Single Socket Outlet 13A單位電插座	-	1	-	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1
		Fused Spur Unit 接線位連保險絲	-	2	-	2	2	2	2	2	2	-	2	-	2	2	2	2	2	2
	Fused Spur Unit 接線位連保險絲		-	1	-	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1
		Cable Connection Unit 接線位	-	1	-	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1
	Switch for Bathroom Appliances 浴室設備開關掣		-	2	-	1	1	1	1	1	1	-	2	-	1	1	1	1	1	1
	Lighting Switch 燈掣		-	1	-	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1
	Lighting Point 燈位		-	3	-	3	3	3	3	3	3	-	3	-	3	3	3	3	3	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1
Bathroom 2 浴室 2		13A Single Socket Outlet 13A單位電插座	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	1
		Fused Spur Unit 接線位連保險絲	2	2	2	-	-	-	-	-	2	2	2	2	-	-	-	-	-	2
	Fused Spur Unit 接線位連保險絲		1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	1
		Cable Connection Unit 接線位	1	-	1	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	1
	Lighting Switch 燈掣		1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	1
	Lighting Point 燈位		3	2	3	-	-	-	-	-	2	3	2	3	-	-	-	-	-	2
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	1	1	1	-	-	-	-	-	1	1	1	1	-	-	-	-	-	1
Lavatory 洗手間		Fused Spur Unit 接線位連保險絲	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣		1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位		1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座																	
			2/F 2樓									3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓及35樓至40樓								
			Unit 單位									Unit 單位								
			A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J
Kitchen 廚房		13A Single Socket Outlet (Connected to Kitchen Appliances) 13A 單位電插座 (已接駁廚房設備)	3	2	3	2	2	2	2	2	2	3	2	3	2	2	2	2	2	2
	13A Twin Socket Outlet 13A 雙位電插座		3	3	3	1	1	1	2	2	2	3	3	3	1	1	1	2	2	2
		Fused Spur Unit 接線位連保險絲	7	7	7	6	6	6	6	6	7	7	7	7	6	6	6	6	6	7
		Cable Connection Unit 接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Kitchen Appliances 廚房設備開關掣		1	1	2	1	1	1	1	1	2	1	1	2	1	1	1	1	1	2
		Switch for Kitchen Appliances 廚房設備開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	1	-	-	-	-	-	1	-	-	1	-	-	-	-	-	1
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		5	5	5	3	3	3	3	3	5	5	5	5	3	3	3	3	3	5
	Door Bell 門鈴		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	1	1	1
		Miniature Circuit Breakers Board 總電掣箱	-	-	-	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1
		Washing Machine Connection Point (Water Point) 洗衣機接駁點(來水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Washing Machine Connection Point (Drain Point) 洗衣機接駁點(去水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Room 雜物房	Switch for Indoor A/C Unit 室內冷氣機開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		1	1	1	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		1	1	1	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	1	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱		1	1	1	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座									Tower 2 第2座								
			2/F 2樓									3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F and 35/F - 40/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓及35樓至40樓								
			Unit 單位									Unit 單位								
			A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J
Balcony 露台	Lighting Switch 燈掣		1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Private Flat Roof 私人平台	Lighting Switch 燈掣		1	1	1	-	1	1	1	1	1	-	-	-	-	-	-	-	-	-
	Lighting Switch (Private Flat Roof and Balcony) 燈掣(私人平台與露台)		-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Waterproof Socket Outlet 防水電插座		1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		3	3	3	3	3	2	2	2	3	-	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座														
			42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、45樓至53樓及55樓至58樓								59/F - 63/F 59樓至63樓						
			Unit 單位								Unit 單位						
			A	B	C	D	E	F	G	H	A	B	C	D	E	F	G
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
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Indoor A/C Unit 室內冷氣機開關掣		2	1	2	1	1	1	1	1	2	3	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		5	5	5	4	4	4	4	5	5	5	4	4	4	4	5
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Spare Data Point 備用數據位		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣		4	4	4	2	2	2	2	4	4	5	2	2	2	2	4
	Lighting Point 燈位		4	3	3	3	2	2	3	4	4	3	3	2	2	3	4
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	2	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		3	3	3	3	3	3	3	3	3	4	3	3	3	3	3
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Spare Data Point 備用數據位		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
	Lighting Switch (Master Bedroom and Utility Platform) 燈掣(主人睡房與工作平台)		-	-	-	-	-	-	1	-	-	-	-	-	-	1	-
	Lighting Point 燈位		1	1	2	1	1	1	1	1	1	2	1	1	1	1	1
Bedroom 2 睡房2	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Spare Data Point 備用數據位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	2	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座														
			42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、45樓至53樓及55樓至58樓								59/F - 63/F 59樓至63樓						
			Unit 單位								Unit 單位						
			A	B	C	D	E	F	G	H	A	B	C	D	E	F	G
Bedroom 3 睡房3	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	-	-	-	-	1	1	1	-	-	-	-	1
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	-	-	-	-	2	2	2	-	-	-	-	2
	TV/FM Outlet 電視/電台天線插座		1	1	1	-	-	-	-	1	1	1	-	-	-	-	1
	Telephone Outlet 電話插座		1	1	1	-	-	-	-	1	1	1	-	-	-	-	1
	Spare Data Point 備用數據位		1	1	1	-	-	-	-	1	1	1	-	-	-	-	1
	Lighting Switch 燈掣		1	1	1	-	-	-	-	1	1	1	-	-	-	-	1
	Lighting Point 燈位		1	1	2	-	-	-	-	1	1	1	-	-	-	-	1
Bedroom 4 睡房4	Switch for Indoor A/C Unit 室內冷氣機開關掣		-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	-	2	-	-	-	-	-	-	2	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
	Telephone Outlet 電話插座		-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
	Spare Data Point 備用數據位		-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Switch 燈掣		-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位		-	-	1	-	-	-	-	-	-	2	-	-	-	-	-
Master Bathroom 主人浴室		13A Single Socket Outlet 13A單位電插座	1	-	1	-	-	-	-	-	1	2	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	3	-	3	-	-	-	-	-	3	3	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		1	-	1	-	-	-	-	-	1	1	-	-	-	-	-
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	-	1	-	-	-	-	-	1	1	-	-	-	-	-
	Lighting Switch 燈掣		1	-	1	-	-	-	-	-	1	1	-	-	-	-	-
	Lighting Point 燈位		3	-	4	-	-	-	-	-	3	4	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座														
			42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、45樓至53樓及55樓至58樓								59/F - 63/F 59樓至63樓						
			Unit 單位								Unit 單位						
			A	B	C	D	E	F	G	H	A	B	C	D	E	F	G
Bathroom 1 浴室 1		13A Single Socket Outlet 13A單位電插座	-	1	-	1	1	1	1	1	-	-	1	1	1	1	1
		Fused Spur Unit 接線位連保險絲	-	2	-	2	2	2	2	2	-	-	2	2	2	2	2
	Fused Spur Unit 接線位連保險絲		-	1	-	1	1	1	1	1	-	-	1	1	1	1	1
		Cable Connection Unit 接線位	-	1	-	1	1	1	1	1	-	-	1	1	1	1	1
	Switch for Bathroom Appliances 浴室設備開關掣		-	2	-	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
	Lighting Point 燈位		-	3	-	3	3	3	3	3	-	-	3	3	3	3	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	1	1	1	1	1	-	-	1	1	1	1	1
Bathroom 2 浴室 2		13A Single Socket Outlet 13A單位電插座	1	1	1	-	-	-	-	1	1	1	-	-	-	-	1
		Fused Spur Unit 接線位連保險絲	2	2	2	-	-	-	-	2	2	3	-	-	-	-	2
	Fused Spur Unit 接線位連保險絲		1	1	1	-	-	-	-	1	1	1	-	-	-	-	1
		Cable Connection Unit 接線位	1	-	1	-	-	-	-	-	1	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	1	2	-	-	-	-	1	1	1	-	-	-	-	1
	Lighting Switch 燈掣		1	1	1	-	-	-	-	1	1	1	-	-	-	-	1
	Lighting Point 燈位		3	2	3	-	-	-	-	2	3	4	-	-	-	-	2
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	1	1	1	-	-	-	-	1	1	1	-	-	-	-	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座														
			42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、45樓至53樓及55樓至58樓								59/F - 63/F 59樓至63樓						
			Unit 單位								Unit 單位						
			A	B	C	D	E	F	G	H	A	B	C	D	E	F	G
Bathroom 3 浴室 3		13A Single Socket Outlet 13A單位電插座	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	-	-	2	-	-	-	-	-	-	2	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Switch 燈掣		-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位		-	-	3	-	-	-	-	-	-	3	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 4 浴室 4		13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		-	-	-	-	-	-	-	-	-	2	-	-	-	-	-
	Lighting Switch 燈掣		-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	3	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lavatory 洗手間		Fused Spur Unit 接線位連保險絲	1	-	1	-	-	-	-	-	1	1	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣		1	-	1	-	-	-	-	-	1	1	-	-	-	-	-
	Lighting Switch 燈掣		1	-	1	-	-	-	-	-	1	1	-	-	-	-	-
	Lighting Point 燈位		1	-	1	-	-	-	-	-	1	1	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座														
			42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、45樓至53樓及55樓至58樓								59/F - 63/F 59樓至63樓						
			Unit 單位								Unit 單位						
			A	B	C	D	E	F	G	H	A	B	C	D	E	F	G
Kitchen 廚房		13A Single Socket Outlet (Connected to Kitchen Appliances) 13A 單位電插座 (已接駁廚房設備)	3	2	6	2	2	2	2	2	3	6	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座		3	3	3	1	1	2	2	2	3	3	1	1	2	2	2
		Fused Spur Unit 接線位連保險絲	7	7	6	6	6	6	6	7	7	7	6	6	6	6	7
		Cable Connection Unit 接線位	1	1	3	1	1	1	1	1	1	3	1	1	1	1	1
	Switch for Kitchen Appliances 廚房設備開關掣		1	1	1	1	1	1	1	2	1	1	1	1	1	1	2
		Switch for Kitchen Appliances 廚房設備開關掣	1	1	3	1	1	1	1	1	1	3	1	1	1	1	1
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	1	-	-	-	-	1	-	-	-	-	-	-	1
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位		5	5	3	3	3	3	3	5	5	3	3	3	3	3	5
	Door Bell 門鈴		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
		Miniature Circuit Breakers Board 總電掣箱	-	-	-	1	1	1	1	1	-	-	1	1	1	1	1
		Washing Machine / Dish Washer (if any) Connection Point (Water Inlet) 洗衣機或洗碗碟機(如有)接駁點(來水位)	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1
		Washing Machine / Dish Washer (if any) Connection Point (Water Outlet) 洗衣機或洗碗碟機(如有)接駁點(去水位)	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1
Utility Room 雜物房	Switch for Indoor A/C Unit 室內冷氣機開關掣		-	-	1	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位		1	1	1	-	-	-	-	-	1	1	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		1	1	1	-	-	-	-	-	1	1	-	-	-	-	-
	Lighting Switch 燈掣		1	1	1	-	-	-	-	-	1	1	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱		1	1	1	-	-	-	-	-	1	1	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座														
			42/F - 43/F, 45/F - 53/F and 55/F - 58/F 42樓至43樓、45樓至53樓及55樓至58樓								59/F - 63/F 59樓至63樓						
			Unit 單位								Unit 單位						
			A	B	C	D	E	F	G	H	A	B	C	D	E	F	G
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1	1	1	1	1	1	-	1	1	-	1	1	1	-	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Private Flat Roof 私人平台	Lighting Switch 燈掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch (Private Flat Roof and Utility Platform) 燈掣(私人平台與工作平台)		-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Waterproof Socket Outlet 防水電插座		-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	4	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座									
			65/F - 67/F 65樓至67樓						68/F 68樓			
			Unit 單位						Unit 單位			
			A	B	C	D	E	F	A	B	C	D
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 Room / Dining Room / Corridor / Internal Staircase (if any) 客廳 / 飯廳 / 走廊/ 內置樓梯(如有)	Switch for Indoor A/C Unit 室內冷氣機開關掣		4	1	1	1	1	1	5	1	2	3
	13A Twin Socket Outlet 13A雙位電插座		7	4	4	4	4	5	7	4	5	6
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2
	Spare Data Point 備用數據位		2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣		4	2	2	2	2	4	6	2	4	5
	Lighting Switch (Living Room/Dining Room and Private Lift Lobby) 燈掣(客廳/飯廳與私人升降機大堂)		1	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位		10	3	2	2	3	4	11	3	6	9
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1
		13A Single Socket Outlet (Connected to Kitchen Appliances) 13A 單位電插座 (已接駁廚房設備)	5	-	-	-	-	-	5	-	-	-
		Fused Spur Unit 接線位連保險絲	1	-	-	-	-	-	1	-	-	-
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內冷氣機開關掣		2	1	1	1	1	1	2	1	1	2
	13A Twin Socket Outlet 13A雙位電插座		5	3	3	3	3	3	4	3	4	4
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1
	Spare Data Point 備用數據位		1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	-	1	1	1	1	1
	Lighting Switch (Master Bedroom and Utility Platform) 燈掣(主人睡房與工作平台)		-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位		3	1	1	1	1	1	3	1	1	2
Bedroom 2 睡房2	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	2	2	2	2	2	2	2
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1
	Spare Data Point 備用數據位		1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		2	1	1	1	1	1	2	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座									
			65/F - 67/F 65樓至67樓						68/F 68樓			
			Unit 單位						Unit 單位			
			A	B	C	D	E	F	A	B	C	D
Bedroom 3 睡房3	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	-	-	-	-	1	1	-	1	1
	13A Twin Socket Outlet 13A雙位電插座		2	-	-	-	-	2	2	-	2	2
	TV/FM Outlet 電視/電台天線插座		1	-	-	-	-	1	1	-	1	1
	Telephone Outlet 電話插座		1	-	-	-	-	1	1	-	1	1
	Spare Data Point 備用數據位		1	-	-	-	-	1	1	-	1	1
	Lighting Switch 燈掣		1	-	-	-	-	1	1	-	1	1
	Lighting Point 燈位		2	-	-	-	-	1	2	-	1	1
Bedroom 4 睡房4	Switch for Indoor A/C Unit 室內冷氣機開關掣		2	-	-	-	-	-	2	-	-	1
	13A Twin Socket Outlet 13A雙位電插座		3	-	-	-	-	-	3	-	-	2
	TV/FM Outlet 電視/電台天線插座		1	-	-	-	-	-	1	-	-	1
	Telephone Outlet 電話插座		1	-	-	-	-	-	1	-	-	1
	Spare Data Point 備用數據位		1	-	-	-	-	-	1	-	-	1
	Lighting Switch 燈掣		1	-	-	-	-	-	1	-	-	1
	Lighting Point 燈位		2	-	-	-	-	-	1	-	-	1
Bedroom 5 睡房5	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	-	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		2	-	-	-	-	-	2	-	-	-
	TV/FM Outlet 電視/電台天線插座		1	-	-	-	-	-	1	-	-	-
	Telephone Outlet 電話插座		1	-	-	-	-	-	1	-	-	-
	Spare Data Point 備用數據位		1	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣		1	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位		1	-	-	-	-	-	2	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座									
			65/F - 67/F 65樓至67樓						68/F 68樓			
			Unit 單位						Unit 單位			
			A	B	C	D	E	F	A	B	C	D
Master Bathroom 主人浴室		13A Single Socket Outlet 13A單位電插座	2	-	-	-	-	-	2	-	1	1
		Fused Spur Unit 接線位連保險絲	3	-	-	-	-	-	3	-	3	3
	Fused Spur Unit 接線位連保險絲		1	-	-	-	-	-	1	-	1	1
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	-	-	-	-	-	1	-	1	1
	Lighting Switch 燈掣		1	-	-	-	-	-	1	-	1	1
	Lighting Point 燈位		7	-	-	-	-	-	7	-	3	4
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	-	-	-	-	-	1	-	1	1
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-
Bathroom 1 浴室 1		13A Single Socket Outlet 13A單位電插座	-	1	1	1	1	1	-	1	-	-
		Fused Spur Unit 接線位連保險絲	-	2	2	2	2	2	-	2	-	-
	Fused Spur Unit 接線位連保險絲		-	1	1	1	1	1	-	1	-	-
		Cable Connection Unit 接線位	-	1	1	1	1	1	-	1	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		-	1	1	1	1	1	-	1	-	-
	Lighting Switch 燈掣		-	1	1	1	1	1	-	1	-	-
	Lighting Point 燈位		-	3	3	3	3	3	-	3	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	1	1	1	1	1	-	1	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座									
			65/F - 67/F 65樓至67樓						68/F 68樓			
			Unit 單位						Unit 單位			
			A	B	C	D	E	F	A	B	C	D
Bathroom 2 浴室 2		13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	1	1	-	1	1
		Fused Spur Unit 接線位連保險絲	2	-	-	-	-	2	2	-	3	3
	Fused Spur Unit 接線位連保險絲		1	-	-	-	-	1	1	-	1	1
		Cable Connection Unit 接線位	1	-	-	-	-	-	1	-	1	-
	Switch for Bathroom Appliances 浴室設備開關掣		2	-	-	-	-	1	2	-	2	1
	Lighting Switch 燈掣		1	-	-	-	-	1	1	-	1	1
	Lighting Point 燈位		3	-	-	-	-	2	3	-	3	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	-	-	-	-	-	1	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	1	-	-	1	1
Bathroom 3 浴室 3		13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-	1	-	-	1
		Fused Spur Unit 接線位連保險絲	2	-	-	-	-	-	2	-	-	3
	Fused Spur Unit 接線位連保險絲		1	-	-	-	-	-	1	-	-	1
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	-	1
	Switch for Bathroom Appliances 浴室設備開關掣		1	-	-	-	-	-	1	-	-	2
	Lighting Switch 燈掣		1	-	-	-	-	-	1	-	-	1
	Lighting Point 燈位		3	-	-	-	-	-	3	-	-	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	-	-	-	-	-	1	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

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

Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座									
			65/F - 67/F 65樓至67樓						68/F 68樓			
			Unit 單位						Unit 單位			
			A	B	C	D	E	F	A	B	C	D
Bathroom 4 浴室 4		13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-	1	-	-	-
		Fused Spur Unit 接線位連保險絲	3	-	-	-	-	-	3	-	-	-
	Fused Spur Unit 接線位連保險絲		1	-	-	-	-	-	1	-	-	-
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣		1	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位		4	-	-	-	-	-	4	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	1	-	-	-	-	-	1	-	-	-
Bathroom 5 浴室 5		13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-	1	-	-	-
		Fused Spur Unit 接線位連保險絲	2	-	-	-	-	-	2	-	-	-
	Fused Spur Unit 接線位連保險絲		1	-	-	-	-	-	1	-	-	-
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣		1	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位		3	-	-	-	-	-	3	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	-	-	-	-	-	1	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-
Lavatory 洗手間		Fused-Spur-Unit 接線位連保險絲	1	-	-	-	-	-	1	-	-	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	-	-	-	-	-	1	-	-	1
	Lighting Switch 燈掣		1	-	-	-	-	-	1	-	-	1
	Lighting Point 燈位		1	-	-	-	-	-	1	-	-	1
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座									
			65/F - 67/F 65樓至67樓						68/F 68樓			
			Unit 單位						Unit 單位			
			A	B	C	D	E	F	A	B	C	D
Powder Room 化妝間		13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	-	1	-	-	-
		Fused Spur Unit 接線位連保險絲	2	-	-	-	-	-	2	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣		1	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣		1	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位		2	-	-	-	-	-	2	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	-	-	-	-	-	1	-	-	-
Kitchen 廚房		13A Single Socket Outlet (Connected to Kitchen Appliances) 13A 單位電插座 (已接駁廚房設備)	4	2	2	2	2	2	4	2	2	5
	13A Twin Socket Outlet 13A 雙位電插座		4	1	1	2	2	2	4	1	2	3
		Fused Spur Unit 接線位連保險絲	7	6	6	6	6	7	7	6	6	5
		Cable Connection Unit 接線位	3	1	1	1	1	1	3	1	1	3
	Switch for Kitchen Appliances 廚房設備開關掣		1	1	1	1	1	2	1	1	1	1
		Switch for Kitchen Appliances 廚房設備開關掣	3	1	1	1	1	1	3	1	1	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	1	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	1	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位		4	3	3	3	3	5	3	3	3	4
	Door Bell 門鈴		1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
		Miniature Circuit Breakers Board 總電掣箱	-	1	1	1	1	1	-	1	-	-
		Washing Machine / Dish Washer (if any) Connection Point (Water Inlet) 洗衣機或洗碗碟機(如有)接駁點(來水位)	2	1	1	1	1	1	2	1	1	2
		Washing Machine / Dish Washer (if any) Connection Point (Water Outlet) 洗衣機或洗碗碟機(如有)接駁點(去水位)	2	1	1	1	1	1	2	1	1	2

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 2 第2座									
			65/F - 67/F 65樓至67樓						68/F 68樓			
			Unit 單位						Unit 單位			
			A	B	C	D	E	F	A	B	C	D
Utility Room 雜物房	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	-	-	-	-	-	1	-	1	1
	Lighting Point 燈位		1	-	-	-	-	-	1	-	1	1
	13A Twin Socket Outlet 13A雙位電插座		1	-	-	-	-	-	1	-	1	1
	Lighting Switch 燈掣		1	-	-	-	-	-	1	-	1	1
	Miniature Circuit Breakers Board 總電掣箱		2	-	-	-	-	-	2	-	1	1
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		2	1	1	1	1	1	2	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1	1	1	1	-	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1
Private Lift Lobby 私人升降機大堂	Lighting Switch 燈掣		-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		9	-	-	-	-	-	9	-	-	-
Private Flat Roof 私人平台	Lighting Switch 燈掣		-	-	-	-	-	-	-	-	-	2
	Lighting Switch (Private Flat Roof and Utility Platform) 燈掣(私人平台與工作平台)		-	-	-	-	-	-	-	-	-	-
	Waterproof Socket Outlet 防水電插座		-	-	-	-	-	-	-	-	-	1
	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	3
Private Roof 私人天台	Lighting Switch 燈掣		-	-	-	-	-	-	-	1	1	1
	Lighting Switch (Private Roof and Swimming Pool) 燈掣(私人天台與泳池)		-	-	-	-	-	-	1	-	-	-
	Waterproof Socket Outlet 防水電插座		-	-	-	-	-	-	5	2	2	4
	Lighting Point 燈位		-	-	-	-	-	-	21	6	6	16
		Isolator for Jacuzzi 按摩池隔離開關掣	-	-	-	-	-	-	-	-	-	1
Filtration Plant Room for Swimming Pool 泳池過濾機房	Lighting Switch 燈掣		-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位		-	-	-	-	-	-	3	-	-	-
		Isolator for Swimming Pool 泳池隔離開關掣							1			

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座											
			2/F 2樓											
			Unit 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
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
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	2	1	1	2	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		4	5	4	4	5	5	4	4	4	4	4	4
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2
	Spare Data Point 備用數據位		2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣		2	4	2	2	4	4	2	2	2	2	2	2
	Lighting Point 燈位		2	4	2	2	3	4	2	2	2	2	2	2
	Door Bell 門鈴		1	-	1	1	-	-	1	1	1	1	1	1
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		3	3	3	3	3	3	3	3	3	3	3	3
	TV/FM Outlet 電視/電台天線插座		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
	Spare Data Point 備用數據位		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
	Lighting Switch (Master Bedroom and Utility Platform) 燈掣(主人睡房與工作平台)		-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座											
			2/F 2樓											
			Unit 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Bedroom 2 睡房2	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	-	-	-	-	-	1
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	2	2	2	-	-	-	-	-	2
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	-	-	-	-	-	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	-	-	-	-	-	1
	Spare Data Point 備用數據位		1	1	1	1	1	1	-	-	-	-	-	1
	Lighting Switch 燈掣		1	1	1	1	1	1	-	-	-	-	-	1
	Lighting Point 燈位		1	1	1	1	1	1	-	-	-	-	-	1
Bedroom 3 睡房3	Switch for Indoor A/C Unit 室內冷氣機開關掣		-	1	-	-	1	1	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	2	-	-	2	2	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		-	1	-	-	1	1	-	-	-	-	-	-
	Telephone Outlet 電話插座		-	1	-	-	1	1	-	-	-	-	-	-
	Spare Data Point 備用數據位		-	1	-	-	1	1	-	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	-	1	1	-	-	-	-	-	-
	Lighting Point 燈位		-	1	-	-	1	1	-	-	-	-	-	-
Master Bathroom 主人浴室		13A Single Socket Outlet 13A單位電插座	-	1	-	-	1	-	1	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	-	2	-	-	3	-	2	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		-	1	-	-	1	-	1	-	-	-	-	-
		Cable Connection Unit 接線位	-	-	-	-	-	-	1	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		-	1	-	-	1	-	2	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	-	1	-	2	-	-	-	-	-
	Lighting Point 燈位		-	3	-	-	3	-	3	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	1	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	1	-	-	1	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座											
			2/F 2樓											
			Unit 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Bathroom 1 浴室 1		13A Single Socket Outlet 13A單位電插座	1	-	1	1	-	1	-	1	1	1	1	1
		Fused Spur Unit 接線位連保險絲	2	-	2	2	-	2	-	2	2	2	2	3
	Fused Spur Unit 接線位連保險絲		1	-	1	1	-	1	-	1	1	1	1	1
		Cable Connection Unit 接線位	1	-	1	1	-	1	-	1	1	1	1	1
	Switch for Bathroom Appliances 浴室設備開關掣		2	-	2	2	-	2	-	2	2	2	2	2
	Lighting Switch 燈掣		1	-	1	1	-	1	-	1	1	1	1	1
	Lighting Point 燈位		3	-	3	3	-	3	-	3	3	3	3	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	-	1	1	-	1	-	1	1	1	1	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-	-	1
Bathroom 2 浴室 2		13A Single Socket Outlet 13A單位電插座	-	1	-	-	1	1	-	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	-	2	-	-	2	2	-	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		-	1	-	-	1	1	-	-	-	-	-	-
		Cable Connection Unit 接線位	-	1	-	-	1	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		-	1	-	-	1	1	-	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	-	1	1	-	-	-	-	-	-
	Lighting Point 燈位		-	3	-	-	3	2	-	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	1	-	-	1	1	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座											
			2/F 2樓											
			Unit 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Kitchen / Open Kitchen 廚房 / 開放式廚房		13A Single Socket Outlet (Connected to Kitchen Appliances) 13A單位電插座(已接駁廚房設備)	2	3	2	2	3	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座		1	3	1	1	3	2	1	1	1	1	1	1
		Fused Spur Unit 接線位連保險絲	3	7	3	3	7	7	3	3	3	3	3	3
		Cable Connection Unit 接線位	1	1	1	1	1	1	1	1	1	1	1	1
		Cable Connection Unit with Switch 接線位連開關掣	1	-	1	1	-	-	1	1	1	1	1	1
	Switch for Kitchen Appliances 廚房設備開關掣		1	2	1	1	1	1	1	1	1	1	1	1
		Switch for Kitchen Appliances 廚房設備開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	1	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		2	5	1	1	5	5	2	1	1	1	1	2
	Door Bell 門鈴		-	1	-	-	1	1	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1
		Miniature Circuit Breakers Board 總電掣箱	1	-	1	1	-	1	1	1	1	1	1	1
		Washing Machine Connection Point (Water Point) 洗衣機接駁點(來水位)	1	1	1	1	1	1	1	1	1	1	1	1
		Washing Machine Connection Point (Drain Point) 洗衣機接駁點(去水位)	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座											
			2/F 2樓											
			Unit 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Utility Room 雜物房	Switch for Indoor A/C Unit 室內冷氣機開關掣		-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		-	1	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	1	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	-	-	-	-	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱		-	1	-	-	-	-	-	-	-	-	-	-
Store Room 儲物室	Lighting Switch 燈掣		-	-	-	-	1	-	-	-	-	-	-	-
	Lighting Point 燈位		-	-	-	-	1	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	-	-	-	1	-	-	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱		-	-	-	-	1	-	-	-	-	-	-	-
Internal Staircase 內置樓梯	Lighting Switch 燈掣		-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		-	-	-	-	-	-	-	-	-	-	-	-
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		-	1	1	1	-	-	-	-	-	-	-	1
	Lighting Point 燈位		1	1	1	1	-	-	-	-	-	-	-	1
Private Flat Roof 私人平台	Lighting Switch 燈掣		-	1	1	1	2	1	1	1	1	1	1	1
	Lighting Switch (Private Flat Roof and Utility Platform) 燈掣 (私人平台及工作平台)		1	-	-	-	-	-	-	-	-	-	-	-
	Waterproof Socket Outlet 防水電插座		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	2	4	2	2	2	2	2	2

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座											
			3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓											
			Unit 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
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
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	2	1	1	2	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		4	5	4	4	5	5	4	4	4	4	4	4
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2
	Spare Data Point 備用數據位		2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣		2	4	2	2	4	4	2	2	2	2	2	2
	Lighting Point 燈位		2	4	2	2	3	4	2	2	2	2	2	2
	Door Bell 門鈴		1	-	1	1	-	-	1	1	1	1	1	1
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		3	3	3	3	3	3	3	3	3	3	3	3
	TV/FM Outlet 電視/電台天線插座		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
	Spare Data Point 備用數據位		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	1	1	1	-	-	-	-	1
	Lighting Switch (Master Bedroom and Utility Platform) 燈掣(主人睡房與工作平台)		-	-	-	-	-	-	-	1	1	1	1	-
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

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

Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座											
			3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓											
			Unit 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Bedroom 2 睡房2	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	-	-	-	-	-	1
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	2	2	2	-	-	-	-	-	2
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	-	-	-	-	-	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	-	-	-	-	-	1
	Spare Data Point 備用數據位		1	1	1	1	1	1	-	-	-	-	-	1
	Lighting Switch 燈掣		1	1	1	1	1	1	-	-	-	-	-	1
	Lighting Point 燈位		1	1	1	1	1	1	-	-	-	-	-	1
Bedroom 3 睡房3	Switch for Indoor A/C Unit 室內冷氣機開關掣		-	1	-	-	1	1	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	2	-	-	2	2	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		-	1	-	-	1	1	-	-	-	-	-	-
	Telephone Outlet 電話插座		-	1	-	-	1	1	-	-	-	-	-	-
	Spare Data Point 備用數據位		-	1	-	-	1	1	-	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	-	1	1	-	-	-	-	-	-
	Lighting Point 燈位		-	1	-	-	1	1	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座											
			3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓											
			Unit 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Master Bathroom 主人浴室		13A Single Socket Outlet 13A單位電插座	-	1	-	-	1	-	1	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	-	2	-	-	3	-	2	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		-	1	-	-	1	-	1	-	-	-	-	-
		Cable Connection Unit 接線位	-	-	-	-	-	-	1	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		-	1	-	-	1	-	2	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	-	1	-	2	-	-	-	-	-
	Lighting Point 燈位		-	3	-	-	3	-	3	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	1	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	1	-	-	1	-	-	-	-	-	-	-
Bathroom 1 浴室 1		13A Single Socket Outlet 13A單位電插座	1	-	1	1	-	1	-	1	1	1	1	1
		Fused Spur Unit 接線位連保險絲	2	-	2	2	-	2	-	2	2	2	2	3
	Fused Spur Unit 接線位連保險絲		1	-	1	1	-	1	-	1	1	1	1	1
		Cable Connection Unit 接線位	1	-	1	1	-	1	-	1	1	1	1	1
	Switch for Bathroom Appliances 浴室設備開關掣		2	-	2	2	-	2	-	2	2	2	2	2
	Lighting Switch 燈掣		1	-	1	1	-	1	-	1	1	1	1	1
	Lighting Point 燈位		3	-	3	3	-	3	-	3	3	3	3	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	-	1	1	-	1	-	1	1	1	1	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-	-	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座											
			3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓										
			Unit 單位										
			A	B	C	D	E	F	G	H	J	K	L	M
Bathroom 2 浴室 2		13A Single Socket Outlet 13A單位電插座	-	1	-	-	1	1	-	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	-	2	-	-	2	2	-	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		-	1	-	-	1	1	-	-	-	-	-	-
		Cable Connection Unit 接線位	-	1	-	-	1	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		-	1	-	-	1	1	-	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	-	1	1	-	-	-	-	-	-
	Lighting Point 燈位		-	3	-	-	3	2	-	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	1	-	-	1	1	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座											
			3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓											
			Unit 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Kitchen / Open Kitchen 廚房 / 開放式廚房		13A Single Socket Outlet (Connected to Kitchen Appliances) 13A單位電插座(已接駁廚房設備)	2	3	2	2	3	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座		1	3	1	1	3	2	1	1	1	1	1	1
		Fused Spur Unit 接線位連保險絲	3	7	3	3	7	7	3	3	3	3	3	3
		Cable Connection Unit 接線位	1	1	1	1	1	1	1	1	1	1	1	1
		Cable Connection Unit with Switch 接線位連開關掣	1	-	1	1	-	-	1	1	1	1	1	1
	Switch for Kitchen Appliances 廚房設備開關掣		1	2	1	1	1	1	1	1	1	1	1	1
		Switch for Kitchen Appliances 廚房設備開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	1	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		2	5	1	1	5	5	2	1	1	1	1	2
	Door Bell 門鈴		-	1	-	-	1	1	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1
		Miniature Circuit Breakers Board 總電掣箱	1	-	1	1	-	1	1	1	1	1	1	1
		Washing Machine Connection Point (Water Point) 洗衣機接駁點(來水位)	1	1	1	1	1	1	1	1	1	1	1	1
		Washing Machine Connection Point (Drain Point) 洗衣機接駁點(去水位)	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座											
			3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 3樓、5樓至12樓、15樓至21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓										
			Unit 單位										
			A	B	C	D	E	F	G	H	J	K	L	M
Utility Room 雜物房	Switch for Indoor A/C Unit 室內冷氣機開關掣		-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		-	1	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	1	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		-	1	-	-	-	-	-	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱		-	1	-	-	-	-	-	-	-	-	-	-
Store Room 儲物室	Lighting Switch 燈掣		-	-	-	-	1	-	-	-	-	-	-	-
	Lighting Point 燈位		-	-	-	-	1	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	-	-	-	1	-	-	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱		-	-	-	-	1	-	-	-	-	-	-	-
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1	1	1	1	1	1	1	-	-	-	-	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座						
			66/F 66樓						
			Unit 單位						
			A	B	C	D	E	F	G
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1
Living Room / Dining Room / Corridor / Internal Staircase 客廳 / 飯廳 / 走廊 / 內置樓梯	Switch for Indoor A/C Unit 室內冷氣機開關掣		3	3	3	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		6	6	6	4	4	4	4
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2
	Spare Data Point 備用數據位		2	2	2	2	2	2	2
	Lighting Switch 燈掣		5	5	5	2	2	2	2
	Lighting Point 燈位		8	9	8	2	2	2	2
	Door Bell 門鈴		-	-	-	1	1	1	1
	Video Door Phone 視像對講機		1	1	1	1	1	1	1
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		4	4	4	3	3	3	3
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1
	Spare Data Point 備用數據位		1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	-	-	-	1
	Lighting Switch (Master Bedroom and Utility Platform) 燈掣(主人睡房與工作平台)		-	-	-	1	1	1	-
	Lighting Point 燈位		2	2	2	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座						
			66/F 66樓						
			Unit 單位						
			A	B	C	D	E	F	G
Bedroom 2 睡房2	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	-	-	-	1
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	-	-	-	2
	TV/FM Outlet 電視/電台天線插座		1	1	1	-	-	-	1
	Telephone Outlet 電話插座		1	1	1	-	-	-	1
	Spare Data Point 備用數據位		1	1	1	-	-	-	1
	Lighting Switch 燈掣		1	1	1	-	-	-	1
	Lighting Point 燈位		1	1	1	-	-	-	1
Bedroom 3 睡房3	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		1	1	1	-	-	-	-
	Telephone Outlet 電話插座		1	1	1	-	-	-	-
	Spare Data Point 備用數據位		1	1	1	-	-	-	-
	Lighting Switch 燈掣		1	1	1	-	-	-	-
	Lighting Point 燈位		1	1	1	-	-	-	-
Bedroom 4 睡房4	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		1	1	1	-	-	-	-
	Telephone Outlet 電話插座		1	1	1	-	-	-	-
	Spare Data Point 備用數據位		1	1	1	-	-	-	-
	Lighting Switch 燈掣		1	1	1	-	-	-	-
	Lighting Point 燈位		1	1	1	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座						
			66/F 66樓						
			Unit 單位						
			A	B	C	D	E	F	G
Master Bathroom 主人浴室		13A Single Socket Outlet 13A單位電插座	1	1	1	-	-	-	-
		Fused Spur Unit 接線位連保險絲	3	3	3	-	-	-	-
	Fused Spur Unit 接線位連保險絲		1	1	1	-	-	-	-
		Cable Connection Unit 接線位	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	1	1	-	-	-	-
	Lighting Switch 燈掣		1	1	1	-	-	-	-
	Lighting Point 燈位		4	4	4	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	1	1	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-
Bathroom 1 浴室 1		13A Single Socket Outlet 13A單位電插座	-	-	-	1	1	1	1
		Fused Spur Unit 接線位連保險絲	-	-	-	2	2	2	3
	Fused Spur Unit 接線位連保險絲		-	-	-	1	1	1	1
		Cable Connection Unit 接線位	-	-	-	1	1	1	1
	Switch for Bathroom Appliances 浴室設備開關掣		-	-	-	2	2	2	2
	Lighting Switch 燈掣		-	-	-	1	1	1	1
	Lighting Point 燈位		-	-	-	3	3	3	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	1	1	1	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座						
			66/F 66樓						
			Unit 單位						
			A	B	C	D	E	F	G
Bathroom 2 浴室 2		13A Single Socket Outlet 13A單位電插座	1	1	1	-	-	-	-
		Fused Spur Unit 接線位連保險絲	3	2	2	-	-	-	-
	Fused Spur Unit 接線位連保險絲		1	1	1	-	-	-	-
		Cable Connection Unit 接線位	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	1	1	-	-	-	-
	Lighting Switch 燈掣		1	1	1	-	-	-	-
	Lighting Point 燈位		3	3	3	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	1	1	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	1	-	-	-	-	-	-
Bathroom 3 浴室 3		13A Single Socket Outlet 13A單位電插座	1	1	1	-	-	-	-
		Fused Spur Unit 接線位連保險絲	2	2	2	-	-	-	-
	Fused Spur Unit 接線位連保險絲		1	1	1	-	-	-	-
		Cable Connection Unit 接線位	1	1	1	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		2	2	2	-	-	-	-
	Lighting Switch 燈掣		1	1	1	-	-	-	-
	Lighting Point 燈位		3	3	3	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	1	1	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	1	-	-	-	-	-	-
Lavatory 洗手間		Fused Spur Unit 接線位連保險絲	1	1	1	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	-	-	-	-
	Lighting Switch 燈掣		1	1	1	-	-	-	-
	Lighting Point 燈位		1	1	1	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關	1	-	1	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座						
			66/F 66樓						
			Unit 單位						
			A	B	C	D	E	F	G
Kitchen / Open Kitchen 廚房 / 開放式廚房		13A Single Socket Outlet (Connected to Kitchen Appliances) 13A單位電插座(已接駁廚房設備)	6	6	6	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座		3	3	2	1	1	1	1
		Fused Spur Unit 接線位連保險絲	7	7	5	3	3	3	3
		Cable Connection Unit 接線位	3	3	3	1	1	1	1
		Cable Connection Unit with Switch 接線位連開關掣	-	-	-	1	1	1	1
	Switch for Kitchen Appliances 廚房設備開關掣		1	1	1	1	1	1	1
		Switch for Kitchen Appliances 廚房設備開關掣	3	3	3	1	1	1	1
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	1	-	-	-	-	-
	Lighting Point 燈位		5	3	3	1	1	1	2
	Door Bell 門鈴		1	1	1	-	-	-	-
	Lighting Switch 燈掣		1	1	1	1	1	1	1
		Miniature Circuit Breakers Board 總電掣箱	-	-	-	1	1	1	1
		Washing Machine / Dish Washer (if any) Connection Point (Water Inlet) 洗衣機或洗碗碟機(如有)接駁點(來水位)	2	2	2	1	1	1	1
		Washing Machine / Dish Washer (if any) Connection Point (Water Outlet) 洗衣機或洗碗碟機(如有)接駁點(去水位)	2	2	2	1	1	1	1
Utility Room 雜物房	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	-	-	-	-
	Lighting Point 燈位		1	1	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		1	1	1	-	-	-	-
	Lighting Switch 燈掣		1	1	1	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱		1	1	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 3 第3座						
			66/F 66樓						
			Unit 單位						
			A	B	C	D	E	F	G
Store Room 儲物室	Lighting Switch 燈掣		1	-	1	-	-	-	-
	Lighting Point 燈位		1	-	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		1	-	1	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱		-	-	1	-	-	-	-
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1	1	1	-	-	-	1
	Lighting Point 燈位		1	1	1	1	1	1	1
Private Flat Roof 私人平台	Lighting Switch 燈掣		-	-	1	-	-	-	-
	Lighting Switch (Private Flat Roof and Utility Platform) 燈掣 (私人平台及工作平台)		-	-	-	-	-	-	-
	Waterproof Socket Outlet 防水電插座		-	-	-	-	-	-	-
	Lighting Point 燈位		-	-	1	-	-	-	-
Private Roof 私人天台	Lighting Switch 燈掣		-	1	1	1	1	1	1
	Lighting Switch (Private Roof and Swimming Pool) 燈掣(私人天台及泳池)		1	-	-	-	-	-	-
	Waterproof Socket Outlet 防水電插座		4	4	4	2	2	2	3
	Lighting Point 燈位		21	13	15	3	3	4	7
		Isolator for Jacuzzi 按摩池隔離開關掣	-	1	1	-	-	-	-
Filtration Plant Room for Swimming Pool 泳池過濾機房	Lighting Switch 燈掣		1	-	-	-	-	-	-
	Lighting Point 燈位		2	-	-	-	-	-	-
		Isolator for Swimming Pool 泳池隔離開關掣	1						

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座												
			2/F 2樓												
			Unit 單位												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	2	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		5	4	4	5	4	4	4	4	4	4	4	4	4
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2
	Spare Data Point 備用數據位		2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣		4	2	2	4	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位		4	2	2	4	1	2	2	2	2	2	2	2	2
	Door Bell 門鈴		-	1	1	-	1	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1
	Wall Light with Motion Sensor 牆燈連動態感應器		-	1	1	-	-	-	-	-	-	-	-	-	-
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		3	3	3	3	3	3	3	3	3	3	3	3	3
	TV/FM Outlet 電視/電台天線插座		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
	Spare Data Point 備用數據位		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
	Lighting Switch (Master Bedroom and Utility Platform) 燈掣(主人睡房與工作平台)		-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座												
			2/F 2樓												
			Unit 單位												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Bedroom 2 睡房2	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	2	-	-	-	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座		1	1	1	1	-	-	-	-	-	-	-	-	-
	Spare Data Point 備用數據位		1	1	1	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	1	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		1	1	1	1	-	-	-	-	-	-	-	-	-
Bedroom 3 睡房3	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	-	-	1	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		2	-	-	2	-	-	-	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		1	-	-	1	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座		1	-	-	1	-	-	-	-	-	-	-	-	-
	Spare Data Point 備用數據位		1	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		1	-	-	1	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室		13A Single Socket Outlet 13A單位電插座	-	-	-	1	-	-	-	1	-	-	-	-	1
		Fused Spur Unit 接線位連保險絲	-	-	-	3	-	-	-	2	-	-	-	-	2
	Fused Spur Unit 接線位連保險絲		-	-	-	1	-	-	-	1	-	-	-	-	1
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	1	-	-	-	-	1
	Switch for Bathroom Appliances 浴室設備開關掣		-	-	-	1	-	-	-	2	-	-	-	-	2
	Lighting Switch 燈掣		-	-	-	1	-	-	-	2	-	-	-	-	2
	Lighting Point 燈位		-	-	-	3	-	-	-	3	-	-	-	-	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	1	-	-	-	-	1
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	1	-	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座												
			2/F 2樓												
			Unit 單位												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Bathroom 1 浴室 1		13A Single Socket Outlet 13A單位電插座	1	1	1	-	1	1	1	-	1	1	1	1	-
		Fused Spur Unit 接線位連保險絲	2	2	2	-	2	2	2	-	2	2	2	2	-
	Fused Spur Unit 接線位連保險絲		1	1	1	-	1	1	1	-	1	1	1	1	-
		Cable Connection Unit 接線位	1	1	1	-	1	1	1	-	1	1	1	1	-
	Switch for Bathroom Appliances 浴室設備開關掣		2	2	2	-	2	2	2	-	2	2	2	2	-
	Lighting Switch 燈掣		1	1	1	-	1	1	1	-	1	1	1	1	-
	Lighting Point 燈位		3	3	3	-	3	3	3	-	3	3	3	3	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	1	1	-	1	1	1	-	1	1	1	1	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 2 浴室 2		13A Single Socket Outlet 13A單位電插座	1	-	-	1	-	-	-	-	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	2	-	-	2	-	-	-	-	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		1	-	-	1	-	-	-	-	-	-	-	-	-
		Cable Connection Unit 接線位	-	-	-	1	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		2	-	-	3	-	-	-	-	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	1	-	-	1	-	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座												
			2/F 2樓												
			Unit 單位												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Kitchen / Open Kitchen 廚房 / 開放式廚房		13A Single Socket Outlet (Connected to Kitchen Appliances) 13A單位電插座(已接駁廚房設備)	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座		2	1	1	3	1	1	1	1	1	1	1	1	1
		Fused Spur Unit 接線位連保險絲	7	3	3	7	3	3	3	3	3	3	3	3	3
		Cable Connection Unit 接線位	1	1	1	1	1	1	1	1	1	1	1	1	1
		Cable Connection Unit with Switch 接線位連開關掣	-	1	1	-	1	1	1	1	1	1	1	1	1
	Switch for Kitchen Appliances 廚房設備開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Kitchen Appliances 廚房設備開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		5	1	1	5	1	1	1	1	1	1	1	1	2
	Door Bell 門鈴		1	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1	1
		Miniature Circuit Breakers Board 總電掣箱	1	1	1	-	1	1	1	1	1	1	1	1	1
		Washing Machine Connection Point (Water Point) 洗衣機接駁點(來水位)	1	1	1	1	1	1	1	1	1	1	1	1	1
		Washing Machine Connection Point (Drain Point) 洗衣機接駁點(去水位)	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座												
			2/F 2樓												
			Unit 單位												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Store Room 儲物室	Lighting Switch 燈掣		-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		-	-	-	1	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	-	-	1	-	-	-	-	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱		-	-	-	1	-	-	-	-	-	-	-	-	-
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1	1	1	-	-	-	-	1	-	-	-	-	-
	Lighting Point 燈位		1	1	1	-	-	-	-	1	-	-	-	-	-
Private Flat Roof 私人平台	Lighting Switch 燈掣		1	1	1	2	1	1	1	1	1	1	1	1	1
	Waterproof Socket Outlet 防水電插座		1	1	1	2	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		3	2	2	2	2	2	3	3	2	2	2	2	3

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座												
			3/F, 5/F - 12/F and 15/F - 21/F 3樓、5樓至12樓及15樓至21樓												
			Unit 單位												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	2	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		5	4	4	5	4	4	4	4	4	4	4	4	4
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2
	Spare Data Point 備用數據位		2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣		4	3	3	4	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位		4	2	2	4	1	2	2	2	2	2	2	2	2
	Door Bell 門鈴		-	1	1	-	1	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1
	Wall Light with Motion Sensor 牆燈連動態感應器		-	1	1	-	-	-	-	-	-	-	-	-	-
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		3	3	3	3	3	3	3	3	3	3	3	3	3
	TV/FM Outlet 電視/電台天線插座		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
	Spare Data Point 備用數據位		1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	-	-	-	1	-	-	-	-	1
	Lighting Switch (Master Bedroom and Utility Platform) 燈掣(主人睡房與工作平台)		-	-	-	-	1	1	1	-	1	1	1	1	-
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座												
			23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓												
			Unit 單位												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	2	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		5	4	4	5	4	4	4	4	4	4	4	4	4
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2
	Spare Data Point 備用數據位		2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣		4	2	2	4	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位		4	2	2	4	1	2	2	2	2	2	2	2	2
	Door Bell 門鈴		-	1	1	-	1	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1
	Wall Light with Motion Sensor 牆燈連動態感應器		-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		3	3	3	3	3	3	3	3	3	3	3	3	3
	TV/FM Outlet 電視/電台天線插座		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
	Spare Data Point 備用數據位		1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	-	-	-	1	-	-	-	-	1
	Lighting Switch (Master Bedroom and Utility Platform) 燈掣(主人睡房與工作平台)		-	-	-	-	1	1	1	-	1	1	1	1	-
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座												
			3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 3樓、5樓至12樓、15樓 至 21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓											
			Unit 單位												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Bedroom 2 睡房2	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		2	2	2	2	-	-	-	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座		1	1	1	1	-	-	-	-	-	-	-	-	-
	Spare Data Point 備用數據位		1	1	1	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	1	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		1	1	1	1	-	-	-	-	-	-	-	-	-
Bedroom 3 睡房3	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	-	-	1	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		2	-	-	2	-	-	-	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		1	-	-	1	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座		1	-	-	1	-	-	-	-	-	-	-	-	-
	Spare Data Point 備用數據位		1	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		1	-	-	1	-	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座												
			3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 3樓、5樓至12樓、15樓 至 21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓												
			Unit 單位												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Master Bathroom 主人浴室		13A Single Socket Outlet 13A單位電插座	-	-	-	1	-	-	-	1	-	-	-	-	1
		Fused Spur Unit 接線位連保險絲	-	-	-	3	-	-	-	2	-	-	-	-	2
	Fused Spur Unit 接線位連保險絲		-	-	-	1	-	-	-	1	-	-	-	-	1
		Cable Connection Unit 接線位	-	-	-	-	-	-	-	1	-	-	-	-	1
	Switch for Bathroom Appliances 浴室設備開關掣		-	-	-	1	-	-	-	2	-	-	-	-	2
	Lighting Switch 燈掣		-	-	-	1	-	-	-	2	-	-	-	-	2
	Lighting Point 燈位		-	-	-	3	-	-	-	3	-	-	-	-	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	1	-	-	-	-	1
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	1	-	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座											
			3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 3樓、5樓至12樓、15樓 至 21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓										
			Unit 單位											
			A	B	C	D	E	F	G	H	J	K	L	M	N
Bathroom 1 浴室 1		13A Single Socket Outlet 13A單位電插座	1	1	1	-	1	1	1	-	1	1	1	1	-
		Fused Spur Unit 接線位連保險絲	2	2	2	-	2	2	2	-	2	2	2	2	-
	Fused Spur Unit 接線位連保險絲		1	1	1	-	1	1	1	-	1	1	1	1	-
		Cable Connection Unit 接線位	1	1	1	-	1	1	1	-	1	1	1	1	-
	Switch for Bathroom Appliances 浴室設備開關掣		2	2	2	-	2	2	2	-	2	2	2	2	-
	Lighting Switch 燈掣		1	1	1	-	1	1	1	-	1	1	1	1	-
	Lighting Point 燈位		3	3	3	-	3	3	3	-	3	3	3	3	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	1	1	-	1	1	1	-	1	1	1	1	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom 2 浴室 2		13A Single Socket Outlet 13A單位電插座	1	-	-	1	-	-	-	-	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	2	-	-	2	-	-	-	-	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		1	-	-	1	-	-	-	-	-	-	-	-	-
		Cable Connection Unit 接線位	-	-	-	1	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		2	-	-	3	-	-	-	-	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	1	-	-	1	-	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座 3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 3樓、5樓至12樓、15樓 至 21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓 Unit 單位												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Kitchen / Open Kitchen 廚房 / 開放式廚房		13A Single Socket Outlet (Connected to Kitchen Appliances) 13A單位電插座 (已接駁廚房設備)	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座		2	1	1	3	1	1	1	1	1	1	1	1	1
		Fused Spur Unit 接線位連保險絲	7	3	3	7	3	3	3	3	3	3	3	3	3
		Cable Connection Unit 接線位	1	1	1	1	1	1	1	1	1	1	1	1	1
		Cable Connection Unit with Switch 接線位連開關掣	-	1	1	-	1	1	1	1	1	1	1	1	1
	Switch for Kitchen Appliances 廚房設備開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Kitchen Appliances 廚房設備開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		5	1	1	5	1	1	1	1	1	1	1	1	2
	Door Bell 門鈴		1	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1	1
		Miniature Circuit Breakers Board 總電掣箱	1	1	1	-	1	1	1	1	1	1	1	1	1
		Washing Machine Connection Point (Water Point) 洗衣機接駁點(來水位)	1	1	1	1	1	1	1	1	1	1	1	1	1
		Washing Machine Connection Point (Drain Point) 洗衣機接駁點(去水位)	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座												
			3/F, 5/F - 12/F, 15/F - 21/F, 23/F, 25/F - 33/F, 35/F - 40/F, 42/F - 43/F, 45/F - 53/F, 55/F - 63/F and 65/F 3樓、5樓至12樓、15樓 至 21樓、23樓、25樓至33樓、35樓至40樓、42樓至43樓、45樓至53樓、55樓至63樓及65樓										
			Unit 單位												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Store Room 儲物室	Lighting Switch 燈掣		-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		-	-	-	1	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	-	-	1	-	-	-	-	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱		-	-	-	1	-	-	-	-	-	-	-	-	-
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1	1	1	1	-	-	-	1	-	-	-	-	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

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

Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座									
			66/F 66樓									
			Unit 單位									
			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 Room / Dining Room / Corridor / Internal Staircase 客廳 / 飯廳 / 走廊 / 內置樓梯	Switch for Indoor A/C Unit 室內冷氣機開關掣		3	3	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		6	6	4	4	4	4	4	4	4	4
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2
	Spare Data Point 備用數據位		2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣		5	5	2	2	2	2	2	2	2	2
	Lighting Point 燈位		7	9	2	2	2	2	2	2	2	2
	Door Bell 門鈴		-	-	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1
	Wall Light with Motion Sensor 牆燈連動態感應器		-	-	-	-	-	-	-	-	-	-
Master Bedroom 主人睡房	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		4	4	3	3	3	3	3	3	3	3
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1
	Spare Data Point 備用數據位		1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣		1	1	-	-	1	-	-	-	-	1
	Lighting Switch (Master Bedroom and Utility Platform) 燈掣(主人睡房與工作平台)		-	-	1	1	-	1	1	1	1	-
	Lighting Point 燈位		2	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 樓。

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

Location 位置	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座									
			66/F 66樓									
			Unit 單位									
			A	B	C	D	E	F	G	H	J	K
Bedroom 2 睡房2	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		3	3	-	-	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		1	1	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座		1	1	-	-	-	-	-	-	-	-
	Spare Data Point 備用數據位		1	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位		2	1	-	-	-	-	-	-	-	-
Bedroom 3 睡房3	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		2	2	-	-	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		1	1	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座		1	1	-	-	-	-	-	-	-	-
	Spare Data Point 備用數據位		1	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位		1	1	-	-	-	-	-	-	-	-
Bedroom 4 睡房4	Switch for Indoor A/C Unit 室內冷氣機開關掣		1	1	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		2	2	-	-	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座		1	1	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座		1	1	-	-	-	-	-	-	-	-
	Spare Data Point 備用數據位		1	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位		1	1	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol "-" as shown in the above table denotes "Not provided"or "Not applicable".
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座									
			66/F 66樓									
			Unit 單位									
			A	B	C	D	E	F	G	H	J	K
Master Bathroom 主人浴室		13A Single Socket Outlet 13A單位電插座	1	1	-	-	1	-	-	-	-	1
		Fused Spur Unit 接線位連保險絲	3	3	-	-	2	-	-	-	-	2
	Fused Spur Unit 接線位連保險絲		1	1	-	-	1	-	-	-	-	1
		Cable Connection Unit 接線位	-	-	-	-	1	-	-	-	-	1
	Switch for Bathroom Appliances 浴室設備開關掣		1	1	-	-	2	-	-	-	-	2
	Lighting Switch 燈掣		1	1	-	-	2	-	-	-	-	2
	Lighting Point 燈位		4	4	-	-	3	-	-	-	-	3
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	1	-	-	1	-	-	-	-	1
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-
Bathroom 1 浴室 1		13A Single Socket Outlet 13A單位電插座	-	-	1	1	-	1	1	1	1	-
		Fused Spur Unit 接線位連保險絲	-	-	2	2	-	2	2	2	2	-
	Fused Spur Unit 接線位連保險絲		-	-	1	1	-	1	1	1	1	-
		Cable Connection Unit 接線位	-	-	1	1	-	1	1	1	1	-
	Switch for Bathroom Appliances 浴室設備開關掣		-	-	2	2	-	2	2	2	2	-
	Lighting Switch 燈掣		-	-	1	1	-	1	1	1	1	-
	Lighting Point 燈位		-	-	3	3	-	3	3	3	3`	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	1	1	-	1	1	1	1	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座									
			66/F 66樓									
			Unit 單位									
			A	B	C	D	E	F	G	H	J	K
Bathroom 2 浴室 2		13A Single Socket Outlet 13A單位電插座	1	1	-	-	-	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	2	2	-	-	-	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		1	1	-	-	-	-	-	-	-	-
		Cable Connection Unit 接線位	1	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		2	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位		3	3	-	-	-	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	1	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-
Bathroom 3 浴室 3		13A Single Socket Outlet 13A單位電插座	1	1	-	-	-	-	-	-	-	-
		Fused Spur Unit 接線位連保險絲	2	2	-	-	-	-	-	-	-	-
	Fused Spur Unit 接線位連保險絲		1	1	-	-	-	-	-	-	-	-
		Cable Connection Unit 接線位	-	1	-	-	-	-	-	-	-	-
	Switch for Bathroom Appliances 浴室設備開關掣		1	2	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位		3	3	-	-	-	-	-	-	-	-
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	1	1	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	-	-	-	-	-	-	-	-	-	-
Lavatory 洗手間		Fused Spur Unit 接線位連保險絲	1	1	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位		1	1	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 説明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座									
			66/F 66樓									
			Unit 單位									
			A	B	C	D	E	F	G	H	J	K
Kitchen / Open Kitchen 廚房 / 開放式廚房		13A Single Socket Outlet (Connected to Kitchen Appliances) 13A單位電插座 (已接駁廚房設備)	6	6	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座		2	4	1	1	1	1	1	1	1	1
		Fused Spur Unit 接線位連保險絲	7	6	3	3	3	3	3	3	3	3
		Cable Connection Unit 接線位	3	3	1	1	1	1	1	1	1	1
		Cable Connection Unit with Switch 接線位連開關掣	-	-	1	1	1	1	1	1	1	1
	Switch for Kitchen Appliances 廚房設備開關掣		1	1	1	1	1	1	1	1	1	1
		Switch for Kitchen Appliances 廚房設備開關掣	3	3	1	1	1	1	1	1	1	1
		Isolator for Electrical Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-
		Gas Water Heater Remote Control 煤氣熱水爐温度控制器	1	1	-	-	-	-	-	-	-	
	Lighting Point 燈位		3	6	1	1	1	1	1	1	1	2
	Door Bell 門鈴		1	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
		Miniature Circuit Breakers Board 總電掣箱	-	-	1	1	1	1	1	1	1	1
		Washing Machine / Dish Washer (if any) Connection Point (Water Inlet) 洗衣機或洗碗碟機(如有)接駁點(來水位)	2	2	1	1	1	1	1	1	1	1
		Washing Machine / Dish Washer (if any) Connection Point (Water Outlet) 洗衣機或洗碗碟機(如有)接駁點(去水位)	2	2	1	1	1	1	1	1	1	1

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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	Exposed Type 外露型	Non-Exposed Type 非外露型	Tower 5 第5座									
			66/F 66樓									
			Unit 單位									
			A	B	C	D	E	F	G	H	J	K
Utility Room 雜物房		Fused Spur Unit for Indoor A/C Unit 室內冷氣機接線位連保險絲	1	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位		1	1	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		1	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣		1	1	-	-	-	-	-	-	-	-
	Miniature Circuit Breakers Board 總電掣箱		1	1	-	-	-	-	-	-	-	-
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1	1	-	-	1	-	-	-	-	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1
Private Flat Roof 私人平台	Lighting Switch 燈掣		-	1	-	-	-	-	-	-	-	-
	Waterproof Socket Outlet 防水電插座		-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		-	1	-	-	-	-	-	-	-	-
Private Roof 私人天台	Lighting Switch 燈掣		-	1	1	1	1	1	1	1	1	1
	Lighting Switch (Private Roof and Swimming Pool) 燈掣(私人天台與泳池)		1	-	-	-	-	-	-	-	-	-
	Waterproof Socket Outlet 防水電插座		4	4	2	2	2	2	2	2	2	2
	Lighting Point 燈位		16	13	6	5	4	3	3	6	4	6
		Isolator for Jacuzzi 按摩池隔離開關掣	-	1	-	-	-	-	-	-	-	-
Filtration Plant Room for Swimming Pool 泳池過濾機房	Lighting Switch 燈掣		1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		3	-	-	-	-	-	-	-	-	-
		Isolator for Swimming Pool 泳池隔離開關掣	1									

Notes:
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. The symbol “-” as shown in the above table denotes “Not provided”or “Not applicable”.
4. 4/F, 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F are omitted for all Towers.

備註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 上表「 - 」代表「沒有提供」或「不適用」。
4. 所有座數均不設 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓、54 樓及 64 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
地税

The Owner of a residential property is liable for the Government rent payable for the specified residential properties from the date of the Land Grant up to and including the date of the assignments of the specified residerntial properties.

住宅物業擁有人有法律責任繳付有關指明住宅物業由批地文件之日期起計直至該等指明住宅物業之轉讓契日期(包括該日)之地税。

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) of the Phase under the Principal Deed of Mutual Covenant and Management Agreement, and where the Owner has paid the debris removal fee, the purchaser shall reimburse the Owner for the same.

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

2. 在交付時，買方不須向擁有人支付清理廢料的費用。

備註：
在交付時，買方須根據主公共契約及管理協議向期數的管理人(而非擁有人) 支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within **SIX (6) MONTHS** after the date of completion of the sale and purchase of any specified residential property, remedy any defects in that residential property or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

凡任何指明住宅物業或於相關買賣合約列出裝設於該住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方的行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的**6個月**內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

28 MAINTENANCE OF SLOPES
斜坡維修

1. The Land Grant requires the owners of the residential properties in the Phase to maintain the slope at their own costs.

2. Special Condition No.(68)(a) of the Land Grant stipulates that "Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purposes, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director."

3. Each of the owners is obliged to contribute towards the costs of the maintenance work. Clause 16 of Section E of the Principal Deed of Mutual Covenant and Management Agreement dated 16th June 2009 registered in the Land Registry by Memorial No.09062303030203 ("the PDMC") stipulates that "(a) The Owners shall at their own expense, maintain, repair and carry out such works as are necessary in relation to any slopes, retaining walls, supports, foundations, drainage works or other structures within or outside the Land (collectively "slope structures"), including but not limited to those slope structures more particularly identified on the Slope Plan I and Slope Plan II annexed to this Deed and those slope structures to be more particularly identified on the slope plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, for the purpose of complying with the provisions of the Government Grant and "Geoguide 5-Guide to Slope Maintenance" issued by the Geotechnical Engineering Office of the Civil Engineering and Development Department (as amended or substituted from time to time) and the maintenance manual for the slope structures ("slope maintenance manual") prepared in accordance with Geoguide 5 Provided that if any of the slope structures is situated within or abutting on a Phase or Phases or the Station Complex, only the Owners of Units in that Phase or the relevant Phases or the Owner of the Station Complex (as the case may be) shall at their own expense be responsible for maintaining, repairing and carrying out works in respect of such slope structures in accordance with this Clause. Notwithstanding the proviso above, the cost of maintaining, repairing and carrying out works in respect of the slope structures within the Green Hatched Black Area as defined in Special Condition (8)(b)(iii) of the Government Grant and more particularly identified on Slope Plan II annexed to this Deed shall be borne by and apportioned between MTR as Owner of the Station Complex and the Owners of the part(s) of the Non-Station Development which has/have been completed for the time being pursuant to Clause 8(e) of this Section but subject to Clause 9 of this Section. (b) The Owner of the Station Complex shall at its own expense be solely responsible for maintaining, repairing and carrying out works in respect of the slope structures within or abutting on the Station Complex and more particularly identified on Slope Plan I annexed to this Deed."

4. Under the PDMC, the manager of the Development has the owners' authority to carry out the maintenance work. Clause 1(b)(xv) of Section I of the PDMC stipulates that the Manager shall have the powers and duties "To engage suitable qualified personnel to inspect maintain and repair the slope structures which are required to be maintained by the Owners of the Land pursuant to the provisions of the Government Grant and in accordance with "Geoguide 5 - Guide to Slope Maintenance" published by the Geotechnical Engineering Office of the Civil Engineering and Development Department as amended or replaced from time to time, the slope maintenance manual and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of the slope structures Provided that the aforesaid right of the Manager may also be exercised by the Owners Corporation Provided further that the Manager shall not be personally liable for carrying out any such requirements of the Government Grant which shall remain the responsibility of the Owners of the Land or the relevant Phase(s) or the Station Complex (as the case may be) if having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all the relevant Owners."

5. The slope structures within or outside the land on which the Phase is situated, including those delineated in Slope Plan I and Slope Plan II annexed to the PDMC referred to in paragraph 3 above, are for identification purpose only shown in the plan below of this section.

28 MAINTENANCE OF SLOPES
斜坡維修

1. 批地文件規定，期數中的住宅物業的擁有人須自費維修斜坡。

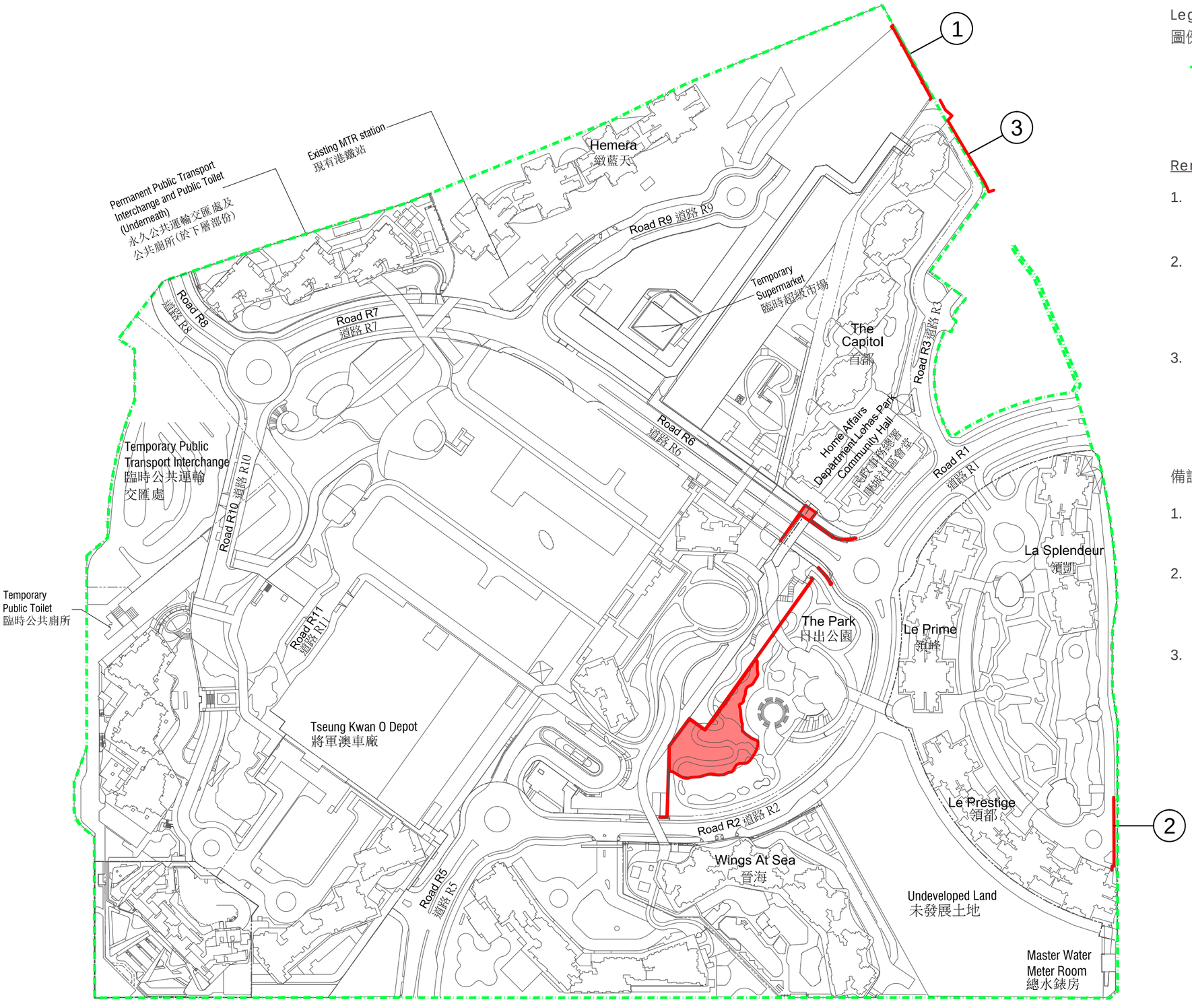
2. 批地文件的第 (68)(a) 條批地特別條款規定 “如該地段或任何「政府」官地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等「批地條款」等規定「承批人」執行的其他工程，不論事前是否獲「署長」書面同意，「承批人」亦須於當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰「政府」官地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。「承批人」應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其維修充足及狀態良好，令「署長」滿意。”

3. 每名擁有人均須分擔維修工程的費用。2009 年 6 月 16 日於土地註冊處註冊為「註冊摘要」第 09062303030203 號之主公共契約及管理協議（「主公契」）第 E 節第 16 條規定 “(a) 業主必須自費保養、維修及進行與該土地以內或以外的任何斜坡、護土牆、承托物、地基、排水工程或其他構築物（統稱“斜坡構築物”）相關的必要的工程，包括但不限於該等特別顯示於附加在本公契的斜坡圖則 I 及斜坡圖則 II 內的斜坡構築物及該等特別顯示於附加在任何副公契或副副公契的斜坡圖則內的斜坡構築物，以遵守批地文件的條文及符合由土木工程署的土力工程處出具的岩土指南第五冊—斜坡維修指南（包括不時的修訂及替代）及按照岩土指南第五冊編製的斜坡維修手冊（“斜坡維修手冊”）。如任何斜坡構築物是位於或鄰接任何一期期數或多期期數或車站綜合樓，只有該一期或多期期數或車站綜合樓的業主須自費負責保養、維修及進行根據本條文所需的工程。儘管上文所述，用於保養、維修及進行於綠色間黑斜線範圍（釋義以批地文件第 (8)(b)(iii) 條批地特別條款為準，並特別顯示於本公契的斜坡圖則 II）內的斜坡構築物的工程費用，將由作為車站綜合樓業主的香港鐵路有限公司及完成的非車站發展項目的業主根據本節第 8(e) 條（但限制於本節第 9 條）承擔及分攤。(b) 車站綜合樓業主必須自費及獨自負責保養、維修及進行於車站綜合樓或鄰接車站綜合樓並特別顯示於本公契附加的斜坡圖則 I 內的斜坡構築物的工程。”

4. 根據主公契，發展項目的管理人獲擁有人授權進行維修工程。主公契第 I 節第 1(b)(xv) 條規定，管理人有權力及責任 “聘請適當及合資格人員檢查、保養及維修根據批地文件要求該土地業主需要負責保養的斜坡構築物，以符合由土木工程署的土力工程處出具的岩土指南第五冊—斜坡維修指南（包括不時的修訂及替代），斜坡維修手冊及由相關政府部門不時出具的有關斜坡構築物的所有指南。上述管理人的權利可以由業主立案法團行使。再者，如果管理人在盡了合理的努力後仍未能向所有有關業主收取所須工程的相關費用，管理人無須就任何為符合批地文件要求而進行之事宜負上個人責任，相關責任仍由該土地或有關期數或車站綜合樓的業主負責（視乎情況而定）。”

5. 在期數所位於的土地之內或之外的斜坡構築物，包括在上文第 3 段所述的在附加於主公契的斜坡圖則 I 及斜坡圖則 II 顯示的斜坡構築物，均顯示於本節下文的圖則，僅供識別用途。

28 MAINTENANCE OF SLOPES
斜坡維修



Legend
圖例

N

Boundary of the Development
本發展項目邊界

Slope Structures
斜坡結構

Remarks:

1. Under the PDMC, the costs of the maintenance work for the slope structures as shown in the Plan shall be borne by the owner of Site M.

2. Under the PDMC and the Sub-Deed of Mutual Covenant and Management Agreement of Site AB, the costs of the maintenance work for the slope structures as shown in the Plan shall be borne by the owners of Site AB.

3. The slope structures delineated in Slope Plan II annexed to the PDMC referred to in paragraph 3 above (as shown in the plan) have been re-delivered to The Government of HKSAR. The Highways Department shall be responsible for the maintenance work of the same.

備註：

1. 根據主公契規定，在圖則中所顯示的斜坡構築物的維修工程費用由地盤M的業主承擔。

2. 根據主公契及地盤AB的副公共契約及管理協議規定，在圖則中所顯示的斜坡構築物的維修工程費用由地盤AB的業主承擔。

3. 在上文第3段所述的附加於主公契的斜坡圖則 Ⅱ 顯示的斜坡構築物(在圖則中顯示)已交還予香港特別行政區政府，該斜坡構築物的維修工程由路政署負責。

29 MODIFICATION
修訂

The Owner has made applications to the Government for modifications of the Land Grant as follows and the applications are not yet granted:

(a) Nature of the modifications sought

Fixing of boundaries and setting of development parameters of certain Site (other than Site N) of the Lot;
modification of premium due date and building covenant period of certain Site (other than Site N) of the Lot;
modification of formation and completion date in respect of the Yellow Area; and
modification of provision, formation and completion date(s) in respect of certain facilities and areas within certain Site (other than Site N) of the Lot.

(b) Conditions sought to be modified
Special conditions Nos.(1), (3), (7), (14), (16), (17), (43), (44), (52), (97) and (102).

擁有人已向政府提出申請對批地文件作出以下修訂，而該申請尚未獲得批准：

(a) 尋求的修訂的性質
訂定及確定該地段內某地盤（地盤N除外）的邊界及發展界限；修訂該地段內某地盤（地盤N除外）的地價繳付到期日及建築契諾期限；修訂黃色範圍的平整及完工日期；及修訂該地段內某地盤（地盤N除外）以內的某些設施及地方的提供、構造及完成日期。

(b) 尋求修訂的條件
第(1)、(3)、(7)、(14)、(16)、(17)、(43)、(44)、(52)、(97)及(102)條批地特別條款。

30 WEBSITE FOR THE PHASE
期數之互聯網網站

The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:
WWW.LP6.COM.HK

賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站的網址：
WWW.LP6.COM.HK

31 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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 Phase.

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期數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）	19,788.269
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	1,492.239
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	8,070.051
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房 、風櫃房等	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		
3.	Balcony 露台	2,556.428
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	1.458
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	2,062.107
9.	Utility platform 工作平台	1,808.250
10.	Noise barrier 隔音屏障	Not Applicable 不適用

31 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	Area (m^2) 面積（平方米）
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衞室和廁所 、業主立案法團辦公室	236.268
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	2,064.774
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	972.662
14.	Horizontal screens/covered walkways, trellis 橫向屏障 ／有蓋人行道、花棚	205.841
15.	Larger lift shaft 擴大升降機井道	4,967.800
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	Not Applicable 不適用
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	2,433.924
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	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 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	5,306.937
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	1,550.017
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 the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

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

Estimated Energy Performance or Consumption for the Common Parts of the Phase
期數的公用部分的預計能量表現或消耗

Latest information on the estimated energy Performance or consumption for the common parts of the phase as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書之前呈交予建築事務監督期數的公用部份的預計能量表現或消耗的最近期資料:

Part I **第 I 部分**	
Provision of Central Air Conditioning 提供中央空調	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:-	High performance split AC Units, energy efficient lighting in common areas, CO sensor in Carpark 高效能分體空調、於公眾地方安裝節能燈、於停車場安裝一氧化炭感測器

Part II: The predicted annual energy use of 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):-						
Type of Development 發展項目類型	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) 基線樓宇每年能源消耗量(註腳2)		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
Domestic Development 住用發展項目	Area served by central building services installation(Note 3) 有使用中央屋宇裝備裝置的部分(註腳3)	27,163.48	438.42	Not Applicable 不適用	360.42	Not Applicable 不適用
Non-Domestic Development 非住用發展項目	Podium(s) (Note 4) (central building services) 平台(註腳4) (中央屋宇裝備裝置)	27,347.23	272.52	Not Applicable 不適用	176.85	Not Applicable 不適用

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) **第三部分: 以下裝置乃按機電工程署公布的相關實務守則設計:-**			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:
1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m^2 /annum) and town gas/LPG consumption (unit/m^2 /annum), of the Phase 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 Installation (2015 Edition).
4. "Podium(s) " normally means the lowest part of the development (usually the 1owest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

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)，指將期數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”與屋宇裝備裝置能源效益實務守則(2015年版)中的涵義相同。
4. “平台”一般指發展項目的最低部分 (通常為發展項目最低15 米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

Environment 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
GOLD

PROVISIONAL GOLD NB V1.2 2016 HKGBC BEAM Plus

Application no.: PAG0040/18

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
金級

暫定 金級 NB V1.2 2016 HKGBC 綠建環評

申請編號: PAG0040/18

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

1. The purchaser is required to agree with MTR Corporation Limited ("the Vendor") in the agreement for sale and purchase ("ASP") 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 ASP, sub-sell that Residential Unit or Parking Space or transfer the benefit of the ASP 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 ASP, agrees (at its own discretion) to cancel the ASP or the obligations of the purchaser under the ASP, 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 ASP 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 ASP.

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

5. (I) The restriction on the minimum number of residential units (as referred to in Special Condition No.(16)(b)(i)(xiii)(I) of the Land Grant) in Phase VI: 1,633

   (II) Special Condition No.(16)(k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site G, Site H, Site I, Site J, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site G, Site H, Site I, Site J, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.

   (III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement stipulates that: "The Manager shall deposit in the management office of Phase VI the record provided by the Director of the information relating to the consent given under Special Condition No.16(k) of the Government Grant for inspection by all Owners of Phase VI free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase VI."

   (IV) The total number of residential units provided in the Phase: 2,392

6. Information relating to the Yellow Area (as referred to in Special Condition No.(7) of the Land Grant), the Green Stippled Black Area and the Green Area (as respectively referred to in Special Condition No.(8)(b)(i)(I) and (8)(b)(i)(II) of the Land Grant), the Green Hatched Black Stippled Black Area (as referred to in Special Condition No.(8)(b)(ii) of the Land Grant), the Green Hatched Black Area (as referred to in Special Condition No.(8)(b)(iii) of the Land Grant), the Green Cross-hatched Black Area (as referred to in Special Condition No.(8)(b)(iv) of the Land Grant), the Public Open Space (as referred to in Special Condition No.(52)(a)(ii) of the Land Grant), the Future Footbridge Associated Structures (as referred to in Special Condition No.(53)(a)(i) of the Land Grant), the pedestrian walkway (as referred to in Special Condition No.(53)(b)(iv) of the Land Grant), the Covered Footbridge (as referred to in Special Condition No.(54) of the Land Grant), the Internal Transport System (as referred to in Special Condition No.(60) of the Land Grant), the Brown Area (as referred to in Special Condition No.(99) of the Land Grant) and the Yellow Hatched Black Area (as referred to in Special Condition No.(100) of the Land Grant):
   Please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this sales brochure.

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

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

3. 賣方將會或已經(視屬何情況而定)支付所有有關發展項目正在其上興建之土地於批地文件日期起計至相關買方轉讓契日期(包括該日)期間之未付地稅。

4. 已簽署買賣合約之買方，如已支付不多於港幣$100之象徵式費用(按每次要求計)，有權獲取(而當其要求時將獲提供)以下資料之最新紀錄印本：完成期數的總建築費用及總專業費用及截至作出該要求當月前之公曆月份完結時已支出和繳付之總建築費用及總專業費用。

5. (I) 第(16)(b)(i)(xiii)(I)條批地文件特別條款中對於第VI期中住宅單位的最少數目的限制: 1,633

   (II) 第(16)(k)條批地文件特別條款規定，除非獲地政總署署長（「署長」）事先書面同意，業主不得進行或准許或容許與現已或將會建於地盤C1、地盤G、地盤H、地盤I、地盤J、地盤N及地盤O的任何住宅單位有關的任何工程（包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構）而使該單位可由內部連接及可由任何現已或將會建於地盤C1、地盤G、地盤H、地盤I、地盤J、地盤N及地盤O的毗連或鄰近住宅單位進入。對於甚麼構成可使一個單位可由內部連接及可由任何毗連的或鄰近住宅單位進入之工程，署長之決定應為最終並對業主有約束力。

   (III) 已批核的副公共契約及管理協議中第三附錄第15條規定：「經理人需於第VI期管理處存放由署長提供、關於按第(16)(k)條批地文件特別條款發出的同意的資料紀錄，以供所有第VI期業主免費查閱，及在交付合理費用後，自費印取該等資料的副本，而該等費用將會存入第VI 期之特別基金。」

   (IV) 期數所提供的住宅單位總數：2,392

6. 有關以下的資料：第(7)條批地文件特別條款提及的「黃色範圍」，第(8)(b)(i)(I)條批地文件特別條款及第(8)(b)(i)(II)條批地文件特別條款分別提及的「綠色加黑點範圍」及「綠色範圍」，第(8)(b)(ii)條批地文件特別條款提及的「綠色間黑斜線加黑點範圍」，第(8)(b)(iii)條批地文件特別條款提及的「綠色間黑斜線範圍」，第(8)(b)(iv)條批地文件特別條款提及的「綠色間黑十字線範圍」，第(52)(a)(ii)條批地文件特別條款提及的「公眾休憩用地」，第(53)(a)(i)條批地文件特別條款提及的「擬建行人天橋相關結構」，第(53)(b)(iv)條批地文件特別條款提及的「行人道」，第(54)條批地文件特別條款提及的「有蓋行人天橋」，第(60)條批地文件特別條款提及的「內部交通系統」，第(99)條批地文件特別條款提及的「棕色範圍」及第(100)條批地文件特別條款提及的「黃色間黑斜線範圍」：
   請參閱本售樓說明書中「批地文件的摘要」一節及「公共設施及公眾休憩用地的資料」一節。

There may be future changes to the Phase and the surrounding areas.

Date of printing of this sales brochure : 22nd August 2018

期數及其周邊地區日後可能出現改變。

本售樓説明書印製日期：2018年8月22日

EXAMINATION RECORD
檢視記錄

Examination / Revision Date 檢視 / 修改日期	Page number in version with print date on 22nd August 2018 2018 年 8 月 22 日印製版本之頁數	Page number in revised version with examination date on 30th August 2018 2018 年 8 月 30 日檢視版本之頁數	Revision Made 所作修改
30th August 2018 2018 年 8 月 30 日	27, 29, 31, 33, 37, 39, 41, 43, 45, 47, 49, 51, 53, 67, 75, 77, 79, 85, 87, 89, 91, 93	27, 29, 31, 33, 37, 39, 41, 43, 45, 47, 49, 51, 53, 67, 75, 77, 79, 85, 87, 89, 91, 93	"Floor Plans of Residential Properties in the Development" is revised 修改「發展項目中的住宅物業的樓面平面圖」
	253, 260, 273, 274, 276, 278, 281	253, 260, 273, 274, 276, 278, 281	"Fittings, Finishes and Appliances" is revised 修改「裝置、裝修物料及設備」

Examination / Revision Date 檢視 / 修改日期	Page number in version with examination date on 30th August 2018 2018 年 8 月 30 日檢視版本之頁數	Page number in revised version with examination date on 29th November 2018 2018 年 11 月 29 日檢視版本之頁數	Revision Made 所作修改
29th November 2018 2018 年 11 月 29 日	20	20	"Location Plan of the Development" is revised 修改「發展項目的所在位置圖」
	22	22	"Outline Zoning Plan Relating to the Development" is revised 修改「關乎發展項目的分區計劃大綱圖」
	23	23	"Layout Plan of the Development" is revised 修改「發展項目的布局圖」
	25, 89, 91, 93	25, 89, 91, 93	"Floor Plans of Residential Properties in the Development" is revised 修改「發展項目中的住宅物業的樓面平面圖」
	396	396	"Maintenance of Slopes" is revised 修改「斜坡維修」
	397	397	"Modification" is revised 修改「修訂」

EXAMINATION RECORD
檢視記錄

Examination / Revision Date 檢視 / 修改日期	Page number in revised version with examination date on 29th November 2018 2018 年 11 月 29 日檢視版本之頁數	Page number in revised version with examination date on 28th February 2019 2019 年 2 月 28 日檢視版本之頁數	Revision Made 所作修改
28th February 2019 2019 年 2 月 28 日	12, 13, 14, 15, 16, 18	12, 13, 14, 15, 16, 18	"Information on Design of the Phase" is revised 修改「期數的設計的資料」
	21	21	"Aerial Photograph of the Phase" is revised 修改「期數的鳥瞰照片」
	23, 24	23, 24	"Layout Plan of the Development " is revised 修改「發展項目的布局圖」
	27, 29, 31, 33, 37, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49, 51, 53, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 71, 73, 75, 77, 79, 80, 81, 82, 83, 85, 87, 89, 91, 93, 94, 95, 96, 97, 99	27, 29, 31, 33, 37, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49, 51, 53, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 71, 73, 75, 77, 79, 80, 81, 82, 83, 85, 87, 89, 91, 93, 94, 95, 96, 97, 99	"Floor Plans of Residential Properties in the Phase" is revised 修改「期數的住宅物業的樓面平面圖」
	103, 104, 105, 107, 108, 109, 110, 111, 112, 114, 118	103, 104, 105, 107, 108, 109, 110, 111, 112, 114, 118	"Area of Residential Properties in the Phase" is revised 修改「期數中的住宅物業的面積」
	119, 120, 121	119, 120, 121	"Floor Plans of Parking Spaces in the Phase" is revised 修改「期數中的停車位的樓面平面圖」
	227, 232	227, 232	"Information on Public Facilities and Public Open Spaces" is revised 修改「公共設施及公眾休憩用地的資料」
	240, 241, 242, 243, 244	240, 241, 242, 243, 244	"Elevation Plan" is revised 修改「立面圖」
	245	245	"Information on Common Facilities in the Phase" is revised 修改「期數中的公用設施的資料」
	247, 248, 249, 251, 252, 255, 256, 260, 264, 273, 277, 279, 281, 285, 287, 290, 292, 293, 295, 300, 304, 306, 307, 315, 316, 317, 319, 321, 323, 331, 332, 333, 334, 335, 336, 337, 338, 344, 345, 346, 348, 349, 350, 351, 352, 353, 354, 355, 356, 368, 369, 370, 371, 372, 373, 386, 387, 388, 389, 390, 391	247, 248, 249, 251, 252, 255, 256, 260, 264, 273, 277, 279, 281, 285, 287, 290, 292, 293, 295, 300, 304, 306, 307, 315, 316, 317, 319, 321, 323, 331, 332, 333, 334, 335, 336, 337, 338, 344, 345, 346, 348, 349, 350, 351, 352, 353, 354, 355, 356, 368, 369, 370, 371, 372, 373, 386, 387, 388, 389, 390, 391	"Fittings, Finishes and Appliances" is revised 修改「裝置、裝修物料及設備」
	396	396	"Maintenance of Slopes" is revised 修改「斜坡維修」
	398, 399	398, 399	"Information in Application for Concession on Gross Floor Area of Building " is revised 修改「申請建築物總樓面面積寬免的資料」