

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
House Number 屋號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Avio Boulevard House 1 艾維奧大道1號洋房	207.130 (2230) Balcony 露台：4.723 (51) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	25.965 (279)	91.164 (981)	23.765 (256)	28.957 (312)	11.398 (123)	-	6.560 (71)
Avio Boulevard House 2 艾維奧大道2號洋房	200.498 (2158) Balcony 露台：4.723 (51) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	25.354 (273)	96.051 (1034)	29.741 (320)	28.333 (305)	11.398 (123)	-	6.560 (71)
Avio Boulevard House 3 艾維奧大道3號洋房	201.517 (2169) Balcony 露台：4.723 (51) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	25.354 (273)	100.775 (1085)	31.339 (337)	28.333 (305)	11.398 (123)	-	4.415 (48)
Avio Boulevard House 5 艾維奧大道5號洋房	202.439 (2179) Balcony 露台：4.723 (51) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	25.354 (273)	93.579 (1007)	28.545 (307)	28.333 (305)	11.398 (123)	-	2.775 (30)
Avio Boulevard House 6 艾維奧大道6號洋房	159.664 (1719) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	81.612 (878)	24.754 (266)	46.890 (505)	10.693 (115)	-	2.746 (30)
Avio Boulevard House 7 艾維奧大道7號洋房	159.618 (1718) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	72.681 (782)	24.722 (266)	46.890 (505)	10.693 (115)	-	2.731 (29)
Avio Boulevard House 8 艾維奧大道8號洋房	159.167 (1713) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	63.645 (685)	24.708 (266)	46.890 (505)	10.693 (115)	-	2.716 (29)
Avio Boulevard House 9 艾維奧大道9號洋房	171.231 (1843) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	9.092 (98)	93.360 (1005)	31.120 (335)	52.829 (569)	11.115 (120)	-	2.754 (30)

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2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

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Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
House Number 屋號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Bevera Boulevard House 1 巴維拉大道1號洋房	281.766 (3033) Balcony 露台 : 4.999 (54) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	8.506 (92)	188.809 (2032)	44.337 (477)	58.315 (628)	10.810 (116)	-	13.236 (142)
Bevera Boulevard House 2 巴維拉大道2號洋房	239.578 (2579) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	15.670 (169)	183.690 (1977)	49.201 (530)	36.501 (393)	12.038 (130)	-	13.111 (141)
Bevera Boulevard House 3 巴維拉大道3號洋房	239.578 (2579) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	15.670 (169)	191.785 (2064)	49.076 (528)	36.501 (393)	12.038 (130)	-	13.111 (141)
Bevera Boulevard House 5 巴維拉大道5號洋房	239.578 (2579) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	15.670 (169)	200.184 (2155)	49.076 (528)	36.501 (393)	12.038 (130)	-	13.111 (141)
Bevera Boulevard House 6 巴維拉大道6號洋房	239.578 (2579) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	15.670 (169)	208.580 (2245)	49.076 (528)	36.501 (393)	12.038 (130)	-	13.111 (141)
Bevera Boulevard House 7 巴維拉大道7號洋房	239.578 (2579) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	15.670 (169)	213.664 (2300)	46.571 (501)	36.501 (393)	12.038 (130)	-	13.097 (141)
Bevera Boulevard House 8 巴維拉大道8號洋房	239.578 (2579) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	15.670 (169)	193.379 (2082)	48.628 (523)	36.501 (393)	12.038 (130)	-	23.507 (253)
Bevera Boulevard House 9 巴維拉大道9號洋房	239.578 (2579) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	15.670 (169)	176.058 (1895)	48.384 (521)	36.501 (393)	12.038 (130)	-	24.028 (259)

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2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
House Number 屋號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Bevera Boulevard House 10 巴維拉大道10號洋房	237.757 (2559) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	15.670 (169)	160.041 (1723)	48.719 (524)	36.501 (393)	12.038 (130)	-	24.299 (262)
Bevera Boulevard House 11 巴維拉大道11號洋房	204.293 (2199) Balcony 露台：4.723 (51) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	25.354 (273)	104.632 (1126)	22.551 (243)	28.333 (305)	11.398 (123)	-	7.028 (76)
Bevera Boulevard House 12 巴維拉大道12號洋房	203.986 (2196) Balcony 露台：4.723 (51) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	25.354 (273)	94.955 (1022)	21.267 (229)	28.333 (305)	11.398 (123)	-	6.936 (75)
Bevera Boulevard House 15 巴維拉大道15號洋房	203.671 (2192) Balcony 露台：4.723 (51) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	25.354 (273)	85.666 (922)	21.014 (226)	28.333 (305)	11.398 (123)	-	6.984 (75)
Bevera Boulevard House 16 巴維拉大道16號洋房	207.701 (2236) Balcony 露台：4.723 (51) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	25.920 (279)	79.517 (856)	23.759 (256)	28.623 (308)	11.398 (123)	-	8.369 (90)

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House Number 屋號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Cervia Boulevard House 1 卓維雅大道1號洋房	158.222 (1703) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.637 (50)	55.434 (597)	25.844 (278)	47.948 (516)	10.693 (115)	-	7.525 (81)
Cervia Boulevard House 2 卓維雅大道2號洋房	155.857 (1678) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	59.990 (646)	27.757 (299)	46.890 (505)	10.693 (115)	-	7.525 (81)
Cervia Boulevard House 3 卓維雅大道3號洋房	155.857 (1678) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	64.572 (695)	25.844 (278)	46.890 (505)	10.693 (115)	-	7.525 (81)
Cervia Boulevard House 5 卓維雅大道5號洋房	155.857 (1678) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	69.051 (743)	27.757 (299)	46.890 (505)	10.693 (115)	-	7.525 (81)
Cervia Boulevard House 6 卓維雅大道6號洋房	155.857 (1678) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	73.666 (793)	25.844 (278)	46.890 (505)	10.693 (115)	-	7.525 (81)
Cervia Boulevard House 7 卓維雅大道7號洋房	155.857 (1678) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	78.143 (841)	27.757 (299)	46.890 (505)	10.693 (115)	-	7.525 (81)
Cervia Boulevard House 8 卓維雅大道8號洋房	155.857 (1678) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	82.755 (891)	25.844 (278)	46.890 (505)	10.693 (115)	-	7.525 (81)
Cervia Boulevard House 9 卓維雅大道9號洋房	156.269 (1682) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	87.315 (940)	27.757 (299)	46.890 (505)	10.693 (115)	-	7.475 (80)

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House Number 屋號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Cervia Boulevard House 10 卓維雅大道10號洋房	202.467 (2179) Balcony 露台：4.723 (51) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	25.354 (273)	94.289 (1015)	22.121 (238)	28.333 (305)	11.398 (123)	-	8.105 (87)
Cervia Boulevard House 11 卓維雅大道11號洋房	201.982 (2174) Balcony 露台：4.723 (51) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	25.354 (273)	99.076 (1066)	22.121 (238)	28.333 (305)	11.398 (123)	-	8.105 (87)
Cervia Boulevard House 12 卓維雅大道12號洋房	201.877 (2173) Balcony 露台：4.723 (51) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	25.354 (273)	103.999 (1119)	22.121 (238)	28.333 (305)	11.398 (123)	-	8.055 (87)
Cervia Boulevard House 15 卓維雅大道15號洋房	225.031 (2422) Balcony 露台：4.999 (54) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	19.567 (211)	109.221 (1176)	22.121 (238)	35.564 (383)	11.398 (123)	-	8.251 (89)

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House Number 屋號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Diveria Boulevard House 1 迪維尼亞大道1號洋房	234.117 (2520) Balcony 露台：4.999 (54) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.411 (47)	142.003 (1529)	21.661 (233)	45.101 (485)	12.572 (135)	-	6.234 (67)
Diveria Boulevard House 2 迪維尼亞大道2號洋房	163.430 (1759) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	68.344 (736)	22.448 (242)	46.890 (505)	10.693 (115)	-	6.459 (70)
Diveria Boulevard House 3 迪維尼亞大道3號洋房	163.653 (1762) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	67.055 (722)	26.308 (283)	46.890 (505)	10.693 (115)	-	5.778 (62)
Diveria Boulevard House 5 迪維尼亞大道5號洋房	161.223 (1735) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	65.373 (704)	27.388 (295)	46.890 (505)	10.693 (115)	-	4.751 (51)
Diveria Boulevard House 6 迪維尼亞大道6號洋房	157.861 (1699) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	64.032 (689)	26.038 (280)	46.890 (505)	10.693 (115)	-	7.136 (77)
Diveria Boulevard House 7 迪維尼亞大道7號洋房	158.136 (1702) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	72.422 (780)	26.310 (283)	46.890 (505)	10.693 (115)	-	7.136 (77)
Diveria Boulevard House 8 迪維尼亞大道8號洋房	157.351 (1694) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	73.317 (789)	26.205 (282)	46.890 (505)	10.693 (115)	-	7.136 (77)
Diveria Boulevard House 9 迪維尼亞大道9號洋房	158.136 (1702) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	58.230 (627)	26.310 (283)	46.890 (505)	10.693 (115)	-	7.136 (77)

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
House Number 屋號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Diveria Boulevard House 10 迪維尼亞大道10號洋房	157.351 (1694) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	62.598 (674)	26.205 (282)	46.890 (505)	10.693 (115)	-	7.136 (77)
Diveria Boulevard House 11 迪維尼亞大道11號洋房	158.136 (1702) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	67.216 (724)	26.310 (283)	46.890 (505)	10.693 (115)	-	7.136 (77)
Diveria Boulevard House 12 迪維尼亞大道12號洋房	157.351 (1694) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	71.685 (772)	26.165 (282)	46.890 (505)	10.693 (115)	-	7.136 (77)
Diveria Boulevard House 15 迪維尼亞大道15號洋房	158.136 (1702) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	76.309 (821)	26.310 (283)	46.890 (505)	10.693 (115)	-	7.136 (77)
Diveria Boulevard House 16 迪維尼亞大道16號洋房	157.474 (1695) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	80.776 (869)	26.205 (282)	46.890 (505)	10.693 (115)	-	7.136 (77)
Diveria Boulevard House 17 迪維尼亞大道17號洋房	158.032 (1701) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.525 (49)	85.293 (918)	35.616 (383)	46.890 (505)	10.693 (115)	-	6.724 (72)
Diveria Boulevard House 18 迪維尼亞大道18號洋房	160.397 (1727) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	4.637 (50)	76.660 (825)	37.480 (403)	47.236 (508)	10.693 (115)	-	6.528 (70)

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Enna Boulevard Block 1 茵娜大道 第1座	G/F 地面層	Garden Villa A 花園單位 A	116.946 (1259) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	67.469 (726)	-	-	-	-	-
		Garden Villa B 花園單位 B	117.521 (1265) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	65.382 (704)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	76.705 (826) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	2.489 (27)	-	13.993 (151)	-	-	-	-	-	-
		Villa 1B 1B 單位	76.705 (826) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	2.489 (27)	-	15.681 (169)	-	-	-	-	-	-
	2/F 2樓	Villa 2A 2A 單位	80.205 (863) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	2.489 (27)	-	-	-	-	-	-	-	-
		Villa 2B 2B 單位	80.205 (863) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	2.489 (27)	-	-	-	-	-	-	-	-
	3/F & 5/F (Duplex) 3樓及5樓 (複式)	Villa 3A 3A 單位	137.861 (1484) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-
		Villa 3B 3B 單位	139.486 (1501) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Enna Boulevard Block 2 茵娜大道 第2座	G/F 地面層	Garden Villa A 花園單位 A	116.946 (1259) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	67.258 (724)	-	-	-	-	-
		Garden Villa B 花園單位 B	116.946 (1259) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	67.322 (725)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	76.705 (826) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	2.489 (27)	-	13.993 (151)	-	-	-	-	-	-
		Villa 1B 1B 單位	76.705 (826) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	2.489 (27)	-	15.681 (169)	-	-	-	-	-	-
	2/F 2樓	Villa 2A 2A 單位	80.205 (863) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	2.489 (27)	-	-	-	-	-	-	-	-
		Villa 2B 2B 單位	80.205 (863) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	2.489 (27)	-	-	-	-	-	-	-	-
	3/F & 5/F (Duplex) 3樓及5樓 (複式)	Villa 3A 3A 單位	137.861 (1484) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-
		Villa 3B 3B 單位	137.926 (1485) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Enna Boulevard Block 3 茵娜大道 第3座	G/F 地面層	Garden Villa A 花園單位 A	117.521 (1265) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	69.335 (746)	-	-	-	-	-
		Garden Villa B 花園單位 B	116.946 (1259) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	67.005 (721)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	76.705 (826) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	1.745 (19)	-	13.993 (151)	-	-	-	-	-	-
		Villa 1B 1B 單位	76.705 (826) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	2.489 (27)	-	15.681 (169)	-	-	-	-	-	-
	2/F 2樓	Villa 2A 2A 單位	80.205 (863) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	1.745 (19)	-	-	-	-	-	-	-	-
		Villa 2B 2B 單位	80.205 (863) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	2.489 (27)	-	-	-	-	-	-	-	-
	3/F & 5/F (Duplex) 3樓及5樓 (複式)	Villa 3A 3A 單位	139.421 (1501) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-
		Villa 3B 3B 單位	137.926 (1485) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Ferentino Boulevard Block 1 菲利提諾大道 第1座	G/F 地面層	Garden Villa A 花園單位 A	116.946 (1259) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	71.396 (769)	-	-	-	-	-
		Garden Villa B 花園單位 B	117.521 (1265) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	75.383 (811)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	13.993 (151)	-	-	-	-	-	-
		Villa 1B 1B 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	15.681 (169)	-	-	-	-	-	-
	2/F 2樓	Villa 2A 2A 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
		Villa 2B 2B 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
	3/F & 5/F (Duplex) 3樓及5樓 (複式)	Villa 3A 3A 單位	137.861 (1484) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-
		Villa 3B 3B 單位	139.486 (1501) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Ferentino Boulevard Block 2 菲利提諾大道 第2座	G/F 地面層	Garden Villa A 花園單位 A	117.521 (1265) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	74.182 (798)	-	-	-	-	-
		Garden Villa B 花園單位 B	116.946 (1259) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	71.397 (769)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	13.993 (151)	-	-	-	-	-	-
		Villa 1B 1B 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	15.681 (169)	-	-	-	-	-	-
	2/F 2樓	Villa 2A 2A 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
		Villa 2B 2B 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
	3/F & 5/F (Duplex) 3樓及5樓 (複式)	Villa 3A 3A 單位	137.861 (1484) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-
		Villa 3B 3B 單位	137.926 (1485) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Ferentino Boulevard Block 3 菲利提諾大道 第3座	G/F 地面層	Garden Villa A 花園單位 A	116.946 (1259) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	111.318 (1198)	-	-	-	-	-
		Garden Villa B 花園單位 B	117.521 (1265) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	95.992 (1033)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	13.993 (151)	-	-	-	-	-	-
		Villa 1B 1B 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	15.681 (169)	-	-	-	-	-	-
	2/F 2樓	Villa 2A 2A 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
		Villa 2B 2B 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
	3/F & 5/F (Duplex) 3樓及5樓 (複式)	Villa 3A 3A 單位	137.861 (1484) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-
		Villa 3B 3B 單位	137.926 (1485) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Ferentino Boulevard Block 5 菲利提諾大道 第5座	G/F 地面層	Garden Villa A 花園單位 A	117.521 (1265) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	99.555 (1072)	-	-	-	-	-
		Garden Villa B 花園單位 B	116.946 (1259) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	111.254 (1198)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	13.993 (151)	-	-	-	-	-	-
		Villa 1B 1B 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	15.681 (169)	-	-	-	-	-	-
	2/F 2樓	Villa 2A 2A 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
		Villa 2B 2B 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
	3/F & 5/F (Duplex) 3樓及5樓 (複式)	Villa 3A 3A 單位	139.421 (1501) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-
		Villa 3B 3B 單位	137.926 (1485) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Genova Boulevard Block 1 珍諾華大道 第1座	G/F 地面層	Garden Villa A 花園單位 A	116.946 (1259) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	71.391 (768)	-	-	-	-	-
		Garden Villa B 花園單位 B	117.521 (1265) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	71.240 (767)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	13.993 (151)	-	-	-	-	-	-
		Villa 1B 1B 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	15.681 (169)	-	-	-	-	-	-
	2/F 2樓	Villa 2A 2A 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
		Villa 2B 2B 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
	3/F & 5/F (Duplex) 3樓及5樓 (複式)	Villa 3A 3A 單位	137.861 (1484) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-
		Villa 3B 3B 單位	139.486 (1501) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Genova Boulevard Block 2 珍諾華大道 第2座	G/F 地面層	Garden Villa A 花園單位 A	116.946 (1259) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	71.391 (768)	-	-	-	-	-
		Garden Villa B 花園單位 B	116.946 (1259) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	71.402 (769)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	13.993 (151)	-	-	-	-	-	-
		Villa 1B 1B 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	15.681 (169)	-	-	-	-	-	-
	2/F 2樓	Villa 2A 2A 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
		Villa 2B 2B 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
	3/F & 5/F (Duplex) 3樓及5樓 (複式)	Villa 3A 3A 單位	137.861 (1484) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-
		Villa 3B 3B 單位	138.926 (1485) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Genova Boulevard Block 3 珍諾華大道 第3座	G/F 地面層	Garden Villa A 花園單位 A	117.521 (1265) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	68.519 (738)	-	-	-	-	-
		Garden Villa B 花園單位 B	116.946 (1259) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	71.402 (769)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	13.993 (151)	-	-	-	-	-	-
		Villa 1B 1B 單位	76.705 (826) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	2.489 (27)	-	15.681 (169)	-	-	-	-	-	-
	2/F 2樓	Villa 2A 2A 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
		Villa 2B 2B 單位	80.205 (863) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	2.489 (27)	-	-	-	-	-	-	-	-
	3/F & 5/F (Duplex) 3樓及5樓 (複式)	Villa 3A 3A 單位	139.421 (1501) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-
		Villa 3B 3B 單位	137.926 (1485) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	14.221 (153)	-	-	43.461 (468)	8.220 (88)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Enna Boulevard Block 5 茵娜大道 第5座	G/F 地面層	Garden Villa A 花園單位 A	117.112 (1261) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	90.016 (969)	-	-	-	-	-
		Garden Villa B 花園單位 B	115.472 (1243) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	120.823 (1301)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	68.289 (735) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	27.937 (301)	-	-	-	-	-	-
		Villa 1B 1B 單位	58.305 (628) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	11.137 (120)	-	-	-	-	-	-
		Villa 1C 1C 單位	45.538 (490) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	1.278 (14)	-	2.822 (30)	-	-	-	-	-	-
	2/F - 10/F 2樓至10樓	Villa 2A to Villa 10A 2A單位至10A單位	71.789 (773) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		Villa 2B to Villa 10B 2B單位至10B單位	60.305 (649) Balcony 露台：2.0 (22) Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	-	-	-	-	-	-	-
		Villa 2C to Villa 10C 2C單位至10C單位	47.038 (506) Balcony 露台：- Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	1.278 (14)	-	-	-	-	-	-	-	-
	11/F & 12/F (Duplex) 11樓及12樓 (複式)	Villa 11A 11A 單位	130.946 (1410) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	3.935 (42)	-	-	36.359 (391)	10.040 (108)	-	-
		Villa 11B 11B 單位	132.315 (1424) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	42.664 (459)	-	-	46.585 (501)	7.892 (85)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Enna Boulevard Block 6 茵娜大道 第6座	G/F 地面層	Garden Villa A 花園單位 A	117.940 (1270) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	152.679 (1643)	-	-	-	-	-
		Garden Villa B 花園單位 B	114.567 (1233) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	112.940 (1216)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	68.820 (741) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	27.937 (301)	-	-	-	-	-	-
		Villa 1B 1B 單位	58.305 (628) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	11.137 (120)	-	-	-	-	-	-
		Villa 1C 1C 單位	41.801 (450) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	0.821 (9)	-	7.676 (83)	-	-	-	-	-	-
	2/F - 10/F 2樓至10樓	Villa 2A to Villa 10A 2A單位至10A單位	72.320 (778) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		Villa 2B to Villa 10B 2B單位至10B單位	60.305 (649) Balcony 露台：2.0 (22) Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	-	-	-	-	-	-	-
		Villa 2C to Villa 10C 2C單位至10C單位	43.301 (466) Balcony 露台：- Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	0.821 (9)	-	-	-	-	-	-	-	-
	11/F & 12/F (Duplex) 11樓及12樓 (複式)	Villa 11A 11A 單位	132.113 (1422) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	3.935 (42)	-	-	36.359 (391)	10.040 (108)	-	-
		Villa 11B 11B 單位	130.439 (1404) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	40.976 (441)	-	-	46.929 (505)	7.892 (85)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Enna Boulevard Block 7 茵娜大道 第7座	G/F 地面層	Garden Villa A 花園單位 A	117.112 (1261) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	114.366 (1231)	-	-	-	-	-
		Garden Villa B 花園單位 B	115.472 (1243) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	89.024 (958)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	68.289 (735) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	27.937 (301)	-	-	-	-	-	-
		Villa 1B 1B 單位	58.305 (628) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	11.137 (120)	-	-	-	-	-	-
		Villa 1C 1C 單位	45.538 (490) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	1.278 (14)	-	2.822 (30)	-	-	-	-	-	-
	2/F - 10/F 2樓至10樓	Villa 2A to Villa 10A 2A單位至10A單位	71.789 (773) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		Villa 2B to Villa 10B 2B單位至10B單位	60.305 (649) Balcony 露台：2.0 (22) Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	-	-	-	-	-	-	-
		Villa 2C to Villa 10C 2C單位至10C單位	47.038 (506) Balcony 露台：- Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	1.278 (14)	-	-	-	-	-	-	-	-
	11/F & 12/F (Duplex) 11樓及12樓 (複式)	Villa 11A 11A 單位	130.946 (1410) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	3.935 (42)	-	-	36.359 (391)	10.040 (108)	-	-
		Villa 11B 11B 單位	132.315 (1424) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	42.664 (459)	-	-	46.585 (501)	7.892 (85)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Enna Boulevard Block 8 茵娜大道 第8座	G/F 地面層	Garden Villa A 花園單位 A	117.940 (1270) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	161.005 (1733)	-	-	-	-	-
		Garden Villa B 花園單位 B	114.567 (1233) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	182.056 (1960)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	68.820 (741) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	27.937 (301)	-	-	-	-	-	-
		Villa 1B 1B 單位	58.305 (628) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	11.137 (120)	-	-	-	-	-	-
		Villa 1C 1C 單位	41.801 (450) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	0.821 (9)	-	7.676 (83)	-	-	-	-	-	-
	2/F - 10/F 2樓至10樓	Villa 2A to Villa 10A 2A單位至10A單位	72.320 (778) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		Villa 2B to Villa 10B 2B單位至10B單位	60.305 (649) Balcony 露台：2.0 (22) Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	-	-	-	-	-	-	-
		Villa 2C to Villa 10C 2C單位至10C單位	43.301 (466) Balcony 露台：- Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	0.821 (9)	-	-	-	-	-	-	-	-
	11/F & 12/F (Duplex) 11樓及12樓 (複式)	Villa 11A 11A 單位	132.113 (1422) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	3.935 (42)	-	-	36.359 (391)	10.040 (108)	-	-
		Villa 11B 11B 單位	130.439 (1404) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	40.976 (441)	-	-	46.929 (505)	7.892 (85)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

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Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Ferentino Boulevard Block 6 菲利提諾大道 第6座	G/F 地面層	Garden Villa A 花園單位 A	117.112 (1261) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	112.690 (1213)	-	-	-	-	-
		Garden Villa B 花園單位 B	115.472 (1243) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	130.747 (1407)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	68.289 (735) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	27.937 (301)	-	-	-	-	-	-
		Villa 1B 1B 單位	58.305 (628) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	11.137 (120)	-	-	-	-	-	-
		Villa 1C 1C 單位	42.290 (455) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	0.821 (9)	-	7.351 (79)	-	-	-	-	-	-
	2/F - 10/F 2樓至10樓	Villa 2A to Villa 10A 2A單位至10A單位	71.789 (773) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		Villa 2B to Villa 10B 2B單位至10B單位	60.305 (649) Balcony 露台：2.0 (22) Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	-	-	-	-	-	-	-
		Villa 2C to Villa 10C 2C單位至10C單位	43.790 (471) Balcony 露台：- Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	0.821 (9)	-	-	-	-	-	-	-	-
	11/F & 12/F (Duplex) 11樓及12樓 (複式)	Villa 11A 11A 單位	130.946 (1410) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	3.935 (42)	-	-	36.359 (391)	10.040 (108)	-	-
		Villa 11B 11B 單位	131.417 (1415) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	40.976 (441)	-	-	46.929 (505)	7.892 (85)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Ferentino Boulevard Block 7 菲利提諾大道 第7座	G/F 地面層	Garden Villa A 花園單位 A	117.112 (1261) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	146.900 (1581)	-	-	-	-	-
		Garden Villa B 花園單位 B	114.567 (1233) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	115.405 (1242)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	68.289 (735) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	27.937 (301)	-	-	-	-	-	-
		Villa 1B 1B 單位	58.305 (628) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	11.137 (120)	-	-	-	-	-	-
		Villa 1C 1C 單位	41.801 (450) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	0.821 (9)	-	7.676 (83)	-	-	-	-	-	-
	2/F - 10/F 2樓至10樓	Villa 2A to Villa 10A 2A單位至10A單位	71.789 (773) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		Villa 2B to Villa 10B 2B單位至10B單位	60.305 (649) Balcony 露台：2.0 (22) Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	-	-	-	-	-	-	-
		Villa 2C to Villa 10C 2C單位至10C單位	43.301 (466) Balcony 露台：- Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	0.821 (9)	-	-	-	-	-	-	-	-
	11/F & 12/F (Duplex) 11樓及12樓 (複式)	Villa 11A 11A 單位	130.946 (1410) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	3.935 (42)	-	-	36.359 (391)	10.040 (108)	-	-
		Villa 11B 11B 單位	130.439 (1404) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	40.976 (441)	-	-	46.929 (505)	7.892 (85)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Ferentino Boulevard Block 8 菲利提諾大道 第8座	G/F 地面層	Garden Villa A 花園單位 A	117.940 (1270) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	235.922 (2539)	-	-	-	-	-
		Garden Villa B 花園單位 B	114.567 (1233) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	175.533 (1889)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	68.820 (741) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	27.937 (301)	-	-	-	-	-	-
		Villa 1B 1B 單位	58.305 (628) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	1.688 (18)	-	11.137 (120)	-	-	-	-	-	-
		Villa 1C 1C 單位	41.801 (450) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	0.821 (9)	-	7.676 (83)	-	-	-	-	-	-
	2/F - 10/F 2樓至10樓	Villa 2A to Villa 10A 2A單位至10A單位	72.320 (778) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Villa 2B to Villa 10B 2B單位至10B單位	60.305 (649) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	1.688 (18)	-	-	-	-	-	-	-	-
		Villa 2C to Villa 10C 2C單位至10C單位	43.301 (466) Balcony 露台 :- Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	0.821 (9)	-	-	-	-	-	-	-	-
	11/F & 12/F (Duplex) 11樓及12樓 (複式)	Villa 11A 11A 單位	132.113 (1422) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	3.935 (42)	-	-	36.359 (391)	10.040 (108)	-	-
		Villa 11B 11B 單位	130.439 (1404) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	40.976 (441)	-	-	46.929 (505)	7.892 (85)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Genova Boulevard Block 5 珍諾華大道 第5座	G/F 地面層	Garden Villa A 花園單位 A	117.112 (1261) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	95.534 (1028)	-	-	-	-	-
		Garden Villa B 花園單位 B	115.472 (1243) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	107.677 (1159)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	68.289 (735) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	27.937 (301)	-	-	-	-	-	-
		Villa 1B 1B 單位	58.305 (628) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	11.137 (120)	-	-	-	-	-	-
		Villa 1C 1C 單位	42.290 (455) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	0.821 (9)	-	7.351 (79)	-	-	-	-	-	-
	2/F - 10/F 2樓至10樓	Villa 2A to Villa 10A 2A單位至10A單位	71.789 (773) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		Villa 2B to Villa 10B 2B單位至10B單位	60.305 (649) Balcony 露台：2.0 (22) Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	-	-	-	-	-	-	-
		Villa 2C to Villa 10C 2C單位至10C單位	43.790 (471) Balcony 露台：- Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	0.821 (9)	-	-	-	-	-	-	-	-
	11/F & 12/F (Duplex) 11樓及12樓 (複式)	Villa 11A 11A 單位	130.946 (1410) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	3.935 (42)	-	-	36.359 (391)	10.040 (108)	-	-
		Villa 11B 11B 單位	131.417 (1415) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	40.976 (441)	-	-	46.929 (505)	7.892 (85)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Genova Boulevard Block 6 珍諾華大道 第6座	G/F 地面層	Garden Villa A 花園單位 A	117.112 (1261) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	97.145 (1046)	-	-	-	-	-
		Garden Villa B 花園單位 B	114.567 (1233) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	99.496 (1071)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	68.289 (735) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	27.937 (301)	-	-	-	-	-	-
		Villa 1B 1B 單位	58.305 (628) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	1.688 (18)	-	11.137 (120)	-	-	-	-	-	-
		Villa 1C 1C 單位	41.801 (450) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	0.821 (9)	-	7.676 (83)	-	-	-	-	-	-
	2/F - 10/F 2樓至10樓	Villa 2A to Villa 10A 2A單位至10A單位	71.789 (773) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Villa 2B to Villa 10B 2B單位至10B單位	60.305 (649) Balcony 露台 : 2.0 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	1.688 (18)	-	-	-	-	-	-	-	-
		Villa 2C to Villa 10C 2C單位至10C單位	43.301 (466) Balcony 露台 :- Utility Platform 工作平台 : 1.5 (16) Verandah 陽台 :-	-	0.821 (9)	-	-	-	-	-	-	-	-
	11/F & 12/F (Duplex) 11樓及12樓 (複式)	Villa 11A 11A 單位	130.946 (1410) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	3.935 (42)	-	-	36.359 (391)	10.040 (108)	-	-
		Villa 11B 11B 單位	130.439 (1404) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	40.976 (441)	-	-	46.929 (505)	7.892 (85)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Genova Boulevard Block 7 珍諾華大道 第7座	G/F 地面層	Garden Villa A 花園單位 A	117.940 (1270) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	128.140 (1379)	-	-	-	-	-
		Garden Villa B 花園單位 B	114.567 (1233) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	99.409 (1070)	-	-	-	-	-
	1/F 1樓	Villa 1A 1A 單位	68.820 (741) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	27.937 (301)	-	-	-	-	-	-
		Villa 1B 1B 單位	58.305 (628) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	11.137 (120)	-	-	-	-	-	-
		Villa 1C 1C 單位	41.801 (450) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	0.821 (9)	-	7.676 (83)	-	-	-	-	-	-
	2/F - 10/F 2樓至10樓	Villa 2A to Villa 10A 2A單位至10A單位	72.320 (778) Balcony 露台：2.0 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		Villa 2B to Villa 10B 2B單位至10B單位	60.305 (649) Balcony 露台：2.0 (22) Utility Platform 工作平台：- Verandah 陽台：-	-	1.688 (18)	-	-	-	-	-	-	-	-
		Villa 2C to Villa 10C 2C單位至10C單位	43.301 (466) Balcony 露台：- Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	0.821 (9)	-	-	-	-	-	-	-	-
	11/F & 12/F (Duplex) 11樓及12樓 (複式)	Villa 11A 11A 單位	132.113 (1422) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	3.935 (42)	-	-	36.359 (391)	10.040 (108)	-	-
		Villa 11B 11B 單位	130.439 (1404) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	40.976 (441)	-	-	46.929 (505)	7.892 (85)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Helorus Boulevard Tower 1 茵羅洛斯大道 第1座	1/F 1樓	Flat A A 單位	118.016 (1270) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		Flat B B 單位	123.939 (1334) Balcony 露台：3.218 (35) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	1.418 (15)	-	-	-	-	-	-	-	-
		Flat C C 單位	93.060 (1002) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	7.645 (82)	-	-	-	-	-	-
	2/F - 21/F 2樓至21樓	Flat A A 單位	120.226 (1294) Balcony 露台：2.997 (32) Utility Platform 工作平台：- Verandah 陽台：-	-	1.553 (17)	-	-	-	-	-	-	-	-
		Flat B B 單位	123.939 (1334) Balcony 露台：3.218 (35) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	1.418 (15)	-	-	-	-	-	-	-	-
		Flat C C 單位	96.888 (1043) Balcony 露台：2.275 (24) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	1.553 (17)	-	-	-	-	-	-	-	-
	22/F & 23/F (Duplex) 22樓及23樓 (複式)	Flat A A 單位	156.771 (1687) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	57.878 (623)	-	-	62.191 (669)	2.470 (27)	-	-
		Flat B B 單位	150.265 (1617) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	78.235 (842)	-	-	61.857 (666)	2.470 (27)	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Helorus Boulevard Tower 2 茵羅洛斯大道 第2座	G/F & UG/F (Duplex) 地面層及 地面高層 (複式)	Flat A A 單位	136.450 (1469) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	54.586 (588)	-	-	-	-	-
		Flat B B 單位	129.396 (1393) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	90.230 (971)	-	-	-	-	-
	1/F 1樓	Flat A A 單位	100.987 (1087) Balcony 露台：2.484 (27) Utility Platform 工作平台：- Verandah 陽台：-	-	1.544 (17)	-	-	-	-	-	-	-	-
		Flat B B 單位	81.876 (881) Balcony 露台：1.974 (21) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	5.700 (61)	-	-	-	-	-	-
		Flat C C 單位	80.531 (867) Balcony 露台：2.031 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	-	-	1.631 (18)	-	-	-	-	-	-
	2/F - 23/F 2樓至23樓	Flat A A 單位	100.987 (1087) Balcony 露台：2.484 (27) Utility Platform 工作平台：- Verandah 陽台：-	-	1.544 (17)	-	-	-	-	-	-	-	-
		Flat B B 單位	83.321 (897) Balcony 露台：1.974 (21) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	1.665 (18)	-	-	-	-	-	-	-	-
		Flat C C 單位	80.681 (868) Balcony 露台：2.031 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	1.665 (18)	-	-	-	-	-	-	-	-
	25/F 25樓	Flat A A 單位	153.443 (1652) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	61.644 (664)	-	-	94.115 (1013)	-	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Helorus Boulevard Tower 3 茵羅洛斯大道 第3座	G/F & UG/F (Duplex) 地面層及 地面高層 (複式)	Flat A A 單位	136.450 (1469) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	127.992 (1378)	-	-	-	-	-
		Flat B B 單位	129.396 (1393) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	90.302 (972)	-	-	-	-	-
	1/F 1樓	Flat A A 單位	100.987 (1087) Balcony 露台：2.484 (27) Utility Platform 工作平台：- Verandah 陽台：-	-	1.544 (17)	-	-	-	-	-	-	-	-
		Flat B B 單位	80.531 (867) Balcony 露台：2.031 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	-	-	1.631 (18)	-	-	-	-	-	-
		Flat C C 單位	80.886 (871) Balcony 露台：1.974 (21) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	6.068 (65)	-	-	-	-	-	-
	2/F - 23/F 2樓至23樓	Flat A A 單位	100.987 (1087) Balcony 露台：2.484 (27) Utility Platform 工作平台：- Verandah 陽台：-	-	1.544 (17)	-	-	-	-	-	-	-	-
		Flat B B 單位	80.681 (868) Balcony 露台：2.031 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	1.665 (18)	-	-	-	-	-	-	-	-
		Flat C C 單位	82.331 (886) Balcony 露台：1.974 (21) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	1.665 (18)	-	-	-	-	-	-	-	-
	25/F 25樓	Flat A A 單位	153.443 (1652) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	61.644 (664)	-	-	94.115 (1013)	-	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Helorus Boulevard Tower 5 茵羅洛斯大道 第5座	G/F & UG/F (Duplex) 地面層及 地面高層 (複式)	Flat A A 單位	136.450 (1469) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	124.541 (1341)	-	-	-	-	-
		Flat B B 單位	129.396 (1393) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	70.133 (755)	-	-	-	-	-
	1/F 1樓	Flat A A 單位	100.924 (1086) Balcony 露台：2.459 (26) Utility Platform 工作平台：- Verandah 陽台：-	-	1.544 (17)	-	-	-	-	-	-	-	-
		Flat B B 單位	68.122 (733) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	6.485 (70)	-	-	-	-	-	-
		Flat C C 單位	81.414 (876) Balcony 露台：2.031 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	-	-	1.631 (18)	-	-	-	-	-	-
	2/F - 23/F 2樓至23樓	Flat A A 單位	100.924 (1086) Balcony 露台：2.459 (26) Utility Platform 工作平台：- Verandah 陽台：-	-	1.544 (17)	-	-	-	-	-	-	-	-
		Flat B B 單位	71.460 (769) Balcony 露台：1.971 (21) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	1.643 (18)	-	-	-	-	-	-	-	-
		Flat C C 單位	81.564 (878) Balcony 露台：2.031 (22) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	1.665 (18)	-	-	-	-	-	-	-	-
	25/F 25樓	Flat A A 單位	151.293 (1629) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	56.627 (610)	-	-	94.112 (1013)	-	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Helorus Boulevard Tower 6A 茵羅洛斯大道 第6A座	1/F 1樓	Flat A A 單位	117.796 (1268) Balcony 露台：3.060 (33) Utility Platform 工作平台：- Verandah 陽台：-	-	1.062 (11)	-	-	-	-	-	-	-	-
		Flat B B 單位	104.450 (1124) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	18.794 (202)	-	-	-	-	-	-
	2/F - 22/F 2樓至22樓	Flat A A 單位	118.496 (1275) Balcony 露台：3.060 (33) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	2.637 (28)	-	-	-	-	-	-	-	-
		Flat B B 單位	107.412 (1156) Balcony 露台：2.652 (29) Utility Platform 工作平台：1.5 (16) Verandah 陽台：-	-	2.345 (25)	-	-	-	-	-	-	-	-
	23/F 23樓	Flat A A 單位	158.168 (1703) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	38.878 (418)	-	-	112.005 (1206)	-	-	-

1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Area of residential properties in the Development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Helorus Boulevard Tower 6B 茵羅洛斯大道 第6B座	1/F 1樓	Flat A A 單位	69.126 (744) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	0.585 (6)	-	-	-	-	-	-	-	-
		Flat B B 單位	65.958 (710) Balcony 露台：1.972 (21) Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	-	-	-	-	-	-	-
		Flat C C 單位	51.946 (559) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	0.731 (8)	-	14.238 (153)	-	-	-	-	-	-
	2/F - 22/F 2樓至22樓	Flat A A 單位	71.098 (765) Balcony 露台：1.972 (21) Utility Platform 工作平台：- Verandah 陽台：-	-	0.585 (6)	-	-	-	-	-	-	-	-
		Flat B B 單位	64.699 (696) Balcony 露台：1.972 (21) Utility Platform 工作平台：- Verandah 陽台：-	-	2.682 (29)	-	-	-	-	-	-	-	-
		Flat C C 單位	51.898 (559) Balcony 露台：2.0 (22) Utility Platform 工作平台：- Verandah 陽台：-	-	0.731 (8)	-	-	-	-	-	-	-	-
	23/F 23樓	Flat A A 單位	120.526 (1297) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	29.787 (321)	-	-	55.886 (602)	-	-	-

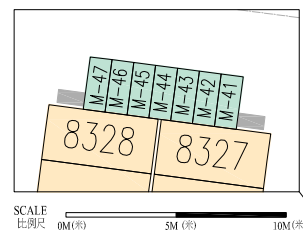
1. The saleable area, the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the area of the other items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from the area presented in square metre.
1. 實用面積、露台、工作平台及陽台(如有)樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

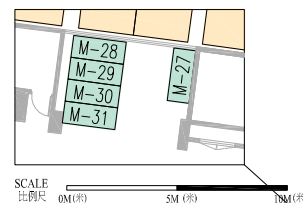
2. 上述所列之面積是以英制之平方呎列明的面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

Floor plans of parking spaces in the Development 發展項目中的停車位的樓面平面圖

Part plan of residential motorcycle parking space
住宅電單車停車位部分平面圖



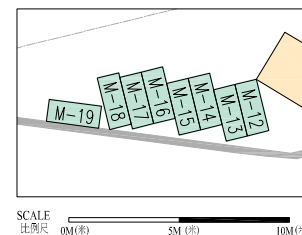
Part plan of residential motorcycle parking space
住宅電單車停車位部分平面圖



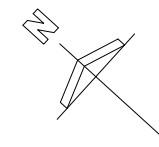
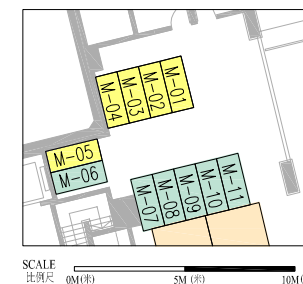
Part plan of residential motorcycle parking space
住宅電單車停車位部分平面圖



Part plan of residential motorcycle parking space
住宅電單車停車位部分平面圖



Part plan of residential and commercial motorcycle parking space
住宅及商戶電單車停車位部分平面圖



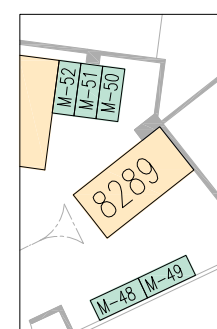
Car Parking Space for the Disabled
傷健人士停車位

Car Parking Space for the Disabled
傷健人士停車位

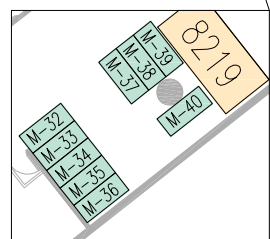
Car Parking Space for the Disabled
傷健人士停車位

Car Parking Space for the Disabled
傷健人士停車位

Car Parking Space for the Disabled
傷健人士停車位



Part plan of residential motorcycle parking space
住宅電單車停車位部分平面圖



Part plan of residential motorcycle parking space
住宅電單車停車位部分平面圖

RESIDENTIAL CAR PARKING SPACES
住宅停車位

RESIDENTIAL VISITORS' CAR PARKING SPACES
住宅訪客停車位

COMMERCIAL CAR PARKING SPACES
商戶停車位

CARPORT (PART OF HOUSES)
車庫 (洋房一部份)

STAFF PARKING SPACES
員工停車位

RESIDENTIAL MOTORCYCLE PARKING SPACES
住宅電單車停車位

COMMERCIAL MOTORCYCLE PARKING SPACES
商戶電單車停車位

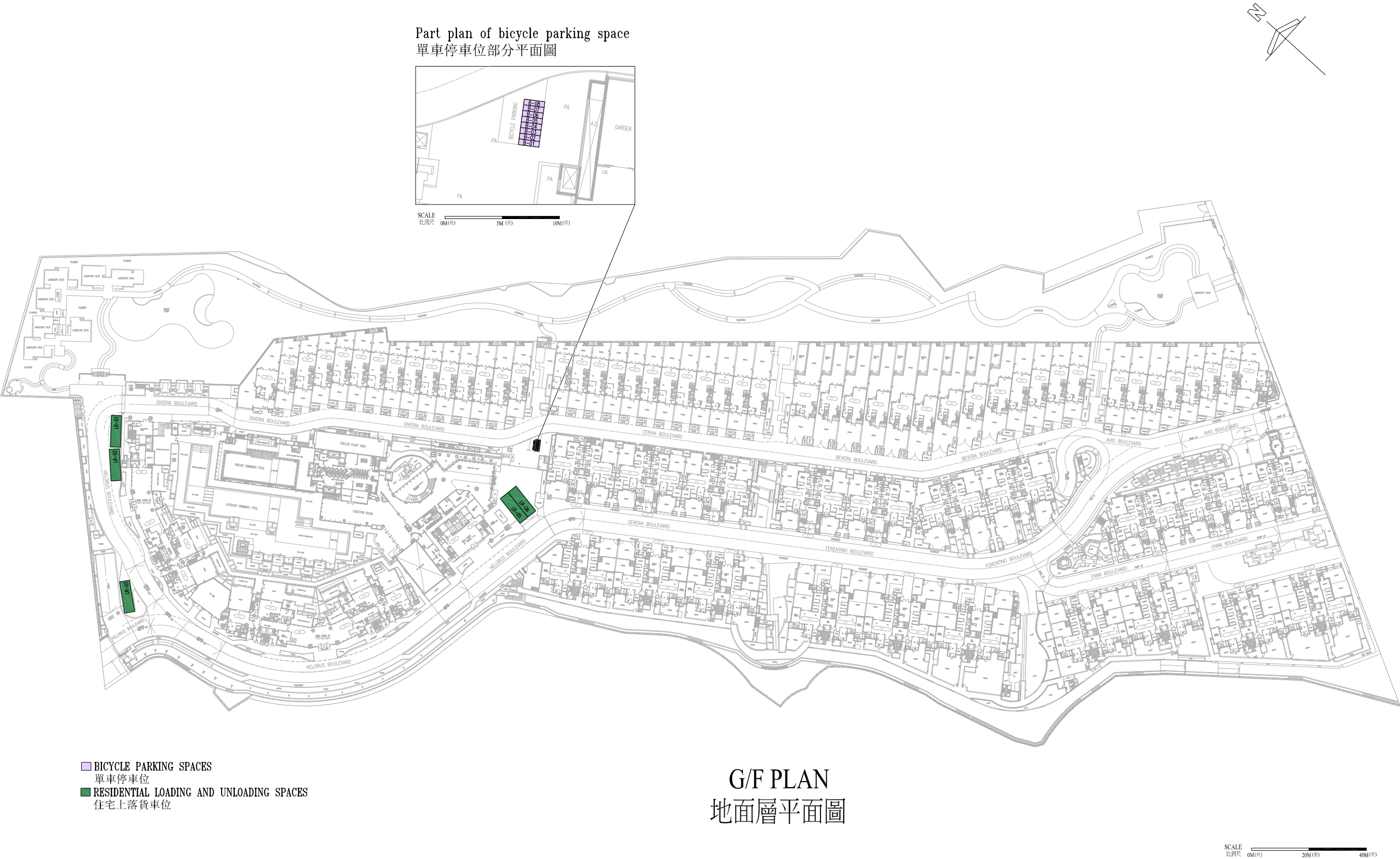
COMMERCIAL LOADING AND UNLOADING SPACES
商戶上落貨車位

REFUSE COLLECTION VEHICLE PARKING SPACE
垃圾車停車位

B/F PLAN
地庫層平面圖

SCALE
比例尺
0M (呎) 20M (呎) 40M (呎)

Floor plans of parking spaces in the Development 發展項目中的停車位的樓面平面圖



Floor plans of parking spaces in the Development 發展項目中的停車位的樓面平面圖

Location, Numbers, Dimensions and Areas of Parking Spaces of Houses:
洋房車位位置、數目、尺寸及停車位面積：

Boulevard 大道	House Number 洋房編號	Location 位置	Number of parking space 停車位 數目	Dimensions of each parking space (LxW) (m.) 每個停車位之尺寸 (長x闊) (米)	Area of each parking space (sq.m.) 每個停車位之面積 (平方米)	Area of Carport sq.metre (sq.ft.) (Including 1 no. of parking space) 車庫面積平方米 (平方呎) (包括1個停車位)
Avio Boulevard 艾維奧大道	1	B/F 地庫層	1	5 x 2.5	12.5	23.755 (256)
	2	B/F 地庫層	1	5 x 2.5	12.5	29.741 (320)
	3	B/F 地庫層	1	5 x 2.5	12.5	31.339 (337)
	5	B/F 地庫層	1	5 x 2.5	12.5	28.545 (307)
	6	B/F 地庫層	1	5 x 2.5	12.5	24.754 (266)
	7	B/F 地庫層	1	5 x 2.5	12.5	24.722 (266)
	8	B/F 地庫層	1	5 x 2.5	12.5	24.708 (266)
	9	B/F 地庫層	1	5 x 2.5	12.5	31.120 (335)

Floor plans of parking spaces in the Development 發展項目中的停車位的樓面平面圖

Location, Numbers, Dimensions and Areas of Parking Spaces of Houses:
洋房車位位置、數目、尺寸及停車位面積：

Boulevard 大道	House Number 洋房編號	Location 位置	Number of parking space 停車位 數目	Dimensions of each parking space (LxW) (m.) 每個停車位之尺寸 (長x闊) (米)	Area of each parking space (sq.m.) 每個停車位之面積 (平方米)	Area of Carport sq.metre (sq.ft.) (Including 1 no. or 2 nos. of parking spaces) 車庫面積平方米 (平方呎) (包括1個或2個停車位)
Bevera Boulevard 巴維拉大道	1	B/F 地庫層	2	5 x 2.5	12.5	44.337 (477)
	2	B/F 地庫層	2	5 x 2.5	12.5	49.201 (530)
	3	B/F 地庫層	2	5 x 2.5	12.5	49.076 (528)
	5	B/F 地庫層	2	5 x 2.5	12.5	49.076 (528)
	6	B/F 地庫層	2	5 x 2.5	12.5	49.076 (528)
	7	B/F 地庫層	2	5 x 2.5	12.5	46.571 (501)
	8	B/F 地庫層	2	5 x 2.5	12.5	48.628 (523)
	9	B/F 地庫層	2	5 x 2.5	12.5	48.384 (521)
	10	B/F 地庫層	2	5 x 2.5	12.5	48.719 (524)
	11	B/F 地庫層	1	5 x 2.5	12.5	22.551 (243)
	12	B/F 地庫層	1	5 x 2.5	12.5	21.267 (229)
	15	B/F 地庫層	1	5 x 2.5	12.5	21.014 (226)
	16	B/F 地庫層	1	5 x 2.5	12.5	23.759 (256)

Floor plans of parking spaces in the Development 發展項目中的停車位的樓面平面圖

Location, Numbers, Dimensions and Areas of Parking Spaces of Houses:
洋房車位位置、數目、尺寸及停車位面積：

Boulevard 大道	House Number 洋房編號	Location 位置	Number of parking space 停車位 數目	Dimensions of each parking space (LxW) (m.) 每個停車位之尺寸 (長x闊) (米)	Area of each parking space (sq.m.) 每個停車位之面積 (平方米)	Area of Carport sq.metre (sq.ft.) (Including 1 no. of parking space) 車庫面積平方米 (平方呎) (包括1個停車位)
Cervia Boulevard 卓維雅大道	1	B/F 地庫層	1	5 x 2.5	12.5	25.844 (278)
	2	B/F 地庫層	1	5 x 2.5	12.5	27.757 (299)
	3	B/F 地庫層	1	5 x 2.5	12.5	25.844 (278)
	5	B/F 地庫層	1	5 x 2.5	12.5	27.757 (299)
	6	B/F 地庫層	1	5 x 2.5	12.5	25.844 (278)
	7	B/F 地庫層	1	5 x 2.5	12.5	27.757 (299)
	8	B/F 地庫層	1	5 x 2.5	12.5	25.844 (278)
	9	B/F 地庫層	1	5 x 2.5	12.5	27.757 (299)
	10	B/F 地庫層	1	5 x 2.5	12.5	22.121 (238)
	11	B/F 地庫層	1	5 x 2.5	12.5	22.121 (238)
	12	B/F 地庫層	1	5 x 2.5	12.5	22.121 (238)
	15	B/F 地庫層	1	5 x 2.5	12.5	22.121 (238)

Floor plans of parking spaces in the Development 發展項目中的停車位的樓面平面圖

Location, Numbers, Dimensions and Areas of Parking Spaces of Houses:
洋房車位位置、數目、尺寸及停車位面積：

Boulevard 大道	House Number 洋房編號	Location 位置	Number of parking space 停車位 數目	Dimensions of each parking space (LxW) (m.) 每個停車位之尺寸 (長x闊) (米)	Area of each parking space (sq.m.) 每個停車位之面積 (平方米)	Area of Carport sq.metre (sq.ft.) (Including 1 no. of parking space) 車庫面積平方米 (平方呎) (包括1個停車位)
Diveria Boulevard 迪維尼亞大道	1	B/F 地庫層	1	5 x 2.5	12.5	21.661 (233)
	2	B/F 地庫層	1	5 x 2.5	12.5	22.448(242)
	3	B/F 地庫層	1	5 x 2.5	12.5	26.308 (283)
	5	B/F 地庫層	1	5 x 2.5	12.5	27.388 (295)
	6	B/F 地庫層	1	5 x 2.5	12.5	26.038 (280)
	7	B/F 地庫層	1	5 x 2.5	12.5	26.310 (283)
	8	B/F 地庫層	1	5 x 2.5	12.5	26.205 (282)
	9	B/F 地庫層	1	5 x 2.5	12.5	26.310 (283)
	10	B/F 地庫層	1	5 x 2.5	12.5	26.205 (282)
	11	B/F 地庫層	1	5 x 2.5	12.5	26.310 (283)
	12	B/F 地庫層	1	5 x 2.5	12.5	26.165 (282)
	15	B/F 地庫層	1	5 x 2.5	12.5	26.310 (283)
	16	B/F 地庫層	1	5 x 2.5	12.5	26.205 (282)
	17	B/F 地庫層	1	5 x 2.5	12.5	35.616 (383)
	18	B/F 地庫層	1	5 x 2.5	12.5	37.480 (403)

Floor plans of parking spaces in the Development 發展項目中的停車位的樓面平面圖

Location, Numbers (excluding those belong to Houses), Dimensions and Areas of Parking Spaces at B/F:
地庫層停車位位置、數目 (不包含洋房所屬停車位)、尺寸及停車位面積:

Type of Parking Space 停車位類別	Location 位置	Number of parking space 停車位數目	Dimensions of each parking space (LxW) (m.) 每個停車位之尺寸 (長x闊) (米)	Area of each parking space (sq.m.) 每個停車位之面積 (平方米)
Residential Car Parking Spaces 住宅停車位	B/F 地庫層	404	5 x 2.5	12.5
Commercial Car Parking Spaces 商戶停車位	B/F 地庫層	41	5 x 2.5	12.5
Residential Visitors' Car Parking Spaces 住宅訪客停車位	B/F 地庫層	49	5 x 2.5	12.5
		7*	5 x 3.5	17.5
Residential Motorcycle Parking Spaces 住宅電單車停車位	B/F 地庫層	47	2.4 x 1	2.4
Commercial Motorcycle Parking Spaces 商戶電單車停車位	B/F 地庫層	5	2.4 x 1	2.4
Staff Parking Spaces 員工停車位	B/F 地庫層	5	5 x 2.5	12.5
Commercial Loading and Unloading Spaces 商戶上落貨車位	B/F 地庫層	3	11 x 3.5	38.5
Refuse Collection Vehicle Parking Space 垃圾車停車位	B/F 地庫層	1	12 x 5	60

* Car Parking Spaces for the Disabled
傷健人仕停車位

Location, Numbers, Dimensions and Areas of Parking Spaces at G/F:
地面層停車位位置、數目、尺寸及停車位面積：

Type of Parking Space 停車位類別	Location 位置	Number of parking space 停車位數目	Dimensions of each parking space (LxW) (m.) 每個停車位之尺寸 (長x闊) (米)	Area of each parking space (sq.m.) 每個停車位之面積 (平方米)
Bicycle Parking Spaces 單車停車位	G/F 地面層	8	1.8 x 0.5	0.9
Residential Loading and Unloading Spaces 住宅上落貨車位	G/F 地面層	5	11 x 3.5	38.5

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (“preliminary agreement”);

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 the 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5%的臨時訂金；

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

3. 如買方沒有於訂立該臨時合約的日期之後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。

Summary of deed of mutual covenant 公契的摘要

A Deed of Mutual Covenant Incorporating Management Agreement of the Development has been executed on 18 August 2014 (“DMC”), which provides that: -

1. Common Parts of the Development

- (a) Common Areas means collectively the Residential Car Park Common Areas, the Residential Towers Common Areas, the Residential Houses Common Areas, the Residential Common Areas, the Development Common Areas, the Commercial Motorcycle Parking Common Areas and all those parts of the Development designated as common areas in any Sub-Deed of Mutual Covenant; Common Facilities means collectively the Residential Car Park Common Facilities, the Residential Towers Common Facilities, the Residential Houses Common Facilities, the Residential Common Facilities, the Development Common Facilities and such of the facilities of the Development designated as common facilities in any Sub-Deed of Mutual Covenant.
- (b) (i) The Development Common Areas (as shown on the plans annexed to the DMC and thereon coloured orange) and the Development Common Facilities are common areas and facilities for the benefit of all Owners and may be used by each Owner.
- (ii) The Residential Common Areas (as shown on the plans annexed to the DMC and thereon coloured green) and the Residential Common Facilities are common areas and facilities for the benefit of all Owners of the Residential Accommodation and may be used by each Owner of the Residential Accommodation for all purposes connected with the proper use and enjoyment of his own residential unit.
- (iii) The Residential Towers Common Areas (as shown on the plans annexed to the DMC and thereon coloured grey and grey hatched black) and the Residential Towers Common Facilities are common areas and facilities for the benefit of all Owners of the Residential Towers and/or Residential Blocks, and may be used by such Owner for all purposes connected with the proper use and enjoyment of his own residential unit.
- (iv) The Residential Houses Common Areas (as shown on the plans annexed to the DMC and thereon coloured light blue) and the Residential Houses Common Facilities are common areas and facilities for the benefit of all Owners of the Residential Houses and may be used by each Owner of the Residential Houses for all purposes connected with the proper use and enjoyment of his own Residential House.
- (v) The Residential Car Park Common Areas (as shown on the plans annexed to the DMC and thereon coloured yellow) and the Residential Car Park Common Facilities are common areas and facilities for the benefit of the Owners of the Residential Car Parking Spaces, the Residential Visitors’ Car Parking Spaces, the Car Parking Spaces for the Disabled, the Staff Parking Spaces and the Residential Motorcycle Parking Spaces which areas and facilities may be used by (i) each Owner and occupier of the Residential Car Parking Spaces, (ii) the residents of the Residential Units, the bona fide guests, visitors or invitees of the residents of the Residential Units, (iii) the staff who are wholly and necessarily employed within the Development for the management thereof, (iv) disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, who are the residents or occupiers of the Development or bona fide guests, visitors or invitees of the residents or occupiers of the Development, and (v) each Owner and occupier of the Residential Motorcycle Parking Spaces for all purposes connected with the proper use and enjoyment of their respective parking spaces.
- (vi) The Commercial Motorcycle Parking Common Areas (as shown on the plans annexed to the DMC and thereon coloured light pink) are common areas and facilities for the benefit of all Owners of the Commercial Accommodation, and may be used by the Owners and occupiers of the Commercial Accommodation and their bona fide guests visitors or invitees for all purposes connected with the proper use and enjoyment of the Commercial Accommodation.

- (c) The Owners shall not convert any of the Common Areas to his own use or for his own benefit unless the approval of the Owners’ Committee has been obtained.
- (d) The Owners shall not obstruct the Common Areas nor do anything in or to the Common Areas which may be or become a nuisance to any other Owners or occupiers of the Development.
- (e) The Owners shall not alter, interfere with or affect the working of the Common Facilities.
- (f) The Manager has the full right and authority to control and manage the Common Areas and the Common Facilities in accordance with the DMC. The Manager shall hold the Common Areas and the Common Facilities as trustee for all Owners.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below titled “Allocation of Undivided Shares”.

Allocation of Undivided Shares

Tower 1 on Helorus Boulevard

Floor	Flat A	Flat B	Flat C
1/F	2360	2397	1876
2/F - 21/F	2354	2397	1873
22/F & 23/F (Duplex)	3381	3287	-

Tower 2 on Helorus Boulevard

Floor	Flat A	Flat B	Flat C
G/F & UG/F (Duplex)	2838	2768	-
1/F	1978	1613	1550
2/F - 23/F	1978	1607	1553
25/F	3380	-	-

Tower 3 on Helorus Boulevard

Floor	Flat A	Flat B	Flat C
G/F & UG/F (Duplex)	2985	2769	-
1/F	1978	1550	1594
2/F - 23/F	1978	1553	1587
25/F	3380	-	-

Tower 5 on Helorus Boulevard

Floor	Flat A	Flat B	Flat C
G/F & UG/F (Duplex)	2978	2728	-
1/F	1977	1375	1568
2/F - 23/F	1977	1370	1571
25/F	3327	-	-

Summary of deed of mutual covenant 公契的摘要

Allocation of Undivided Shares

Tower 6A on Helorus Boulevard

Floor	Flat A	Flat B
1/F	2303	2128
2/F - 22/F	2293	2080
23/F	3465	-

Tower 6B on Helorus Boulevard

Floor	Flat A	Flat B	Flat C
1/F	1384	1284	1069
2/F - 22/F	1388	1264	1003
23/F	2582	-	-

Block 1 on Enna Boulevard

Floor	Garden Villa A	Garden Villa B
G/F	2474	2481
Floor	Villa	Villa
1/F	Villa 1A	Villa 1B
	1567	1570
2/F	Villa 2A	Villa 2B
	1546	1546
3/F & 5/F (Duplex)	Villa 3A	Villa 3B
	2896	2929

Block 2 on Enna Boulevard

Floor	Garden Villa A	Garden Villa B
G/F	2473	2474
Floor	Villa	Villa
1/F	Villa 1A	Villa 1B
	1567	1570
2/F	Villa 2A	Villa 2B
	1546	1546
3/F & 5/F (Duplex)	Villa 3A	Villa 3B
	2896	2898

Block 3 on Enna Boulevard

Floor	Garden Villa A	Garden Villa B
G/F	2489	2473
Floor	Villa	Villa
1/F	Villa 1A	Villa 1B
	1566	1570
2/F	Villa 2A	Villa 2B
	1545	1546
3/F & 5/F (Duplex)	Villa 3A	Villa 3B
	2928	2898

Block 5 on Enna Boulevard

Floor	Garden Villa A	Garden Villa B	-
G/F	2522	2551	-
Floor	Villa	Villa	Villa
1/F	Villa 1A	Villa 1B	Villa 1C
	1422	1192	919
2/F - 10/F	Villa 2A to Villa 10A	Villa 2B to Villa 10B	Villa 2C to Villa 10C
	1373	1173	916
11/F & 12/F (Duplex)	Villa 11A	Villa 11B	-
	2720	2841	-

Block 6 on Enna Boulevard

Floor	Garden Villa A	Garden Villa B	-
G/F	2664	2517	-
Floor	Villa	Villa	Villa
1/F	Villa 1A	Villa 1B	Villa 1C
	1432	1192	853
2/F - 10/F	Villa 2A to Villa 10A	Villa 2B to Villa 10B	Villa 2C to Villa 10C
	1383	1173	841
11/F & 12/F (Duplex)	Villa 11A	Villa 11B	-
	2743	2801	-

Block 7 on Enna Boulevard

Floor	Garden Villa A	Garden Villa B	-
G/F	2571	2487	-
Floor	Villa	Villa	Villa
1/F	Villa 1A	Villa 1B	Villa 1C
	1422	1192	919
2/F - 10/F	Villa 2A to Villa 10A	Villa 2B to Villa 10B	Villa 2C to Villa 10C
	1373	1173	916
11/F & 12/F (Duplex)	Villa 11A	Villa 11B	-
	2720	2841	-

Block 8 on Enna Boulevard

Floor	Garden Villa A	Garden Villa B	-
G/F	2681	2655	-
Floor	Villa	Villa	Villa
1/F	Villa 1A	Villa 1B	Villa 1C
	1432	1192	853
2/F - 10/F	Villa 2A to Villa 10A	Villa 2B to Villa 10B	Villa 2C to Villa 10C
	1383	1173	841
11/F & 12/F (Duplex)	Villa 11A	Villa 11B	-
	2743	2801	-

Summary of deed of mutual covenant 公契的摘要

Allocation of Undivided Shares

Block 1 on Ferentino Boulevard

Floor	Garden Villa A	Garden Villa B
G/F	2482	2501
Floor	Villa	Villa
1/F	Villa 1A	Villa 1B
	1567	1570
2/F	Villa 2A	Villa 2B
	1546	1546
3/F & 5/F (Duplex)	Villa 3A	Villa 3B
	2896	2929

Block 2 on Ferentino Boulevard

Floor	Garden Villa A	Garden Villa B
G/F	2499	2482
Floor	Villa	Villa
1/F	Villa 1A	Villa 1B
	1567	1570
2/F	Villa 2A	Villa 2B
	1546	1546
3/F & 5/F (Duplex)	Villa 3A	Villa 3B
	2896	2898

Block 3 on Ferentino Boulevard

Floor	Garden Villa A	Garden Villa B
G/F	2562	2542
Floor	Villa	Villa
1/F	Villa 1A	Villa 1B
	1567	1570
2/F	Villa 2A	Villa 2B
	1546	1546
3/F & 5/F (Duplex)	Villa 3A	Villa 3B
	2896	2898

Block 5 on Ferentino Boulevard

Floor	Garden Villa A	Garden Villa B
G/F	2550	2561
Floor	Villa	Villa
1/F	Villa 1A	Villa 1B
	1567	1570
2/F	Villa 2A	Villa 2B
	1546	1546
3/F & 5/F (Duplex)	Villa 3A	Villa 3B
	2928	2898

Block 6 on Ferentino Boulevard

Floor	Garden Villa A	Garden Villa B	-
G/F	2568	2571	-
Floor	Villa	Villa	Villa
1/F	Villa 1A	Villa 1B	Villa 1C
	1422	1192	862
2/F - 10/F	Villa 2A to Villa 10A	Villa 2B to Villa 10B	Villa 2C to Villa 10C
	1373	1173	850
11/F & 12/F (Duplex)	Villa 11A	Villa 11B	-
	2720	2820	-

Block 7 on Ferentino Boulevard

Floor	Garden Villa A	Garden Villa B	-
G/F	2636	2522	-
Floor	Villa	Villa	Villa
1/F	Villa 1A	Villa 1B	Villa 1C
	1422	1192	853
2/F - 10/F	Villa 2A to Villa 10A	Villa 2B to Villa 10B	Villa 2C to Villa 10C
	1373	1173	841
11/F & 12/F (Duplex)	Villa 11A	Villa 11B	-
	2720	2801	-

Block 8 on Ferentino Boulevard

Floor	Garden Villa A	Garden Villa B	-
G/F	2831	2642	-
Floor	Villa	Villa	Villa
1/F	Villa 1A	Villa 1B	Villa 1C
	1432	1192	853
2/F - 10/F	Villa 2A to Villa 10A	Villa 2B to Villa 10B	Villa 2C to Villa 10C
	1383	1173	841
11/F & 12/F (Duplex)	Villa 11A	Villa 11B	-
	2743	2801	-

Summary of deed of mutual covenant 公契的摘要

Allocation of Undivided Shares

Block 1 on Genova Boulevard

Floor	Garden Villa A	Garden Villa B
G/F	2482	2493
Floor	Villa	Villa
1/F	Villa 1A	Villa 1B
	1567	1570
2/F	Villa 2A	Villa 2B
	1546	1546
3/F & 5/F (Duplex)	Villa 3A	Villa 3B
	2896	2929

Block 2 on Genova Boulevard

Floor	Garden Villa A	Garden Villa B
G/F	2482	2482
Floor	Villa	Villa
1/F	Villa 1A	Villa 1B
	1567	1570
2/F	Villa 2A	Villa 2B
	1546	1546
3/F & 5/F (Duplex)	Villa 3A	Villa 3B
	2896	2898

Block 3 on Genova Boulevard

Floor	Garden Villa A	Garden Villa B
G/F	2487	2482
Floor	Villa	Villa
1/F	Villa 1A	Villa 1B
	1567	1570
2/F	Villa 2A	Villa 2B
	1546	1546
3/F & 5/F (Duplex)	Villa 3A	Villa 3B
	2928	2898

Block 5 on Genova Boulevard

Floor	Garden Villa A	Garden Villa B	-
G/F	2533	2531	-
Floor	Villa	Villa	Villa
1/F	Villa 1A	Villa 1B	Villa 1C
	1422	1192	862
2/F - 10/F	Villa 2A to Villa 10A	Villa 2B to Villa 10B	Villa 2C to Villa 10C
	1373	1173	850
11/F & 12/F (Duplex)	Villa 11A	Villa 11B	-
	2720	2820	-

Block 6 on Genova Boulevard

Floor	Garden Villa A	Garden Villa B	-
G/F	2537	2490	-
Floor	Villa	Villa	Villa
1/F	Villa 1A	Villa 1B	Villa 1C
	1422	1192	853
2/F - 10/F	Villa 2A to Villa 10A	Villa 2B to Villa 10B	Villa 2C to Villa 10C
	1373	1173	841
11/F & 12/F (Duplex)	Villa 11A	Villa 11B	-
	2720	2801	-

Block 7 on Genova Boulevard

Floor	Garden Villa A	Garden Villa B	-
G/F	2615	2490	-
Floor	Villa	Villa	Villa
1/F	Villa 1A	Villa 1B	Villa 1C
	1432	1192	853
2/F - 10/F	Villa 2A to Villa 10A	Villa 2B to Villa 10B	Villa 2C to Villa 10C
	1383	1173	841
11/F & 12/F (Duplex)	Villa 11A	Villa 11B	-
	2743	2801	-

Summary of deed of mutual covenant 公契的摘要

Allocation of Undivided Shares

Boulevard	House Number	Number of Undivided Shares
Avio Boulevard	1	4443
	2	4329
	3	4355
	5	4351
	6	3541
	7	3523
	8	3496
	9	3830
Bevera Boulevard	1	6227
	2	5438
	3	5454
	5	5471
	6	5488
	7	5493
	8	5477
	9	5444
	10	5377
	11	4406
	12	4377
	15	4352
	16	4434
Cervia Boulevard	1	3475
	2	3438
	3	3444
	5	3456
	6	3462
	7	3474
	8	3480
	9	3501
	10	4350
	11	4349
	12	4357
	15	4828

Boulevard	House Number	Number of Undivided Shares
Diveria Boulevard	1	5062
	2	3572
	3	3602
	5	3550
	6	3484
	7	3508
	8	3492
	9	3480
	10	3471
	11	3497
	12	3489
	15	3516
	16	3509
	17	3545
	18	3582

Summary of deed of mutual covenant 公契的摘要

3. Term of years for which the Manager of the Development is appointed

The Manager has been appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

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

In general, each Owner shall contribute towards the Management Expenses relating to the Development Common Areas and the Development Common Facilities in proportion to the number of Undivided Shares allocated to his unit bear to the total number of Undivided Shares of the Development (less the Undivided Shares allocated to the Common Areas and the Common Facilities).

Each Owner of a Flat/Villa/Garden Villa/Residential House shall further contribute towards the Management Expenses relating to the Residential Common Areas and the Residential Common Facilities in proportion to the number of Undivided Shares allocated to his Flat/Villa/Garden Villa/Residential House bear to the total number of Undivided Shares of all Flats/Villas/Garden Villas/Residential Houses.

Each Owner of a Flat/Villa/Garden Villa shall further contribute towards the Management Expenses relating to the Residential Towers Common Areas and the Residential Towers Common Facilities in proportion to the number of Undivided Shares allocated to his Flat/Villa/Garden Villa bears to the total number of Undivided Shares of all Flats/Villas/Garden Villas.

Each Owner of a Residential House shall further contribute towards the Management Expenses relating to the Residential Houses Common Areas and the Residential Houses Common Facilities in proportion to the Undivided Shares allocated to his Residential House bear to the total number of Undivided Shares of all Residential Houses.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fees Deposit is 3 months’ monthly management fee.

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

There is no area in the Development which is retained by the owner (Ease Gold Development Limited) for that owner’s own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance.

Summary of deed of mutual covenant 公契的摘要

於2014年8月18日簽立的發展項目公契及管理協議(「公契」)有下述條文：-

1. 發展項目的公用部分

- (a) 「公用地方」為發展項目的「住宅停車場公用地方」、「住宅大廈公用地方」、「洋房公用地方」、「住宅公用地方」、「發展項目公用地方」、「商戶電單車停車位公用地方」及在任何分公契中指定為「公用地方」的統稱；「公用設施」為發展項目的「住宅停車場公用設施」、「住宅大廈公用設施」、「洋房公用設施」、「住宅公用設施」、「發展項目公用設施」、及在任何分公契中指定為「公用設施」的統稱。
- (b)

(i) 「發展項目公用地方」(於公契圖則上以橙色標示的地方)及「發展項目公用設施」乃供所有及每位業主使用。

(ii) 「住宅公用地方」(於公契圖則上以綠色標示的地方)及「住宅公用設施」乃供所有住宅樓房業主使用的公用地方及設施，亦供每位住宅樓房業主作適當享用其住宅單位之用途。

(iii) 「住宅大廈公用地方」(於公契圖則上以灰色及灰色加黑色斜線標示的地方)及「住宅大廈公用設施」乃供所有住宅大廈業主使用的公用地方及設施，亦供該等業主作適當享用其住宅單位之用途。

(iv) 「洋房公用地方」(於公契圖則上以淺藍色標示的地方)及「洋房公用設施」乃供所有洋房業主使用的公用地方及設施，亦供每位洋房業主作適當享用其洋房之用途。

(v) 「住宅停車場公用地方」(於公契圖則上以黃色標示的地方)及「住宅停車場公用設施」乃供所有住宅停車位、住宅訪客停車位、傷健人仕停車位、員工停車位及住宅電單車停車位業主使用的公用地方及設施。上述地方及設施乃供下列人士適當享用其停車位之用：(i)每位住宅停車位的業主及用戶，(ii)住宅單位住戶、其真實訪客、賓客或獲邀人士，(iii)發展項目中全職及必須為管理發展項目而僱用的員工，(iv)《道路交通條例》及根據該條例而訂立的任何規則及修訂法例所界定的傷健人仕，而該傷健人仕為發展項目的住戶或用戶、或發展項目的住戶或用戶的真實訪客、賓客或獲邀人士，及 (v) 每位住宅電單車停車位業主及用戶。

(vi) 「商戶電單車停車位公用地方」(於公契圖則上以淺粉紅色標示的地方)乃供所有商戶樓房業主使用的公用地方及設施，亦供商戶樓房業主及用戶及其真實訪客、賓客或獲邀人士作適當享用其商戶樓房之用途。
- (c) 除獲業主委員會批准，業主不得將任何「公用地方」改作自用。
- (d) 業主不得阻塞「公用地方」，或在/對「公用地方」作出任何對發展項目的其他業主或用戶構成滋擾的行為。
- (e) 業主不得更改、干擾或影響「公用設施」的操作。
- (f) 管理人擁有根據公契控制及管理「公用地方」及「公用設施」的全面權利及權力。管理人以受託人身分為所有業主持有「公用地方」及「公用設施」。

2. 分配予發展項目中每個住宅物業的不分割份數的數目

每個住宅物業均獲分配不分割份數，詳見下表 (標題為“不分割份數的分配”)。

不分割份數的分配

茵羅洛斯大道-第1座

樓層	A 單位	B 單位	C 單位
1樓	2360	2397	1876
2樓至21樓	2354	2397	1873
22樓及23樓 (複式)	3381	3287	-

茵羅洛斯大道-第2座

樓層	A 單位	B 單位	C 單位
地面層及地面高層 (複式)	2838	2768	-
1樓	1978	1613	1550
2樓至23樓	1978	1607	1553
25樓	3380	-	-

茵羅洛斯大道-第3座

樓層	A 單位	B 單位	C 單位
地面層及地面高層 (複式)	2985	2769	-
1樓	1978	1550	1594
2樓至23樓	1978	1553	1587
25樓	3380	-	-

茵羅洛斯大道-第5座

樓層	A 單位	B 單位	C 單位
地面層及地面高層 (複式)	2978	2728	-
1樓	1977	1375	1568
2樓至23樓	1977	1370	1571
25樓	3327	-	-

Summary of deed of mutual covenant 公契的摘要

不分割份數的分配

茵羅洛斯大道-第6A座

樓層	A 單位	B 單位
1樓	2303	2128
2樓至22樓	2293	2080
23樓	3465	-

茵羅洛斯大道-第6B座

樓層	A 單位	B 單位	C 單位
1樓	1384	1284	1069
2樓至22樓	1388	1264	1003
23樓	2582	-	-

茵娜大道-第1座

樓層	花園單位 A	花園單位 B
地面層	2474	2481
樓層	單位	單位
1樓	1A單位	1B單位
	1567	1570
2樓	2A單位	2B單位
	1546	1546
3樓及5樓 (複式)	3A單位	3B單位
	2896	2929

茵娜大道-第2座

樓層	花園單位 A	花園單位 B
地面層	2473	2474
樓層	單位	單位
1樓	1A單位	1B單位
	1567	1570
2樓	2A單位	2B單位
	1546	1546
3樓及5樓 (複式)	3A單位	3B單位
	2896	2898

茵娜大道-第3座

樓層	花園單位 A	花園單位 B
地面層	2489	2473
樓層	單位	單位
1樓	1A單位	1B單位
	1566	1570
2樓	2A單位	2B單位
	1545	1546
3樓及5樓 (複式)	3A單位	3B單位
	2928	2898

茵娜大道-第5座

樓層	花園單位 A	花園單位 B	-
地面層	2522	2551	-
樓層	單位	單位	單位
1樓	1A單位	1B單位	1C單位
	1422	1192	919
2樓至10樓	2A單位至10A單位	2B單位至10B單位	2C單位至10C單位
	1373	1173	916
11樓及12樓 (複式)	11A單位	11B單位	-
	2720	2841	-

茵娜大道-第6座

樓層	花園單位 A	花園單位 B	-
地面層	2664	2517	-
樓層	單位	單位	單位
1樓	1A單位	1B單位	1C單位
	1432	1192	853
2樓至10樓	2A單位至10A單位	2B單位至10B單位	2C單位至10C單位
	1383	1173	841
11樓及12樓 (複式)	11A單位	11B單位	-
	2743	2801	-

茵娜大道-第7座

樓層	花園單位 A	花園單位 B	-
地面層	2571	2487	-
樓層	單位	單位	單位
1樓	1A單位	1B單位	1C單位
	1422	1192	919
2樓至10樓	2A單位至10A單位	2B單位至10B單位	2C單位至10C單位
	1373	1173	916
11樓及12樓 (複式)	11A單位	11B單位	-
	2720	2841	-

茵娜大道-第8座

樓層	花園單位 A	花園單位 B	-
地面層	2681	2655	-
樓層	單位	單位	單位
1樓	1A單位	1B單位	1C單位
	1432	1192	853
2樓至10樓	2A單位至10A單位	2B單位至10B單位	2C單位至10C單位
	1383	1173	841
11樓及12樓 (複式)	11A單位	11B單位	-
	2743	2801	-

Summary of deed of mutual covenant 公契的摘要

不分割份數的分配

菲利提諾大道-第1座

樓層	花園單位 A	花園單位 B
地面層	2482	2501
樓層	單位	單位
1樓	1A單位	1B單位
	1567	1570
2樓	2A單位	2B單位
	1546	1546
3樓及5樓 (複式)	3A單位	3B單位
	2896	2929

菲利提諾大道-第2座

樓層	花園單位 A	花園單位 B
地面層	2499	2482
樓層	單位	單位
1樓	1A單位	1B單位
	1567	1570
2樓	2A單位	2B單位
	1546	1546
3樓及5樓 (複式)	3A單位	3B單位
	2896	2898

菲利提諾大道-第3座

樓層	花園單位 A	花園單位 B
地面層	2562	2542
樓層	單位	單位
1樓	1A單位	1B單位
	1567	1570
2樓	2A單位	2B單位
	1546	1546
3樓及5樓 (複式)	3A單位	3B單位
	2896	2898

菲利提諾大道-第5座

樓層	花園單位 A	花園單位 B
地面層	2550	2561
樓層	單位	單位
1樓	1A單位	1B單位
	1567	1570
2樓	2A單位	2B單位
	1546	1546
3樓及5樓 (複式)	3A單位	3B單位
	2928	2898

菲利提諾大道-第6座

樓層	花園單位 A	花園單位 B	-
地面層	2568	2571	-
樓層	單位	單位	單位
1樓	1A單位	1B單位	1C單位
	1422	1192	862
2樓至10樓	2A單位至10A單位	2B單位至10B單位	2C單位至10C單位
	1373	1173	850
11樓及12樓 (複式)	11A單位	11B單位	-
	2720	2820	-

菲利提諾大道-第7座

樓層	花園單位 A	花園單位 B	-
地面層	2636	2522	-
樓層	單位	單位	單位
1樓	1A單位	1B單位	1C單位
	1422	1192	853
2樓至10樓	2A單位至10A單位	2B單位至10B單位	2C單位至10C單位
	1373	1173	841
11樓及12樓 (複式)	11A單位	11B單位	-
	2720	2801	-

菲利提諾大道-第8座

樓層	花園單位 A	花園單位 B	-
地面層	2831	2642	-
樓層	單位	單位	單位
1樓	1A單位	1B單位	1C單位
	1432	1192	853
2樓至10樓	2A單位至10A單位	2B單位至10B單位	2C單位至10C單位
	1383	1173	841
11樓及12樓 (複式)	11A單位	11B單位	-
	2743	2801	-

Summary of deed of mutual covenant 公契的摘要

不分割份數的分配

珍諾華大道-第1座

樓層	花園單位 A	花園單位 B
地面層	2482	2493
樓層	單位	單位
1樓	1A單位	1B單位
	1567	1570
2樓	2A單位	2B單位
	1546	1546
3樓及5樓 (複式)	3A單位	3B單位
	2896	2929

珍諾華大道-第2座

樓層	花園單位 A	花園單位 B
地面層	2482	2482
樓層	單位	單位
1樓	1A單位	1B單位
	1567	1570
2樓	2A單位	2B單位
	1546	1546
3樓及5樓 (複式)	3A單位	3B單位
	2896	2898

珍諾華大道-第3座

樓層	花園單位 A	花園單位 B
地面層	2487	2482
樓層	單位	單位
1樓	1A單位	1B單位
	1567	1570
2樓	2A單位	2B單位
	1546	1546
3樓及5樓 (複式)	3A單位	3B單位
	2928	2898

珍諾華大道-第5座

樓層	花園單位 A	花園單位 B	-
地面層	2533	2531	-
樓層	單位	單位	單位
1樓	1A單位	1B單位	1C單位
	1422	1192	862
2樓至10樓	2A單位至10A單位	2B單位至10B單位	2C單位至10C單位
	1373	1173	850
11樓及12樓 (複式)	11A單位	11B單位	-
	2720	2820	-

珍諾華大道-第6座

樓層	花園單位 A	花園單位 B	-
地面層	2537	2490	-
樓層	單位	單位	單位
1樓	1A單位	1B單位	1C單位
	1422	1192	853
2樓至10樓	2A單位至10A單位	2B單位至10B單位	2C單位至10C單位
	1373	1173	841
11樓及12樓 (複式)	11A單位	11B單位	-
	2720	2801	-

珍諾華大道-第7座

樓層	花園單位 A	花園單位 B	-
地面層	2615	2490	-
樓層	單位	單位	單位
1樓	1A單位	1B單位	1C單位
	1432	1192	853
2樓至10樓	2A單位至10A單位	2B單位至10B單位	2C單位至10C單位
	1383	1173	841
11樓及12樓 (複式)	11A單位	11B單位	-
	2743	2801	-

Summary of deed of mutual covenant 公契的摘要

不分割份數的分配

大道	洋房編號	不分割份數
艾維奧大道	1	4443
	2	4329
	3	4355
	5	4351
	6	3541
	7	3523
	8	3496
	9	3830
巴維拉大道	1	6227
	2	5438
	3	5454
	5	5471
	6	5488
	7	5493
	8	5477
	9	5444
	10	5377
	11	4406
	12	4377
	15	4352
	16	4434
卓維雅大道	1	3475
	2	3438
	3	3444
	5	3456
	6	3462
	7	3474
	8	3480
	9	3501
	10	4350
	11	4349
	12	4357
	15	4828

大道	洋房編號	不分割份數
迪維尼亞大道	1	5062
	2	3572
	3	3602
	5	3550
	6	3484
	7	3508
	8	3492
	9	3480
	10	3471
	11	3497
	12	3489
	15	3516
	16	3509
	17	3545
	18	3582

Summary of deed of mutual covenant 公契的摘要

3. 發展項目的管理人的委任年期

管理人首屆任期為公契日期起兩年。管理人的委任可按公契的條款終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每位業主須按公契列明的方式、款額及比例，及其擁有住宅單位分配到的不分割份數分擔發展項目的管理開支(指管理發展項目時必須及合理地招致的支出及費用，及須以管理人編制的預算作根據) (包括管理人的酬金)。

一般而言，每位業主須分擔「發展項目公用地方」及「發展項目公用設施」之管理開支，按其所擁有單位分配到的不分割份數佔發展項目不分割份數之總數(扣除「公用地方」及「公用設施」的不分割份數) 的比例計算。

每位單位/花園單位/洋房業主另須分擔「住宅公用地方」及「住宅公用設施」之管理開支，按其所擁有單位/花園單位/洋房分配到的不分割份數佔所有單位/花園單位/洋房不分割份數之總數的比例計算。

每位單位/花園單位業主另須分擔「住宅大廈公用地方」及「住宅大廈公用設施」之管理開支，按其所擁有單位/花園單位分配到的不分割份數佔所有單位/花園單位不分割份數之總數的比例計算。

每位洋房業主另須分擔「洋房公用地方」及「洋房公用設施」之管理開支，按其所擁有洋房分配到的不分割份數佔所有洋房不分割份數之總數的比例計算。

5. 計算管理費按金的基準

管理費按金為三個月的月費管理費。

6. 擁有人在發展項目中保留作自用的範圍 (如有的話)

擁有人(宜金發展有限公司)在發展項目中並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所述之保留作自用的範圍。

Summary of land grant 批地文件的摘要

1. The Development is constructed on Lot No.2099 in Demarcation District No.109 (the “Lot”).
2. The term of the Land Grant of the Lot is 50 years from 20th July 2007.
3. The Lot shall not be used for any purpose other than for non-industrial (excluding hotel, petrol filling station and godown) purposes.
4. General Condition No.(6)(a) stipulates that the Grantee shall throughout the tenancy: (i) maintain all buildings in accordance with the approved design, disposition or height and any approved building plans without variation or modification thereto, and (ii) maintain all buildings erected in good and substantial repair and condition.
5. Special Condition No.(14) provides that the Grantee shall develop the Lot by the erection thereon of buildings complying in all respects with the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such buildings to be completed and made fit for occupation on or before the 30th September 2013.
6. Special Condition No.(5)(a) provides that the Lot is granted together with a right for the Grantee and his servants, visitors, workmen and other persons authorized by him in that behalf from time to time and at all times during the term of the Land Grant for all purposes connected with the proper use and enjoyment of the Lot to pass and repass through the Brown Area (as referred to in the Land Grant and shown coloured brown on Plan I annexed thereto). Special Condition No.(5)(b) provides that the Grantee shall at his own expense, in such manner and to such standards as the Director of Lands shall require or approve, construct a paved way with the associated street furniture, traffic aids, street lighting, sewers, drains and other structures on the Brown Area. Special Condition No.(5)(c) provides that the Grantee shall at his own expense uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it to the satisfaction of the Director of Lands and the Grantee shall be responsible for the whole as if he were the absolute owner thereof. Special Condition No.(5)(e) provides that the grant of the right of way referred to above shall not give the Grantee the exclusive right over the Brown Area and the Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the Grantee.
7. Special Condition No.(6)(a) provides that the Grantee shall to the satisfaction of the Director of Lands (i) lay form and surface the Yellow Area (as referred to in the Land Grant and shown coloured yellow on Plan I annexed thereto); and (ii) at his own expense uphold, manage, maintain and repair the Yellow Area or any part thereof of which the Grantee has retained possession and everything thereon in good condition until possession of the Yellow Area has been re-delivered to the Government.
For the purpose of Special Condition No.(6) only, the expression “Grantee” shall exclude assigns.
8. Special Condition No.(10)(a) provides that (i) the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands lay, form, provide, construct and surface the Internal Access Road (as referred to in the Land Grant) within the Lot as shall be approved by the Director of Lands so that access by vehicular and pedestrian traffic to the Yellow Area from Kam Tin Road and vice versa can be gained through the Internal Access Road and the Brown Area. Special Condition No.(10)(e) provides that the Grantee shall throughout the term of the Land Grant at his own expense manage and maintain the Internal Access Road in good and substantial condition and repair in all respects to the satisfaction of the Director of Lands.
9. Special Condition Nos.(10)(f) and (10)(g) provide respectively that throughout the term of the Land Grant (i) the Grantee shall at all times during the day or the night permit the owners, occupiers and licensees of the Yellow Area and their bona fide guests, visitors or invitees a free and unobstructed right with or without vehicles to pass and repass through the Internal Access Road, and (ii) the Grantee shall grant to the owners, occupiers and licensees of the Yellow Area the right of free passage of utility services, including water, electricity, gas, telephone and telecommunication services to and from the Yellow Area through such conduits, pipes, wires, cables and sewers passing along the Internal Access Road, for the proper use and enjoyment of the Yellow Area and for such purpose, the free right for the owners, occupiers and licensees of the Yellow Area or any other persons duly authorized by any of them, to ingress, egress and regress to and from the Internal Access Road at all reasonable times (except in case of emergency) to carry out inspection, maintenance, repair, alteration, removal, renewal, replacement and installation works to such conduits, pipes, wires, cables and sewers.
10. Special Condition Nos.(11)(a) and (11)(b) provide respectively that (i) the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands lay, form, provide, construct and surface the access road on the Pink Hatched Red Area (as referred to in the Land Grant and shown coloured pink hatched red on Plan I annexed thereto) of the Lot or such other alternative parts of the Lot as may be approved by the Director of Lands (“**the Access Road**”) so that vehicular and pedestrian access from the Remaining Portion of Lot No.1845 and the Remaining Portion of Lot No.1846 both in Demarcation District No.107 (“**the Adjoining Lots**”) to the Brown Area and vice versa can be gained through the Access Road, and (ii) the Grantee shall throughout the term of the Land Grant at his own expense manage and maintain the Access Road in good and substantial repair and condition in all respects to the satisfaction of the Director of Lands.
11. Special Condition Nos.(11)(c) and (11)(d) provide respectively that throughout the term of the Land Grant (i) the Grantee shall at all times permit the owners, occupiers and licensees of the Adjoining Lots and their bona fide guests, visitors or invitees a free and unobstructed right at all times to pass and repass through the Access Road; and (ii) the Grantee shall grant to the owners, occupiers and licensees of the Adjoining Lots the right of free passage of utility services, including water, electricity, gas, telephone and telecommunication services to and from the Adjoining Lots through such conduits, pipes, wires, cables and sewers passing along the Access Road, for the proper use and enjoyment of the Adjoining Lots and for such purpose, the free right for the owners, occupiers and licensees of the Adjoining Lots or any other persons duly authorized by any of them, to ingress, egress and regress to and from the Access Road at all reasonable times (except in case of emergency) to carry out inspection, maintenance, repair, alteration, removal, renewal, replacement and installation works to such conduits, pipes, wires, cables and sewers.
12. Special Condition No.(16) provides that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director of Lands, who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
13. Special Condition No.(17) provides that the Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot and podium not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director of Lands.
14. Special Condition No.(19) provides that the Grantee may erect on the Lot separate temporary structures for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the buildings erected on the Lot.

Summary of land grant 批地文件的摘要

15. Special Condition Nos.(20)(a) and (20)(b) stipulate respectively that (i) the Grantee may erect and provide within the Lot such recreational facilities and facilities ancillary thereto (collectively **“the Facilities”**) as may be approved by the Director of Lands and (ii) the Facilities shall only be used by the residents of the residential blocks erected on the Lot and their bona fide visitors and by no other persons. Special Condition No.(20)(d) provides that (i) in the event that any part of the Facilities is exempted from the gross floor area calculation (**“the Exempted Facilities”**), the Exempted Facilities shall be designated and form part of the common areas for the common use and benefit of the owners of the Lot; and (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and operate the same to the satisfaction of the Director of Lands.
16. Special Condition No.(21)(a) stipulates that office accommodation for watchmen or caretakers or both may be provided within the Lot and any such office accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the Lot.
17. Special Condition No.(22)(a) stipulates that quarters for watchmen or caretakers or both may be provided within the Lot and any such quarters shall not be used for any purpose other than residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the Lot.
18. Special Condition No.(23)(a) stipulates that one office for the use of the Owners’ Corporation or the Owners’ Committee may be provided within the Lot and any such office shall not be used for any purpose other than for meetings and administrative work of the Owners’ Corporation or Owners’ Committee formed in respect of the Development.
19. Special Condition No.(31)(a)(i) provides that the Residential Parking Spaces (as referred to in the Land Grant) shall be provided within the Lot for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the residents of the residential units erected on the Lot and their bona fide guests, visitors or invitees. Special Condition No.(31)(a)(iii) provides that additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the bona fide guests, visitors or invitees of the residents of the residential units erected on the Lot shall be provided according to a prescribed rate. Special Condition No.(31)(a)(iv) provides that 5 spaces shall be provided within the Lot for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the persons who are wholly and necessarily employed within the Lot for the management thereof. Special Condition No.(31)(a)(v) provides that the spaces provided in Special Condition Nos.(31)(a)(i), (31)(a)(iii) and (31)(a)(iv) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for the sale or otherwise.
20. Special Condition No.(31)(c)(iii) provides that the Parking Spaces for Disabled Persons (as referred to in the Land Grant) 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 and belonging to the residents or occupiers of the buildings erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
21. Special Condition No.(31)(d)(ii) provides that the Residential Motor Cycle Parking Spaces (as referred to in the Land Grant) shall not be used for any purposes other than for the parking of motor cycles licensed under the Road Traffic Ordinance and belonging to the residents of the residential units erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
22. Special Condition No.(35)(b) provides that the Residential Parking Spaces shall (a) not be assigned except (i) together with a residential unit in the Lot or (ii) to a person who is already an owner of a residential unit in the Lot; and (b) not be underlet except to residents of the residential units in the Lot Provided that in any event not more than 3 of the Residential Parking Spaces shall be assigned or underlet to the owner or resident of any one residential unit.
23. Special Condition No.(36) stipulates that a plan approved by the Director of Lands indicating the layout of all the parking, loading and unloading spaces and other spaces to be provided within the Lot in accordance with the Land Grant and the Car Park Common Areas (as referred to in the Land Grant), or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance) shall be deposited with the Director of Lands. The Grantee shall maintain the parking, loading and unloading and other spaces and the Car Park Common Areas in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director of Lands.
24. Special Condition No.(37)(a) provides that the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands landscape the Pink Hatched Black Area (as referred to in the Land Grant and shown coloured pink hatched black on Plan I annexed thereto). Special Condition Nos.(37)(b) and (37)(c) provide that no building or structure or support for any building or structure may be erected on the Pink Hatched Black Area except boundary walls or fences and the Pink Hatched Black Area shall be designated as and form part of the Common Areas.
25. Special Condition No.(40)(a) 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, 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 may 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 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 of Lands. In the event that as a result of works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director of Lands 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. The Director of Lands 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 neglects or fails to comply with the notice to the satisfaction to the Director of Lands within the period specified, the Director of Lands may execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.
26. Special Condition No.(45) provides that the Grantee shall pay to the Government on demand the cost of diverting the existing fresh water mains and their connected waterworks over the Lot, the Brown Area, the Yellow Area, the Hatched Blue Area (as referred to in the Land Grant and shown hatched blue on Plan I annexed thereto) and the land adjacent thereto as marked on the said Plan I. Such cost shall be determined by the Government whose determination shall be final and binding on the Grantee.

Summary of land grant 批地文件的摘要

27. Special Condition No.(46)(a) provides that the Grantee shall within 6 calendar months from the date of the Land Grant at his own expense and in all respects to the satisfaction of the Director of Lands submit to the Director of Lands for his written approval a Drainage Impact Assessment (“**the Drainage Impact Assessment**”) for all proposed drainage works in connection with the development of the Lot. Special Condition No.(46)(c) provides that the Drainage Impact Assessment shall identify all adverse drainage impact resulting from the development of the Lot and the Grantee shall at his own expense carry out appropriate mitigation works to the satisfaction of the Director of Lands.
28. Special Condition No.(47)(a) provides that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Director of Lands such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director of Lands may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all rain-water falling or flowing on to the Lot. Special Condition No.(47)(b) provides that the works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director of Lands and the Grantee shall pay to the Government on demand the cost of such connection works.
29. Special Condition No.(49)(a) provides that the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Environmental Protection provide, operate and maintain throughout the term of the Land Grant suitable installations for the treatment and disposal of sewage from the Lot (“**the Sewage Treatment Works**”) in accordance with such requirements as may be prescribed by the Director of Environmental Protection. The Government and its officers and contractors, its or their workmen shall have the right of free ingress, egress and regress to and from the Lot for the purpose of inspecting, sampling, testing, gauging, making measurements and taking records in respect of the Sewage Treatment Works.
30. Special Condition No.(50)(a) provides that prior to the commencement of any works whatsoever on or within the Lot, the Grantee shall consult with the KCRC (as referred to in the Land Grant) so as to advise of the full extent of the proposed works and to ensure that any such works do not damage, interfere with, obstruct or endanger any Railways (as referred to in the Land Grant) or the safe operation of the Railways. Special Condition No.(50)(c) provides that the Grantee shall at its own expense comply with all special requirements of the Building Authority, the Director of Fire Services and all other relevant Government and statutory authorities in connection with the construction, repair and maintenance of any parts of the buildings connected or adjacent to or within the railway protection boundaries or areas or any scheme prepared or in the process of preparation pursuant to the Railways Ordinance (Cap 519) from time to time. Special Condition No.(50)(d) provides that the Grantee shall not cause nuisance to, damage, interfere with, obstruct or endanger the Railways. Special Condition No.(50)(e) provides that the Grantee shall at all times allow the Director of Lands and the KCRC and their duly authorized officers, employees, agents and contractors, the right of ingress and egress to or from the Lot for the purpose of construction works, surveys, site investigation works, renovation works, inspection, monitoring, repairing, maintaining and/or works for the protection of the Railways within the Lot. Special Condition No.(50)(f) provides that whenever the Grantee proposes to undertake any works of any description whatsoever upon the Lot the Grantee shall establish and maintain communication channels with the KCRC. Such channels shall be adequate to cover any emergency at all hours.

Notes:

1. The expression “Grantee” as mentioned in this section means the Grantee under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. Please refer to the Land Grant for full details. A copy of the Land Grant is available for free inspection free of charge in the sales office upon request and copies will be provided on payment of photocopying charges.

1. 發展項目興建於丈量約份第109約地段第2099號 (簡稱「該地段」)。
2. 該地段批地文件批出的年期為二零零七年七月二十日起計五十年。
3. 該地段將不得作非工業(不包括酒店、油站及貨倉)以外之用途。
4. 通用條件第(6)(a)條規定，承授人須於批地年期的期間：(i)依照經授准的設計、布局或高度及任何獲批的建築圖則，維持所有樓宇並不得作改變，及(ii)將所有已建成的樓宇維持於良好狀況。
5. 特殊條件第(14)條規定，承授人須履行批地文件的條款及遵守一切不時適用於香港有關建築物、衛生及規劃的法律及法規，於該地段上興建樓宇以發展該地段，該等樓宇須於2013年9月30日或之前建成並可供入伙。
6. 特殊條件第(5)(a)條規定，該地段獲授權供承授人及其傭僕、訪客、工人及其他獲授權人士於批地文件的年期內不時就為正常使用該地段而通越「啡色區域」（見批地文件及其附圖I以啡色標示）。特殊條件第(5)(b)條規定，承授人需自費按地政總署署長要求或認可的方式及標準，於啡色區域上興建行人路及相關的街道設施、交通輔助設備、街道照明系統、污水渠、排水管及其他裝置。特殊條件第(5)(c)條規定，承授人需自費維持、保養及維修啡色區域及所屬範圍，並達致地政總署署長滿意，而承授人須如同啡色區域的業主負責整個啡色區域。特殊條件第(5)(e)條規定，上述通越啡色區域的通越權並非授與承授人享用啡色區域的專用權，而政府有權於現在或將來授予其他鄰近地段的業主通越啡色區域的通越權，或收回全部或部份啡色區域以作為公共街道而不須向承授人作出任何賠償。
7. 特殊條件第(6)(a)條規定，承授人須(i)鋪設與平整黃色區域（見批地文件及其附圖I以黃色標示）；及(ii)就黃色區域或承授人管有的部份黃色區域及位於黃色區域上的所屬一切，自費維持、管理、保養及維修於良好狀況，並達致地政總署署長滿意，直至承授人交回黃色區域的管有權予政府。就特殊條件第(6)條而言，「承授人」不包括受讓人。
8. 特殊條件第(10)(a)條規定，(i)承授人須自費及達致地政總署署長滿意，按地政總署署長認可的方式於該地段內鋪設、平整、提供及建造「內部通道」（見批地文件），以致車輛或行人可由錦田公路經過內部通道及啡色區域來往「黃色區域」。特殊條件第(10)(e)條規定，承授人需於批地文件的年期內自費管理及保養內部通道的良好維修狀況，並達致地政總署署長滿意。
9. 特殊條件第(10)(f)及第(10)(g)條規定，於批地文件的年期內，(i)承授人需於所有時間允許黃色區域的業主、佔用人及許可使用者及其真正訪客帶同或不帶同車輛免費及毫無障礙地通越內部通道；及(ii)承授人需向黃色區域的業主、佔用人及許可使用者授予權利，讓其免費經管道、水管、電線、電纜及污水渠穿越內部通道，以獲得公用服務提供，包括水、電、煤氣、電話及電訊服務，以便能正常使用黃色區域，並為此授權黃色區域的業主、佔用人及許可使用者或其授權之人士於所有合理時間(緊急情況除外)無障礙地通越及進出內部通道以檢查、保養、維修、更改、拆除、更新、更換及裝嵌有關之管道、水管、電線、電纜及污水渠。
10. 特殊條件第(11)(a)及第(11)(b)條規定，(i)承授人需自費並達致地政總署署長滿意，於該地段內「粉紅色間紅斜線區域」（見批地文件及其附圖I以粉紅色間紅斜線標示），或地政總署署長批准的該地段內的其他部份鋪設、建造及提供出入通道(「出入通道」)，讓丈量約份第107號地段第1845號餘段及地段第1846號餘段(「毗鄰地段」)的車輛及行人經過出入通道來往啡色區域；及(ii)承授人需於批地文件的年期內自費管理及保養出入通道的良好維修狀況，並達致地政總署署長滿意。

Summary of land grant 批地文件的摘要

11. 特殊條件第(11)(c)及第(11)(d)條規定，於批地文件的年期內，(i)承授人需於所有時間允許毗鄰地段的業主、佔用人、許可使用者及其真正訪客免費及毫無障礙地通越出入通道；及(ii)承授人需向毗鄰地段的業主、佔用人及許可使用者授予權利，讓其免費經管道、水管、電線、電纜及污水渠穿越出入通道，以獲得公用服務提供，包括水、電、煤氣、電話及電訊服務，以便能正常使用毗鄰地段，並為此授權毗鄰地段的業主、佔用人、許可使用者及其授權之人士於所有合理時間(緊急情況除外)無障礙地通越及進出出入通道以檢查、保養、維修、更改、拆除、更新、更換及裝嵌有關之管道、水管、電線、電纜及污水渠。

12. 特殊條件第(16)條規定，除獲地政總署署長事先書面同意外（地政總署署長於簽發同意書時可施加其認為適當的移植、補償美化或重植條件），承授人不得移除或干擾於該地段或鄰近地方生長的樹木。

13. 特殊條件第(17)條規定，承授人需自費在該地段及平台上沒有建築物的地方，設置園藝及種植樹木，並保持安全、清潔、整齊及健康的狀態，達致地政總署署長滿意。

14. 特殊條件第(19)條規定，承授人可於該地段內興建獨立的臨時建築物作為售樓處、示範單位及市場推廣用途，以便銷售建於該地段的樓宇。

15. 特殊條件第(20)(a)及第(20)(b)條規定，(i)承授人可於該地段內興建經地政總署署長批准的休憩設施及其附屬設施(統稱為「休憩設施」)；及(ii)休憩設施只供興建於該地段內的住宅樓宇的住客及其真正的訪客使用。特殊條件第(20)(d)條規定，(i)若休憩設施任何部份被豁免計算在總樓面面積上(「豁免的休憩設施」)，則該豁免的休憩設施必須指定為公用地方的一部份，只供該地段業主的共同使用；及(ii)承授人須自費保養及維持豁免的休憩設施的良好狀況，並達致地政總署署長滿意。

16. 特殊條件第(21)(a)條規定，該地段內可設有管理員或警衛員或兩者的辦公室，該等辦公室不得用作全職及須要受聘於該地段的管理員或警衛員或兩者的辦公室以外的用途。

17. 特殊條件第(22)(a)條規定，該地段內可設有管理員或警衛員或兩者的宿舍，該等宿舍不得用作全職及須要受聘於該地段的管理員或警衛員或兩者的宿舍以外的用途。

18. 特殊條件第(23)(a)條規定，該地段內可設有一個供業主立案法團或業主委員會使用的辦公室，該辦公室不得用作發展項目的業主立案法團或業主委員會的會議或行政工作以外的用途。

19. 特殊條件第(31)(a)(i)條規定，該地段提供「住宅停車位」(見批地文件)供該地段住宅單位住戶或其真正訪客或獲邀人士所擁有，並按《道路交通條例》獲發牌的車輛停泊。特殊條件第(31)(a)(iii)條規定，該地段按指定比例提供額外停車位，供該地段住宅單位住戶的真正訪客或獲邀人士所擁有，並按《道路交通條例》獲發牌的車輛停泊。特殊條件第(31)(a)(iv)條規定，該地段提供五個停車位供受聘管理該地段的員工所擁有，並按《道路交通條例》獲發牌的車輛停泊。特殊條件第(31)(a)(v)條規定，根據特殊條件第(31)(a)(i)條、第(31)(a)(iii)條及第(31)(a)(iv)條所提供的停車位不可作所述以外之用途，尤其不得作存放、展示或展覽車輛以供出售或其他用途。

20. 特殊條件第(31)(c)(iii)條規定，「傷健人仕停車位」(見批地文件)除用作停泊該地段住戶或用戶及其真正訪客或獲邀人士所擁有，並按《道路交通條例》定義為傷健人仕之車輛外，不得用作其他用途，尤其不得作存放、展示或展覽車輛以供出售或其他用途。

21. 特殊條件第(31)(d)(ii)條規定，「住宅電單車停車位」(見批地文件)除用作停泊該地段住宅樓宇住戶及其真正訪客或獲邀人士所擁有，並按《道路交通條例》獲發牌的電單車外，不得用作其他用途，尤其不得作存放、展示或展覽車輛以供出售或其他用途。

22. 特殊條件第(35)(b)條規定，住宅停車位(a)不可轉讓除非(i)連同該地段住宅單位，或(ii)轉讓給已擁有該地段住宅單位的業主；及(b)不可分租，除非分租給該地段住宅單位的住戶。在任何情況下，不得將多於三個住宅停車位轉讓或分租予任何一個住宅單位的業主或住戶。

23. 特殊條件第(36)條規定，一份獲地政總署署長核准的圖則須存放於署長，並於圖則上顯示該地段內按照批地文件提供的所有停車位、上落貨車位及其他停車位與批地文件所提及的停車場公用地方的布局，或存放一份獲認可人士（根據建築物條例所定義）核證的該圖則的副本。承授人必須根據上述的核准圖則維持上述停車位、上落貨車位及其他停車位與停車場公用地方。除非獲地政總署署長事先書面同意外，承授人不可改變上述布局。

24. 特殊條件第(37)(a)條規定，承授人需自費於「粉紅色間黑斜線區域」（見批地文件及其附圖I以粉紅色間黑斜線標示）作園藝工程，並達致地政總署署長滿意。特殊條件第(37)(b)及(37)(c)條規定，除圍牆或圍欄外，粉紅色間黑斜線區域內不得興建任何樓宇、建築物或樓宇或建築物支架，及必需指定粉紅色間黑斜線區域為公用地方。

25. 特殊條件第(40)(a)條規定，倘若任何土地遭切去、拆除或重新設置，或倘若任何建造、填土或任何斜坡處理工程經進行，承授人將自費開展和建設可能需要的斜坡處理工程、擋土牆或其他承托、防護、排水或任何其他附屬工程，以確保該地段或毗鄰該地段的政府土地或租用土地的安全，及防止和避免其後出現山泥傾瀉或地陷的情況。承授人需時刻自費維持該地段、斜坡處理工程、擋土牆或其他承托、防護、排水或任何其他附屬工程於良好狀況，達致地政總署署長滿意。倘若因承授人的工程或其他原因於任何時候造成的山泥傾瀉或地陷，承授人需自費修復，達致地政總署署長滿意。承授人如因山泥傾瀉或地陷以致政府、其代理及承判商招致任何費用，收費，賠償，索求及索償，承授人必須向彼等彌償。地政總署署長可書面要求承授人進行、建設及保養該地段、斜坡處理工程、擋土牆或其他承托、防護、排水或任何其他附屬工程，或修復山泥傾瀉或地陷。倘若承授人忽視或未能於指定的期限內遵守該要求，達致地政總署署長滿意，地政總署署長可自行執行及進行所需工程，承授人需連同任何行政和專業費用及收費償還該等費用予政府。

26. 特殊條件第(45)條規定，承授人需按要求向政府支付費用，將現時位於該地段、啡色區域、黃色區域、「間藍斜線區域」（見批地文件及其附圖I以間藍斜線標示）及相連地段（見批地文件附圖I標示）上的食水管及其裝置搬移。該費用將由政府釐定，而其決定為最終決定及對承授人具約束力。

27. 特殊條件第(46)(a)條規定，承授人須於批地文件簽訂後六個月內，自費並於各方面達致地政總署署長滿意，向地政總署署長就有關發展該地段所需的渠務排水工程遞交一份渠務影響評估(「渠務影響評估」)，並就渠務影響評估取得地政總署署長的同意。特殊條件第(46)(c)條規定，渠務影響評估須指出因發展該地段衍生的所有排水問題，同時承授人須自費並達致地政總署署長滿意，進行所需之補救工作。

28. 特殊條件第(47)(a)條規定，承授人需自費建造及維修地政總署署長認為需要的水渠及渠道(無論是否位於該地段範圍內或政府土地上)，以將落在該地段上的雨水收集並排去至就近的水道、水井、渠道或政府排水渠，達致地政總署署長滿意。特殊條件第(47)(b)條規定，連接該地段與政府排水渠的工程，可由地政總署署長進行，而承授人需按要求向政府支付該工程之費用。

29. 特殊條件第(49)(a)條規定，承授人需自費並達致環境保護署署長滿意，於批地文件年期內，根據環境保護署署長的要求，提供、營運及維修適當的裝置以處理該地段之污水(「污水處理工程」)。政府、其人員、承辦商及其工人有權自由進出該地段，以就污水處理工程作檢查、抽樣、測試、衡量及記錄。

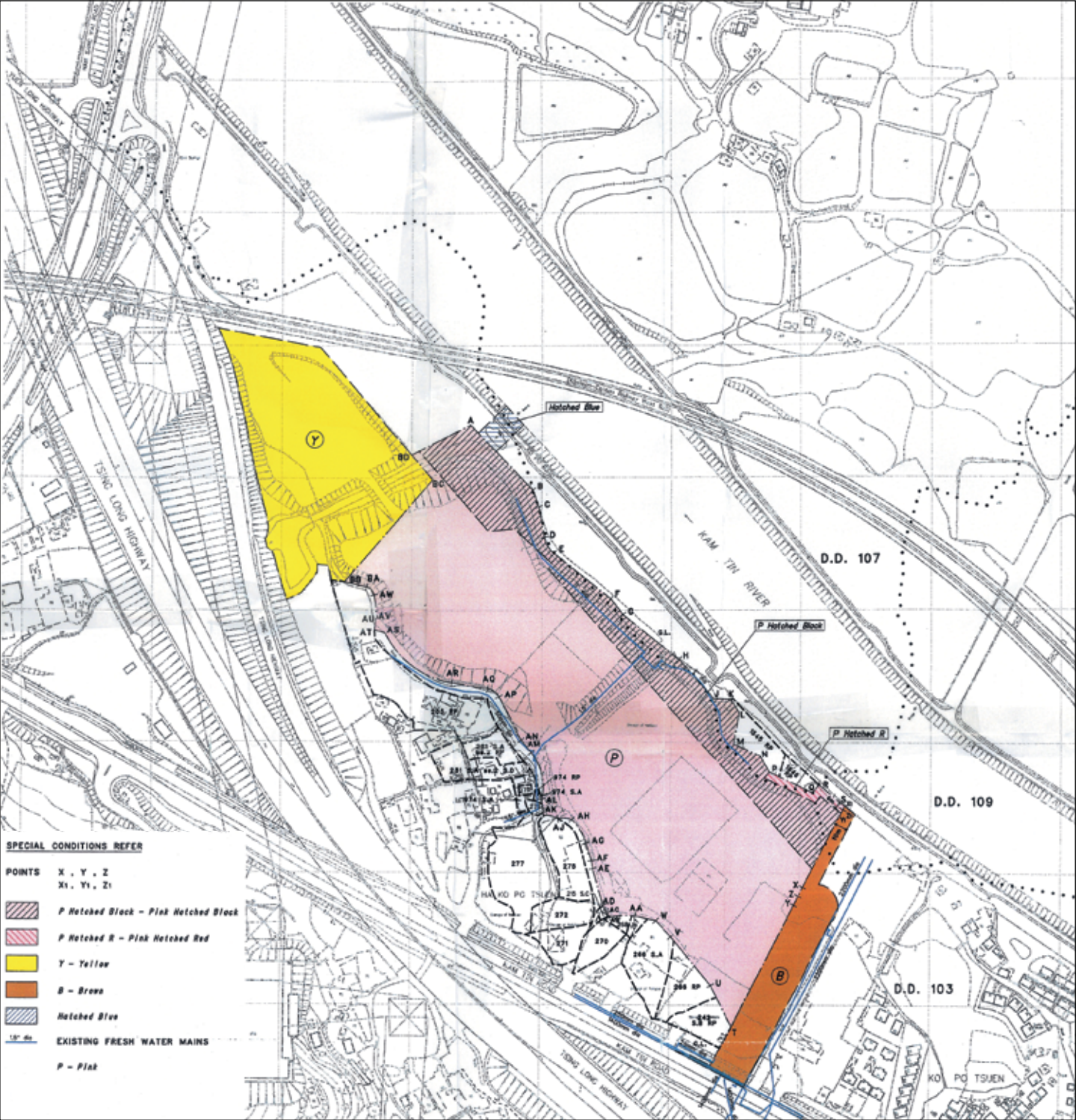
30. 特殊條件第(50)(a)條規定，在該地段內展開任何工程前，承授人需與「九鐵」（見批地文件）商議並告知九鐵其所建議工程的全面範圍，及確保任何有關工程不會危害、影響或阻礙任何「鐵路」（見批地文件）或其安全運作。特殊條件第(50)(c)條規定，承授人需自費遵守屋宇署、消防處及其他政府及法定機構訂明有關建造、維修及保養任何連接或位於或毗鄰鐵路保護邊界或範圍或根據鐵路條例(第519章)不時所訂的方案或正在草擬的方案的特殊規定。特殊條件第(50)(d)條規定，承授人不得對鐵路造成滋擾、損害、干擾、阻礙或危害。特殊條件第(50)(e)條規定，承授人需於所有時間允許地政總署署長及九鐵及其授權的人員、員工、代理人及承辦商通越該地段，以進行有關該地段內的鐵路建造工程、測量、地盤勘測工程、翻新工程、檢查、監察、維修、保養及/或保護工程。特殊條件第(50)(f)條規定，承授人於該地段內進行任何工程前，需與九鐵建立並維持溝通渠道。有關的溝通渠道應於所有時間下足夠應付緊急情況。

備註：

1. 本節所載的「承授人」指批地文件訂明的「承授人」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬法團則包括其繼承人及受讓人。

2. 請查閱批地文件以了解全部詳情。批地文件副本可於售樓處免費參閱。索取副本須付影印費。

AQ004



Plan I annexed to the Land Grant
批地文件的附圖I

- P Hatched Black - Pink Hatched Black
粉紅色間黑斜線
- P Hatched R - Pink Hatched Red
粉紅色間紅斜線
- Y - Yellow
黃色
- B - Brown
啡色
- Hatched Blue
間藍斜線

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

1. The Brown Area as referred to in Special Condition No.(5) of the Land Grant

(I) Provisions of the Land Grant

Special Condition No.(5) stipulates that:-

- (a) The lot is granted together with a right for the Grantee and his servants, visitors, workmen and other persons authorized by him in that behalf from time to time and at all times during the term hereby agreed to be granted for all purposes connected with the proper use and enjoyment of the lot to pass and repass, on, along, over, by and through the area shown coloured brown on PLAN I annexed hereto (hereinafter referred to as “the Brown Area”) at such levels as may be approved by the Director.
- (b) The Grantee shall, within 24 calendar months from the date of this Agreement or within such other time limit as may be specified by the Director, at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way with the associated street furnitures, traffic aids, street lighting, sewers, drains and other structures on the Brown Area over and along which a right of way referred to in sub-clause (a) of this Special Condition is given with minimum disturbance to the owners of any other lots in the vicinity who may enjoy rights of way over the whole or any portion of the Brown Area.
- (c) The Grantee shall at his own expense uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Grantee shall be responsible for the whole as if he were the absolute owner thereof.
- (d) Any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the Grantee who shall at his own expense carry out all consequent alterations to the paved way constructed by him to the satisfaction of the Director.
- (e) The grant of the right of way referred to in sub-clause (a) of this Special Condition shall not give the Grantee the exclusive right over the Brown Area. The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the Grantee or to other owners to whom rights of way over the whole or any portion of the Brown Area may have been granted.
- (f) In the event of the non-fulfilment of the Grantee’s obligations under sub-clauses (b) and (c) of this Special Condition, the Government may carry out the necessary construction, maintenance and repair works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.
- (g) Notwithstanding the grant of the right of way referred to in sub-clause (a) of this Special Condition, the Government shall have the full right and power, upon giving to the Grantee, not less than fourteen days written notice (save in case of emergency) to lay, install, relay, divert, remove, reprovion, replace, inspect, operate, repair, maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, line, utility service or other works or installations (all together hereinafter referred to as “the services”)

which are now or may hereafter be upon, over, under or adjacent to the Brown Area as the Director may in his absolute discretion deem fit, making good any and all damages caused thereby, and the Director, his officers, contractors and any other persons authorised by him, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress at all times to and from the Brown Area for the purposes aforesaid. The Grantee shall not disturb or allow anybody to disturb the services without the prior written approval from the Director. Save in respect of making good any and all damage caused by any exercise of the aforesaid rights and powers, the Government, the Director, his officers, contractors and any other persons authorised by him, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise of the rights conferred under this sub-clause, and no claim nor objection shall be made against him or them by the Grantee.

Special Condition No.(44) stipulates that:-

The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Brown Area or the Yellow Area or the Hatched Blue Area referred to in Special Condition No.(48) hereof or any part thereof or both the lot or any part thereof and the Brown Area or the Yellow Area or the Hatched Blue Area referred to in Special Condition No.(48) hereof or any part thereof (hereinafter collectively referred to as “the Services”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or the Brown Area or the Yellow Area or the Hatched Blue Area referred to in Special Condition No.(48) hereof or any part thereof or both the lot or any part thereof and the Brown Area or the Yellow Area or the Hatched Blue Area referred to in Special Condition No.(48) hereof or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Brown Area or the Yellow Area or the Hatched Blue Area referred to in Special Condition No.(48) hereof or any part thereof or both the lot or any part thereof and the Brown Area or the Yellow Area or the Hatched Blue Area referred to in Special Condition No.(48) hereof or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

Information on public facilities and public open spaces 公共設施及公眾休憩用地的資料

Special Condition No.(45) stipulates that:-

The Grantee shall pay to the Government on demand the cost of diverting the existing fresh water mains and their connected waterworks on, under or over the lot, the Brown Area, the Yellow Area, the Hatched Blue Area referred to in Special Condition No.(48) hereof or any part thereof and the land adjacent thereto as marked on PLAN I annexed hereto. Such cost shall be determined by the Government whose determination shall be final and binding on the Grantee.

(II) Provisions of the Deed of Mutual Covenant

“Brown Area” is defined in the Recital to mean “The Brown Area referred to in Special Condition No.(5)(a) of the Conditions, upon which the Owners are granted by the Government a non-exclusive right to pass and repass at all times for all purposes connected with the proper use and enjoyment of the Land and upon which a paved way is constructed”.

Clause (55) in Section IV stipulates that the Owners shall uphold maintain and repair the Brown Area and the paved way constructed thereon as well as everything forming a portion of or pertaining to them all to be done to the satisfaction of the Director of Lands in accordance with Special Condition No.(5)(c) of the Conditions and the Owners shall be responsible for the whole as if they were the absolute owner thereof.

Clause (1)(a) of Sub-section (A) in Section V stipulates that subject to the provisions of the Building Management Ordinance (Cap.344), the management of the Development and the Brown Area shall be undertaken by the Manager initially for the term of two years from the date hereof and thereafter the Manager shall continue to manage the Development until its appointment is terminated.

Clause (2) of Sub-section (A) in Section V stipulates that subject to the Building Management Ordinance, each Owner hereby appoints the Manager as his agent to enforce the provisions of this Deed in respect of any matters concerning the Common Areas, the Common Facilities and the Brown Area and to execute and sign all deeds and documents for and on behalf of all the Owners as shall be required or may be deemed proper for or in relation to all or any of the purposes of this Deed.

Clause (1) of Sub-section (B) in Section V stipulates that subject as provided in this Deed the Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper management of the Development and the Brown Area and in particular the following :-

- (b) to put in hand all works necessary to maintain the Common Areas, the Common Facilities, the foundation and the Brown Area to ensure that the Development and the Brown Area are maintained in a good, clean and safe condition and for this purpose of employ reputable and competent contractors and workmen.
- (f) to keep all the Common Areas and the Brown Area well lighted.
- (h) to keep the Development, the Brown Area and all parts thereof in a clean sanitary and tidy condition.
- (j) to prevent the obstruction of the Common Areas, the Common Facilities and the Brown Area and to remove any obstruction.
- (n) If and for so long as may be required by the Conditions, to upkeep and carry out such maintenance and/or repair works for such period and in such manner as required under the provisions of the Conditions particularly as regards the Brown Area, the Internal Access Road, the Access Road, the sewage treatment and disposal installations, the drains and channels, prestressed ground anchors (if any) and fire services installations and equipment PROVIDED THAT the Manager shall not be made personally liable for carrying out any such requirements under the Conditions which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all the Owners pursuant to the terms of this Deed.

- (s) to provide a security force, watchmen and caretakers and to provide and maintain security installations on and within the Development including administration and other staff to provide efficient management to the Development and the Brown Area.
- (t) to manage, control and maintain within the Development and the Brown Area all forms of traffic management in such manner as the Manager shall consider appropriate.
- (y) to take all steps necessary or expedient for complying with the Conditions and any Government requirements concerning the Development and the Brown Area.
- (aa) to prevent so far as it is practicable any person detrimentally altering damaging or injuring any part of the Common Areas, the Common Facilities or the Brown Area.
- (ab) to demand collect and receive all amounts payable by the Owners under the provisions of this Deed and to pay and discharge out of the monies so collected all outgoings relating to the management of the Development and the Brown Area or incurred by the Manager hereunder.
- (ac) unless otherwise directed by the Owners’ Incorporation, to insure and keep insured the Common Areas, the Common Facilities and any part of the Development and the Brown Area as the Manager may think fit against loss or damage by fire and such other risks to the full new reinstatement value and to effect insurance covering public liability, occupier’s liability and employer’s liability in respect of employees employed within or exclusively in connection with the management of the Development and the Brown Area in such amounts as the Manager may think fit, such insurance to be in the name of the Manager for and on behalf of the Owners and pay all premiums required to keep such insurance policies in force.
- (ad) to represent the Owners in all dealings with Government or any utility or other authorities or any other person in relation to the management of the Development and the Brown Area.
- (ah) to manage and control within the Development the parking of all cars and vehicles and to remove any car or other vehicles parked in any area not reserved for parking (including the Brown Area) or in the Residential Visitors’ Car Parking Spaces, Staff Parking Spaces, Car Parking Spaces for the Disabled, Motor Cycle Parking Spaces or Bicycle Parking Spaces without the consent of the Manager and to do all such acts and things as may be necessary to provide unimpeded access thereto by the persons entitled for the time being to the use of the same.
- (ak) subject to Clause (18) of Sub-section (D) of this Section V, to enter into contracts and to engage, employ, remunerate and dismiss solicitors, architects, accountants and other professional advisers and consultants, contractors, workmen, servants, agents, watchmen, caretakers and other building staff and attendants and to do all such things as are reasonably incidental to the management of the Development and the Brown Area.
- (ax) to inspect, maintain and carry out all necessary works for the maintenance of the Development including the Works and Installations and the Brown Area.
- (bf) to do all such other things as are reasonably incidental to the management of the Development and the Brown Area in accordance with the Conditions, this Deed and any Sub-Deed.

Clause (1) of Sub-section (D) in Section V stipulates that for the purpose of fixing contributions towards the Management Expenses payable by the Owners the Manager shall prepare an annual budget showing the estimated expenditure necessarily and reasonably incurred in the course of proper and efficient management of the Land, the Development and the Brown Area. The annual budgets, except the first one, are to be prepared in consultation with the Owners’ Committee.

Clause (3) of Sub-section (D) in Section V stipulates that the annual budget showing the Management Expenses for the Development shall be divided into eight (8) parts :-

- (a) Estimated expenditure in respect of the Development Common Areas, the Development Common Facilities and the Brown Area;
- (b) Estimated expenditure in respect of the Residential Common Areas and the Residential Common Facilities;
- (c) Estimated expenditure in respect of the Residential Towers Common Areas and the Residential Towers Common Facilities;
- (d) Estimated expenditure in respect of the Residential Houses Common Areas and the Residential Houses Common Facilities;
- (e) Estimated expenditure in respect of the Residential Car Park Common Areas and the Residential Car Park Common Facilities;
- (f) Estimated expenditure in respect of the Commercial Accommodation;
- (g) Estimated expenditure in respect of the Commercial Car Parking Spaces; and
- (h) Estimated expenditure in respect of the Commercial Motorcycle Parking Common Areas.

Clause (4) of Sub-section (D) in Section V stipulates that the annual budget in respect of the Development shall cover the Management Expenses for the Common Areas, the Common Facilities and the Brown Area including without limiting the generality of the foregoing the following items :-

- (a) The costs and expenses in connection with the carrying out of all or any of the duties of the Manager as set out in Section V hereof;
- (b) The Manager's Remuneration and the provision of provident and retirement fund for the staff referred to in Clause (1)(ag) of Sub-section (B) of Section V hereof;
- (c) The charges for electricity, water, gas, telecommunication, telephone and all other charges, assessments, impositions and other outgoings payable in connection with the Common Areas, the Common Facilities and the Brown Area and insurance premiums payable on any policy taken out by the Manager as hereinbefore provided and any other expenses charged or assessed on or payable in respect of the Common Areas, Common Facilities and the Brown Area;
- (d) The costs of operating, maintaining, servicing, keeping in good and tenantable repair and condition (including whenever necessary the costs of replacement) all the Common Areas, the Common Facilities and the Brown Area (except as regards damage caused by or resulting from any act default or negligence of any Owner(s) its or their servants, agents, tenants or licensees for which damage such party shall be solely responsible and so that each of the Owners herein shall be responsible for the acts defaults and negligence of his servants, agents, tenants and licensees);
- (e) The costs of rebuilding or re-instatement of the Common Areas, the Common Facilities and the Brown Area or any part thereof in case of destruction or damage or condemnation by the Building Authority or other competent authority;
- (f) Government Rent payable in respect of the Land Provided that upon such Government Rent being apportioned under the Government Rent and Premium (Apportionment) Ordinance Chapter 125 of the Laws of Hong Kong such Government Rent shall not be included as part of the Management Expenses but shall be paid direct by the Owners of the relevant Units in accordance with the said apportionment;

- (g) The costs of maintenance and/or repair works described in Clauses (1)(n) and (1)(o) of Sub-section (B) of Section V of this Deed;
- (h) The costs and expenses of maintaining the structures and area or such part or parts thereof and maintaining and operating the facilities in accordance with the requirements under the Conditions including those mentioned in Clause (1)(ap) of Sub-section (B) of Section V of this Deed;
- (i) Any fees or charges payable to the Government or any other person under any licence agreement, wayleave agreement, deed of grant of easement and/or right of way or any other documents of a similar nature affecting the Land the entering into of which and the payment of such fees or charges have been approved by the Owners' Committee or the Owners' Incorporation, if formed;
- (j) Contributions towards the costs of maintenance and repair of any facilities installed outside the Land but serving the Development whether exclusively or in common with other developments;
- (k) The costs and expenses of acquiring the uniform and equipment as are considered necessary by the Manager for the management and security of the Development and the Brown Area and the costs and expenses of employing such staff referred to in Clause (1)(ag) of Sub-section (B) of Section V hereof, including any salary, bonus, overtime pay, provident fund, long service payment, employee compensation, medical insurance and other staff benefits or remuneration as provided in Clause (1)(ag) of Sub-section (B) of Section V hereof;
- (l) The cost of employing administrative and supervisory staff, on site watchman, caretakers, fitters, gardeners, cleaners and other staff and engaging such sub-contractors, delegates or other entities as are considered necessary by the Manager for the management and security of the Land, the Development and the Brown Area including (but not limited to) salary, bonus, overtime pay, provident and retirement fund, long service payments, severance payment, employees' compensation, medical insurance and other staff benefits;
- (m) The cost of purchasing or hiring all necessary plant, equipment and machinery in connection with the management and maintenance of the Land and the Development other than the Units;
- (n) All reasonable professional fees and costs incurred by the Manager including :-
 - (i) fees and costs of surveyors, rating surveyors, valuers, architects, engineers and others employed in connection with the management, maintenance and improvement of the Development,
 - (ii) solicitors and other legal fees and costs,
 - (iii) fees and costs of any accountants, auditors and/or any other consultants employed in connection with the management accounts or the Manager's statements as hereinafter referred to.
- (o) The costs and expenses in relation to the shuttle bus service as described in Clause (1)(bd) of Sub-section (B) of Section V of this Deed;
- (p) The land fill charges payable in relation to the debris removal facility (if any) provided to the Owners of the Residential Accommodation by the Manager; and
- (q) Any other items of expenditure which are necessary for the administration, management and maintenance of the Common Areas, the Common Facilities and the Brown Area.

Clause (5) of Sub-section (D) in Section V stipulates that each Owner of a Unit shall contribute to the Management Expenses in respect of (i) the Development Common Areas, the Development Common Facilities and the Brown Area, and (ii) expenses not falling under any of the sub-clauses (6) to (12) below, at the rate at which the number of Undivided Shares of the Unit held by the Owner bears to the total number of the Undivided Shares of the Development (less the Common Parts Undivided Shares).

Clause (16)(a) of Sub-section (D) in Section V stipulates that there shall be established and maintained by the Manager a non-refundable and non-transferable special fund (“Special Fund”) for the purpose of paragraph 4 of the Schedule 7 to the Building Management Ordinance (Cap.344) to provide for expenditure of a capital nature or of a kind not expected to be incurred annually, which includes, but not limited to, expenses for the renovation, improvement and repair of the Common Areas, the Common Facilities and the Brown Area, the purchase, setting up, replacement, improvement and addition of installations, systems, equipment, tools, plant and machinery for the Common Areas, the Common Facilities and the Brown Area and the costs of the relevant investigation works and professional services.

2. The Yellow Area as referred to in Special Condition Nos.(6), (7), (8) and (9) of the Land Grant

(I) Provisions of the Land Grant

Special Condition No.(6) stipulates that:-

- (a) (i) The Grantee shall within 12 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director lay, form and surface the area shown coloured yellow on PLAN I annexed hereto (hereinafter referred to as “the Yellow Area”).
- (ii) The Grantee shall thereafter at his own expense uphold, manage, maintain and repair the Yellow Area or any part or parts of the Yellow Area of which the Grantee has retained possession and everything thereon, therein or thereunder in good condition and to the satisfaction of the Director until such time as possession of the Yellow Area or any part or parts thereof has or have been re-delivered to the Government in accordance with Special Condition No.(7) hereof.
- (iii) For the purpose of this Special Condition only, the expression “Grantee” shall exclude assigns.
- (b) In the event of the non-fulfilment of the Grantee’s obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.
- (c) The Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee’s obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any such loss, damage, nuisance or disturbance.

Special Condition No.(7) stipulates that:-

- (a) For the purpose only of carrying out the necessary works specified in Special Condition No. (6)(a) hereof, the Grantee shall on the date of this Agreement be granted possession of the Yellow Area. 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 whether monetary or otherwise to the Grantee, provided always that the Government shall not be compelled to take back possession of the Yellow Area or any part or parts thereof.
- (b) The Yellow Area or any part or parts thereof shall be re-delivered to the Government on demand of the Director and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date or dates to be specified by the Director in writing.
- (c) There is reserved unto the Government the absolute and unrestricted right to use the Yellow Area or any part or parts of the Yellow Area in such manner as the Government shall deem fit throughout the term hereby agreed to be granted and the Director shall have no liability in respect of any claim, loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee, tenants and occupiers whether arising out of incidental to the use of the Yellow Area or any part or parts of the Yellow Area.

Special Condition No.(8) stipulates that:-

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 other than the carrying out of those works specified in Special Condition No.(6)(a) hereof.

Special Condition No.(9) stipulates that:-

The Grantee shall at all reasonable times while he is in possession of the Yellow Area permit the Director, his officers, contractors and any other persons authorized by him with or without tools, the right of ingress, egress and regress to, from and through the lot and the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(6)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(6)(b) hereof and any other works which the Director may consider necessary in the Yellow Area.

Please also refer to Special Condition Nos.(44) and (45) set out in Paragraph A1(I) of this Section.

(II) Provisions of the Deed of Mutual Covenant

“Yellow Area” is defined in the Recital to mean “The Yellow Area referred to in Special Condition No.(6)(a)(i) of the Conditions”.

Clause (54) in Section IV stipulates that the Owners shall manage and maintain at their own expense in good and substantial condition and repair and in all respects to the satisfaction of the Director of Lands the Internal Access Road in accordance with Special Condition No.(10)(e) of the Conditions and shall at all times permit the owners, lessees, tenants, occupiers and licensees of the Yellow Area and their bona fide guests, visitors, or invitees a free and unobstructed right with or without vehicles to pass and repass on, along, over, by and through the Internal Access Road so that access by vehicular and pedestrian traffic to the Yellow Area from Kam Tin Road and vice versa can be gained through the Internal Access Road and the Brown Area or any part thereof.

3. The Internal Access Road as referred to in Special Condition No.(10) of the Land Grant

(I) Provisions of the Land Grant

Special Condition No.(10) stipulates that:-

- (a) The Grantee shall on or before the 30th day of September, 2013 at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface an internal access road within the lot (hereinafter referred to as “the Internal Access Road”) in such position and manner, with such materials and to such standards as the Director shall require or approve within the lot so that access by vehicular and pedestrian traffic to the Yellow Area from Kam Tin Road and vice versa can be gained through the Internal Access Road and the Brown Area or any part thereof.
- (b) The position, design, disposition, alignment, level and width of the Internal Access Road shall be subject to the prior approval in writing of the Director.
- (c) No building works (other than site formation works) shall be commenced on the lot or any part thereof until the approval required under sub-clause (b) of this Special Condition shall have been obtained by the Grantee.
- (d) For the purpose of these Conditions, “building works” and “site formation works” shall be as defined in the Buildings Ordinance, regulations made thereunder and any amending legislation.
- (e) The Grantee shall throughout the whole term hereby agreed to be granted at his own expense manage and maintain the Internal Access Road required to be provided under sub-clause (a) of this Special Condition in good and substantial condition and repair in all respects and in such manner to the satisfaction of the Director.
- (f) The Grantee shall at all times during the day or night throughout the whole term hereby agreed to be granted permit the owners, lessees, tenants, occupiers and licensees of the Yellow Area and their bona fide guests, visitors or invitees a free and unobstructed right with or without vehicles to pass and repass, on, along, over, by and through the Internal Access Road required to be provided under sub-clause (a) of this Special Condition.
- (g) The Grantee shall throughout the whole term hereby agreed to be granted grant to the owners, lessees, tenants, occupiers and licensees of the Yellow Area the right of free passage, flow, supply, conveyance and discharge of utility services, including but not limited to water, electricity, gas, telephone and telecommunication services to and from the Yellow Area through such gutters, pipes, wires, cables, sewers, drains, nullahs, culverts, ducts, flues, conduits and water mains passing along, through, over, upon or under the Internal Access Road, for the proper use and enjoyment of the Yellow Area and for such purpose, the free right for the owners, lessees, tenants, occupiers and licensees of the Yellow Area or any other persons duly authorized by any of them, to ingress, egress and regress to and from the Internal Access Road or any part or parts thereof at all reasonable times (except in case of emergency) with or without tools, equipment and machinery for the purpose of carrying out inspection, maintenance, repair, alteration, removal, renewal, replacement and installation works to all and any of the said gutters, pipes, wires, cables, sewers, drains, nullahs, culverts, ducts, flues, conduits and water mains referred to in this sub-clause.

Special Condition No.(12) stipulates that:-

In the event of the non-fulfilment of any of the Grantee’s obligations under Special Condition Nos.(10)(a), (10)(e), (11)(a) and (11)(b) hereof within the prescribed periods stated therein, the Government may carry out the necessary construction, management or maintenance works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the

Grantee. For the purpose of carrying out the works aforesaid, the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times with or without tools to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon. The Government, its officers, agents, contractors, workmen or other duly authorized personnel 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 entry conferred under this sub-clause, and no claim shall be made against him or them by the Grantee in respect of any loss, damage, nuisance or disturbance.

Special Condition No.(13) stipulates that:-

- (a) It is hereby expressly agreed, declared and provided that the obligation on the part of the Grantee contained in Special Condition Nos.(10)(f) and (11)(c) hereof arises only as a matter of contract between the Grantee and the Government and that neither the Grantee intends to dedicate nor the Government consents to any dedication of the Internal Access Road or the Access Road to the public for the right of passage.
- (b) It is expressly agreed and declared that the obligation on the part of the Grantee contained in Special Condition Nos.(10)(f) and (11)(c) hereof will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(II) Provisions of the Deed of Mutual Covenant

“Internal Access Road” is defined in the Recital to mean “The internal access road within the Land constructed and provided pursuant to Special Condition No.(10) of the Conditions and is shown for identification purposes only on the DMC Plans hereto attached and thereon coloured brown, the accuracy of such Plans has been certified by or on behalf of the Authorized Person.”

“Development Common Areas” is defined in the Recital to mean “Those areas as shown and coloured orange on the DMC Plans which include the Internal Access Road”

Please refer to Clause (54) in Section IV and Clause 1(n) of Sub-section (B) in Section V set out in Paragraphs A2(II) and A1(II) respectively of this Section.

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

Not applicable.

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 development

Not applicable.

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

Not applicable.

Remarks:

In this Section:-

“Director” refers to the Director of Lands.

“Conditions” refers to the Land Grant.

“PLAN I” refers to the PLAN I annexed to the Land Grant and is reproduced in this Section.

“DMC Plans” refer to the DMC Plans attached to the Deed of Mutual Covenant.

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. 「批地文件」特殊條件第(5)條所指之「啡色區域」

(I) 「批地文件」之條件規定：

特殊條件第(5)條訂明：

- (a) 該地段連同一項權利批授，「承授人」和其傭僕、訪客、工人及其就此授權的其他人等於本文所協定的批地年期內不時及時時刻均有權在「署長」批准的高度通越、再通越、行經及上落本文所夾附附圖I以啡色顯示的區域(以下簡稱「啡色區域」)，以作所有關乎正當使用及享用該地段的用途。
- (b) 「承授人」應在「本協議」訂立日起二十四(24)個曆月內或「署長」指定之其他期限，自費以「署長」規定或批准的方式和物料，按照「署長」規定或批准的標準，在「啡色區域」建造鋪築路面走道連同相關的街道傢俬、交通輔助設施、街燈、污水管、排水渠及其他構築物，並對附近任何其他地段的業主所受的滋擾減到最少，而彼等亦有可能獲授予本特殊條件(a)分條所載的通道權，以行經「啡色區域」所有或其任何部份。
- (c) 「承授人」應自費保養、維修和修理「啡色區域」及其所有附屬或從屬物，以全面達致「署長」滿意。「承授人」必須就此承擔全責，猶如其乃「啡色區域」的絕對擁有人。
- (d) 如任何公眾道路改建後涵蓋「啡色區域」的一部份(其就此已授予通道權)或影響其坡度，「承授人」亦不可以此作為理由提出任何索償。「承授人」應自費在其建造的已鋪築路面走道進行所有相應的改建工程，以達致「署長」滿意。
- (e) 本特殊條件(a)分條所述給予的通道權，概不賦予「承授人」「啡色區域」的專有權。政府現時或將來均有權將「啡色區域」的通道權授予附近任何其他地段的業主，或接管「啡色區域」所有或任何部份作公眾街道，而毋須向「承授人」或任何獲授予「啡色區域」所有或任何部份通道權的其他業主支付任何補償。
- (f) 如「承授人」不履行本特殊條件(b)及(c)分條訂明的責任，政府可執行必要的建造、維修及修理工程，費用則由「承授人」承擔。「承授人」需應政府要求支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「承授人」約束。
- (g) 儘管授予本特殊條件(a)分條所載的通道權，政府仍有全權及權力向「承授人」發出不少於十四(14)天事前書面通知(緊急情況除外)後，按「署長」自行酌情為恰當，鋪設、安裝、重鋪、改道分流、拆除、重置、更換、檢查、運作、修理、維修及更新現時或此後任何時間位於「啡色區域」上、下或毗鄰該處的任何政府或其他排水渠、下水道、水道或渠道、污水管、明渠、總水管、水管、電纜、電線、管線、公用事業設施或其他工程或裝置(以下統稱「該等服務」)，如造成任何損毀則妥善修葺。「署長」、其官員、承辦商和任何其他獲其授權人等及彼等之工人時刻均有權獨自或攜帶工具、設備、機器、機械或駕駛車輛自由出入及再出入「啡色區域」，以作上述用途。如非事前獲得「署長」書面批准，「承授人」不可干擾或允許他人干擾「該等服務」。除修復任何及所有因其行使上述權利及權力導致的損毀外，政府、其「署長」、官員、承辦商及任何其他獲其授權人等及彼等之工人均毋須就行使本分條所訂權利令「承授人」招致或蒙受的損失、損害、滋擾或騷擾承擔責任。「承授人」概不可對彼等提出索償或異議。

特殊條件第(44)條訂明：

「承授人」時刻均需採取或達致他人採取所有妥善及適當的保護、技巧和預防措施，特別在進行建造、維修、更新或更換工程時為要(以下簡稱「該等工程」)，以避免對位於該地段或其任何部份或在其上、其下或毗鄰該處或「啡色區域」、「黃色區域」或本文特殊條件第(48)條所指的「間藍斜線區域」或其任何部份又或兩者的任何部份或在其上、其下之政府

或其他現有排水渠、水道或渠道、總水管、道路、行人路、街道傢俬、污水管、明渠、水管、電纜、電線、公用事業設施或任何其他工程或裝置(以下統稱「服務設施」)造成任何損害、滋擾或阻礙。「承授人」動工前必須妥善進行或達致他人進行必要的查究及查詢，以核實「服務設施」的現行位置和高度，並向「署長」提交建議書說明如何處理可能受「該等工程」影響的「服務設施」以供「署長」全面審核。直至「署長」以書面批准「該等工程」及上述建議書為止，「承授人」不可進行任何工程。此外，「承授人」應按照並自費達致「署長」給予批准時就「服務設施」制訂的任何要求，包括必要分導、重鋪或恢復工程的費用。如因施行「該等工程」導致該地段或其任何部份或「啡色區域」、「黃色區域」、特殊條件第(48)條所指的「間藍斜線區域」或其任何部份又或兩者又或「該等工程」所引起任何形式的「服務設施」受到損害、干擾或阻礙(明渠、污水管、雨水渠或總水管除外，除非「署長」另行決定，否則此等渠管由「署長」負責修復，而「承授人」需應政府要求支付有關工程的費用)，「承授人」應承擔全費修理、修復及恢復，以達致「署長」滿意。如「承授人」不在該地段或其任何部份或「啡色區域」、「黃色區域」、特殊條件第(48)條所指的「間藍斜線區域」或其任何部份又或兩者又或「服務設施」執行任何必要的分導、重鋪、修理、修復或恢復工程以達致「署長」滿意，「署長」可按其視為必要執行此等分導、重鋪、修理、修復或恢復工程，「承授人」必須應「署長」要求支付有關工程的費用。

特殊條件第(45)條訂明：

「承授人」必須應政府要求支付該地段、「啡色區域」、「黃色區域」、特殊條件第(48)條所指的「間藍斜線區域」或其任何部份以及本文所夾附附圖I所註明毗連土地內、上或下之現有食水總水管及其接駁水務設施的改道分流費用。有關費用由政府釐定，其決定將作終論並對「承授人」約束。

(II) 「公契」條款

敘文釋定的「啡色區域」指“「批地文件」特殊條件第(5)(a)條所指的「啡色區域」，就此政府已向各「業主」授予其非專有通道權，可隨時通越及再通越作任何關乎適當使用及享用「該土地」的用途。「啡色區域」已建造鋪築路面”。

第IV節第(55)條訂明，「業主」需按照「批地文件」特殊條件第(5)(c)條規定保養、維修和修理「啡色區域」、該處的鋪築路面及其所有附屬或從屬物，以全面達致「地政總署署長」滿意，並需就「啡色區域」承擔全責，猶如彼等乃其絕對擁有人。

第V節(A)分節第(1)(a)條訂明，遵從《建築物管理條例》(香港法例第344章)規定，「經理人」將負責「發展項目」及「啡色區域」的管理事務，首屆任期為兩(2)年，由本文訂立日開始，嗣後「經理人」將繼續管理「發展項目」，直至其委任終止。

第V節(A)分節第(2)條訂明，遵從《建築物管理條例》規定，每名「業主」現正式委任「經理人」為其代理，代表所有「業主」就任何關乎「公用地方」、「公用設施」及「啡色區域」之事宜執行「本契約」的條款，以及因應「本契約」所有或任何目的，按情況需要或恰當代表所有「業主」訂立及簽署所有契約及文件。

第V節(B)分節第(1)條訂明，遵從「本契約」規定，「經理人」將負責及擁有不受限制的全權作出所有關於妥善管理「發展項目」及「啡色區域」的必要或恰當行為及事宜，其中特別包括以下：

- (b) 執行所有必要工程維修「公用地方」、「公用設施」、地基及「啡色區域」，以確保「發展項目」及「啡色區域」狀況良好、清潔及安全，並就此聘用信譽良好的合格承辦商和工人。
- (f) 保持「公用地方」及「啡色區域」照明充足。
- (h) 保持「發展項目」及「啡色區域」和該處所有部份清潔衛生及整齊。

- (j) 禁止任何人士阻塞「公用地方」、「公用設施」及「啡色區域」，並清除任何障礙物。
- (n) 只要「批地文件」規定，即依照「批地文件」條款特別就「啡色區域」、「內部通道」、「出入通道」、污水處理及排放裝置、排水渠及渠道、預應力地錨(如有者)及消防裝置與設備訂明的期限和方式保養及執行維修及/或修理工程。然而，「經理人」毋須個人承擔責任執行「批地文件」之有關規定，如「經理人」盡力後仍未能根據「本契約」規定向所有「業主」收取工程所需的費用，有關責任將由各「業主」承擔。
- (s) 在「發展項目」上及內駐設保安護衛員、看更及管理員(包括行政及其他職員)，並且提供和維修保安裝置，為「發展項目」及「啡色區域」提供高效的管理服務。
- (t) 以「經理人」視為恰當的方式管理、控制及維持「發展項目」及「啡色區域」內所有性質的交通管理事宜。
- (y) 採取所有必要或恰當的措施，以達致遵守「批地文件」及任何關於「發展項目」及「啡色區域」的任何政府規定。
- (aa) 盡量禁止任何人士對任何「公用地方」、「公用設施」或「啡色區域」作出損害性更改或造成損壞。
- (ab) 要求、收取和收納「本契約」訂明各「業主」應繳之所有款項，並以收訖款項支付所有關乎「發展項目」及「啡色區域」的管理開支或「經理人」根據「本契約」招致之開支。
- (ac) 除非「業主立案法團」另有指示，否則「經理人」應代表各「業主」，以「經理人」之名義為「公用地方」、「公用設施」及「經理人」視為恰當的「發展項目」任何部份和「啡色區域」投購及維持投購全面重新置價值保險，以保障因火警及其他風險導致之損失或損害，另投購保險保障公眾責任、佔用人責任及「經理人」純粹因管理「發展項目」及「啡色區域」所聘請僱員的僱主責任，投保金額按照「經理人」視為適當，此外並支付所有必要保費，以維持此等保險生效。
- (ad) 代表所有「業主」與政府、任何公用事業公司、其他主管機構或其他個人交涉，以處理所有關乎管理「發展項目」及「啡色區域」之事宜。
- (ah) 管理及控制「發展項目」範圍內所有汽車及車輛之停泊事宜，以及拖走未獲「經理人」同意擅自停泊於並非指定泊車地方(包括「啡色區域」)或「住宅訪客停車位」、「員工停車位」、「傷健人仕停車位」、「電單車停車位」或「單車停車位」的任何汽車或其他車輛，並且採取所有必要行動及事宜，確保現時有權使用上述停車位的人士可不受阻礙地通行此等範圍。
- (ak) 遵從本第V節(D)分節第(18)條規定，訂立合約和聘任、僱用、酬報及辭退律師、建築師、會計師及其他專業顧問與指導人員、承辦商、工人、傭僕、代理、看更、管理員及其他大廈職員和服務人員，以及作出管理「發展項目」及「啡色區域」所合理附帶之所有事項。
- (ax) 檢查、保養和執行必要的工程維修「發展項目」，包括「工程與裝置」及「啡色區域」。
- (bf) 按照「批地文件」、「本契約」和任何「副公契」規定，執行管理「發展項目」及「啡色區域」所合理附帶之所有其他事項。

第V節(D)分節第(1)條訂明，茲為釐定各「業主」應攤付的「管理開支」，「經理人」應編製年度預算案，列明估計完善高效管理「該土地」、「發展項目」及「啡色區域」招致之必要及合理開支。除首份年度預算案外，「經理人」編製每年的預算案時均需諮詢「業主委員會」。

第V節(D)分節第(3)條訂明，「發展項目」「管理開支」的年度預算案應分為八(8)個部份：

- (a) 「發展項目公用地方」、「發展項目公用設施」及「啡色區域」之估計開支；
- (b) 「住宅公用地方」及「住宅公用設施」之估計開支；
- (c) 「住宅大廈公用地方」及「住宅大廈公用設施」之估計開支；
- (d) 「住宅洋房公用地方」及「住宅洋房公用設施」之估計開支；
- (e) 「住宅停車場公用地方」及「住宅停車場公用設施」之估計開支；
- (f) 「商業樓宇」之估計開支；
- (g) 「商戶停車位」之估計開支；及
- (h) 「商戶電單車停車位公用地方」之估計開支。

第V節(D)分節第(4)條訂明，「發展項目」的年度預算案應涵蓋「公用地方」、「公用設施」及「啡色區域」之「管理開支」，茲毋損前文之一般規定，其中包括但不限於：

- (a) 執行本文第V節訂明所有或任何「經理人」職務所招致之費用與開支；
- (b) 「經理人酬金」及本文第V節(B)分節第(1)(ag)條訂明為職員提供的公積金及退休基金；
- (c) 「公用地方」、「公用設施」及「啡色區域」應繳之電費、水費、煤氣費、電訊及電話費和所有費用、評定稅項、徵稅及其他支出，以及「經理人」如上投購的保險單之保費，以及「公用地方」、「公用設施」與「啡色區域」任何其他應繳、評定或應付的開支；
- (d) 運作、維修、保養所有「公用地方」、「公用設施」及「啡色區域」以維持其良好狀況與維修(包括按需要更換)的費用(除非因任何「業主」、其傭僕、代理、租客或受許可人所作行為、失責或疏忽行為導致損害則除外，於該情況下每名相關「業主」必須獨自承擔全責，並就其傭僕、代理、租客或受許可人之行為、失責或疏忽行為承擔責任)；
- (e) 「公用地方」、「公用設施」及「啡色區域」或其任何部份遭損毀、損壞或被建築事務監督或其他主管當局封閉為危樓而需重建或還原所招致之費用；
- (f) 「該土地」的應繳「政府地租」。惟倘「政府地租」已根據《地稅及地價(分攤)條例》(香港法例第125章)攤分，則不會列入「管理開支」，而由相關「單位」的「業主」按照其攤分數目直接繳納；
- (g) 執行「本契約」第V節(B)分節第(1)(n)及(1)(o)條所提及的維修及/或修理工程而招致之費用；
- (h) 根據「批地文件」規定維修各構建物及地方或其任何部份的費用與開支，以及維修和營運各設施之費用與開支，其中包括「本契約」第V節(B)分節第(1)(ap)條所提及的設施；

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- (i) 任何許可權協議、通道權協議、地役權授予契約及/或出入權協議或任何其他影響「該土地」的同類文件訂明需向政府或有關方面支付的費用或收費，惟簽署上述文據及繳費必須經「業主委員會」或「業主立案法團」(如已成立者)批准；
- (j) 安裝於「該土地」範圍外但供「發展項目」使用的設施之維修及修理的攤付費用，不論「發展項目」乃專用或與其他發展項目共用亦然；
- (k) 購置「經理人」視為「發展項目」及「啡色區域」管理與保安事務所需的制服及設備之費用與開支，以及僱用本文第V節(B)分節第(1)(ag)條所提及之職員的費用及開支，其中包括薪酬、獎金、加班費、公積金、長期服務金、僱員賠償及醫療保險，以及本文第V節(B)分節第(1)(ag)條所訂的其他職員福利或酬金；
- (l) 「經理人」為「該土地」、「發展項目」及「啡色區域」之管理及保安事務僱用行政及督導人員、駐大廈看更、管理員、裝繕工人、園丁、清潔工人及其他職員，以及「經理人」視為必要聘用的分承辦商、代辦商或其他實體為「該土地」、「發展項目」及「啡色區域」提供管理與保安服務所招致之費用，其中包括(但不限於)薪金、獎金、加班費、公積金及退休基金、長期服務金、遣散費、僱員賠償、醫療保險和其他員工福利；
- (m) 因應管理及維修「該土地」及「發展項目」(「單位」除外)而購置或租賃所有必要機器、設備和機械的費用；
- (n) 「經理人」招致之所有合理專業費用與開支，包括：
 - (i) 因應管理、維修及改善「發展項目」而聘用測量師、差餉估值測量師、估值師、建築師、工程師及其他專業人士的收費及費用；
 - (ii) 律師費及其他法律費用與開支；
 - (iii) 編製「本契約」下述訂明各管理賬目或由「經理人」編製財務報表而聘用會計師、核數師及/或任何其他顧問所招致之收費及費用；
- (o) 「本契約」第V節(B)分節第(1)(bd)條所述的穿梭巴士服務的相關費用與開支；
- (p) 「經理人」為「住宅樓宇」「業主」提供裝修泥頭清理設施(如有者)所招致之堆填收費；及
- (q) 「公用地方」、「公用設施」及「啡色區域」行政、管理與維修事務的任何其他必要開支。

第V節(D)分節第(5)條訂明，每名「單位」「業主」均需攤付以下「管理開支」：(i)「發展項目公用地方」、「發展項目公用設施」及「啡色區域」；及(ii)不屬於下列(6)至(12)分條的開支，攤付基準為「業主」所持「單位」的「不分割份數」佔「發展項目」「不分割份數」總額(不包括「公用部份不分割份數」)的比例。

第V節(D)分節第(16)(a)條訂明，「經理人」應設立及維持一項不予退還亦不可轉名的特別基金(「特別基金」)，以作《建築物管理條例》(香港法例第344章)附表7第4段所載的用途，即支付並非預期每年招致之開支或資本性質開支，其中包括但不限於「公用地方」、「公用設施」及「啡色區域」的翻新、改善和修理工程開支，以及購置、設置、更換、改善及增置「公用地方」、「公用設施」及「啡色區域」各裝置、系統、設備、工具、機器及機械的費用，以及相關的勘察工程與專業服務費用。

2. 「批地文件」特殊條件第(6)、(7)、(8)及(9)條所指之「黃色區域」

(I) 「批地文件」條款 特殊條件第(6)條訂明：

- (a) (i) 「承授人」必須在「本協議」訂立日起十二(12)個曆月內(或「署長」批准之其他延長期限)，自費鋪設、平整本文所夾附附圖I以黃色顯示的區域(以下簡稱「黃色區域」)，並鋪設表面，達致「署長」全面滿意。

- (ii) 「承授人」此後須自費保養、管理、維修及修理「黃色區域」或其保留佔管權的「黃色區域」任何部份和該處所有物件，以保持其狀態良好，並達致「署長」滿意，直至「黃色區域」或其任何部份已按照本文特殊條件第(7)條交還政府為止。

- (iii) 於本特殊條件，「承授人」的釋義不包括其受讓人。

- (b) 如「承授人」不在本特殊條件(a)分條指定的期限履行其責任，政府可執行必要的工程，費用則由「承授人」承擔。「承授人」必須應政府要求支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「承授人」約束。
- (c) 倘因「承授人」履行本特殊條件(a)分條所訂責任或因政府行使本特殊條件(b)分條所訂的權利導致或引致「承授人」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「署長」概毋須就此承擔責任，「承授人」不得就此向政府或「署長」或其授權官員索償。

特殊條件第(7)條訂明：

- (a) 為執行本文特殊條件第(6)(a)條訂明的必要工程，「承授人」將於「本協議」訂立日獲授予「黃色區域」的佔管權。政府保留權利按其視為恰當隨時收回「黃色區域」或其任何部份作任何用途(「署長」作出的相關決定將作終論)，而毋須向「承授人」支付任何款項或補償(無論是金錢或其他性質)，惟政府概不受強制收回「黃色區域」或其任何部份。
- (b) 「承授人」必須應「署長」要求向政府交還「黃色區域」或其任何部份，而於任何情況下，「黃色區域」或其任何部份將被視為已經在「署長」以書面指定的一個或多個日子當天交還予政府。
- (c) 政府現保留絕對及不受限制權利，於本文協定的整個批地期限內以其視為恰當的方式使用「黃色區域」或其任何部份。倘因使用「黃色區域」或其任何部份令「承授人」、其租客及佔用人招致或蒙受任何索償、損失、損害、滋擾或騷擾，「署長」毋須承擔責任。

特殊條件第(8)條訂明：

如非事前獲得「署長」書面同意，「承授人」不可使用「黃色區域」或其任何部份儲存或架設任何臨時構築物，又或進行本文特殊條件第(6)(a)條所指定之工程以外的其他用途。

特殊條件第(9)條訂明：

「承授人」佔管「黃色區域」期間，應允許「署長」、其官員、承辦商及任何其他獲其授權人等於所有合理時間單獨或攜帶工具進出、再進出及通行該地段和「黃色區域」，以便檢查、檢驗及監督任何遵照本文特殊條件第(6)(a)條規定進行的工程，以及執行、檢查、檢驗和監督本文特殊條件第(6)(b)條指定的工程，以及「署長」認為必須在「黃色區域」進行的其他工程。

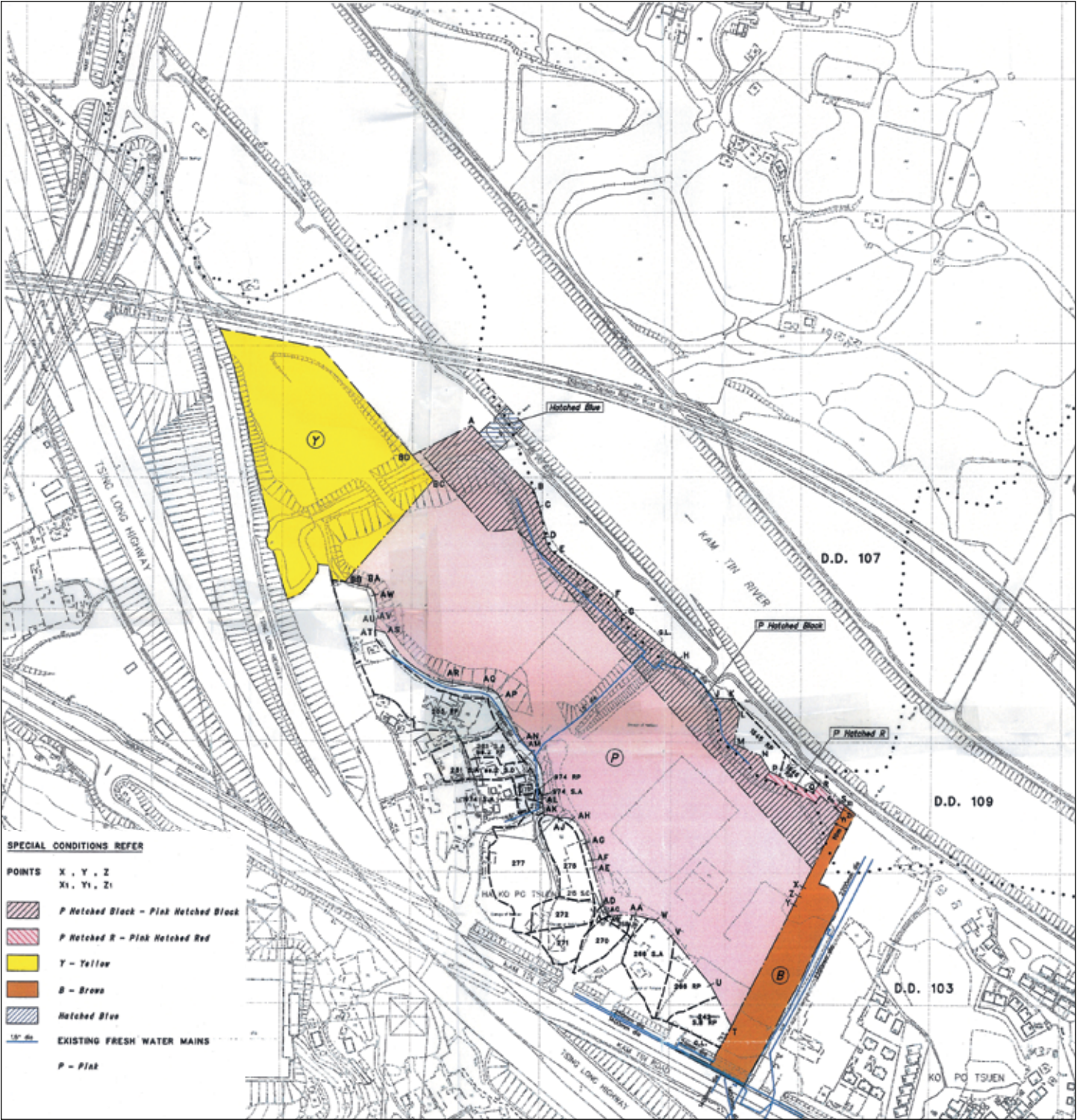
另請參閱本節第A1(I)段所載的特殊條件第(44)及(45)條。

(II) 「公契」條款

敘文釋定的「黃色區域」指“「批地文件」特殊條件第(6)(a)(i)條所指的「黃色區域」”。

第IV節第(54)條訂明，「業主」需按照「批地文件」特殊條件第(10)(e)條規定自費管理和維修「內部通道」，維持於良好狀況及維修，全面達致「地政總署署長」滿意，並且時刻允許「黃色區域」各業主、租戶、租客、佔用人及受許可人和彼等的真正訪客、來賓或受邀人士有權免費及不受阻礙地駕車或步行通越、再通越及行經「內部通道」，以致車輛及行人可透過「內部通道」及「啡色區域」或其任何部份往來「黃色區域」與錦田公路之間。

3. 「批地文件」特殊條件第(10)條所指定之「內部通道」	
(I) 「批地文件」條款 特殊條件第(10)條訂明：	(b) 現明確協議及聲明，任何人均不可鑒於本文特殊條件第(10)(f)及(11)(c)條所載的「承授人」責任而預期或索償任何特許權，或關於額外上蓋面積或地積比率的權利，不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文等亦然。為免存疑，「承授人」現明確豁免任何及所有關乎《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文所訂額外上蓋面積或地積比率之特許權的申索或相關權利。
(a) 「承授人」必須在2013年9月30日或之前，自費採用「署長」規定或批准的方式與物料，按「署長」規定或批准的標準與地點並達致「署長」滿意，於該地段內鋪設、平整、提供、建造內部通道並鋪設表面(以下簡稱「內部通道」)，以致車輛及行人可通過「內部通道」及「啡色區域」或其任何部份往來「黃色區域」與錦田公路之間。	(II) 「公契」條款 敘文釋定的「內部通道」指“根據「批地文件」特殊條件第(10)條於「該土地」內建造和提供的內部通道，現已於本文所夾附經「認可人士」核證準確的「公契圖則」上以啡色顯示，以資識別”。
(b) 「內部通道」的位置、設計、佈局、定線、高度和寬度事前需經「署長」以書面批准。	敘文釋定的「發展項目公用地方」指“「公契圖則」以橙色顯示的地方.....其中包括.....「內部通道」”。
(c) 該地段或其任何部份展開任何建造工程(地盤平整工程除外)之前，「承授人」必須先遵照本特殊條件(b)分條的要求獲得批准，方可動工。	請參閱分別載於本部份第A2(II)及A1(II)段的第IV節第(54)條及第V節(B)分節第1(n)條。
(d) 於本「批地文件」中，「建造工程」及「地盤平整工程」之釋義按照《建築物條例》、其附屬規例及修訂法例所訂為準。	B. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施
(e) 「承授人」應在本文協定的整個批地年期內自費管理和維持其遵照本特殊條件(a)分條提供的「內部通道」於良好狀態及維修，並全面達致「署長」滿意。	不適用。
(f) 於本文協定的整個批地年期內，「承授人」應日夜時刻允許「黃色區域」各業主、租戶、租客、佔用人及受許可人和彼等的真正訪客、來賓或受邀人有權免費及不受阻礙地駕車或步行通越、再通越及行經「承授人」遵照本特殊條件(a)分條提供的「內部通道」。	C 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小
(g) 於本文協定的整個批地年期內，「承授人」應授予「黃色區域」各業主、租戶、租客、佔用人及受許可人權利，可透過位於「內部通道」上、內、下或貫越該處各溝渠、水管、電線、電纜、污水管、排水渠、明渠、下水道、管槽、排煙管、管道及總水管獲得自由流暢的公用服務供應、輸送及排放進出「黃色區域」，其中包括但不限於水、電、煤氣、電話及電訊服務，以適當使用與享用「黃色區域」，此外並應就此授權「黃色區域」各業主、租戶、租客、佔用人及受許可人或彼等正式授權的其他人等於任何合理時間(緊急情況除外)獨自或攜帶工具、設備或機械進出、再進出及通行「內部通道」或其任何部份，以便執行本分條所載上述所有或任何溝渠、水管、電線、電纜、污水管、排水渠、明渠、下水道、管槽、排煙管、管道及總水管之檢查、維修、修理、改道、拆除、更新、更換及安裝工程。	不適用。
特殊條件第(12)條訂明： 如「承授人」不在本文特殊條件第(10)(a)、(10)(c)、(11)(a)及(11)(b)條指定的期限履行該等條件訂明的責任，政府可進行必要的建造、管理或維修工程，費用則由「承授人」承擔。「承授人」必須應政府要求支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「承授人」約束。為進行上述工程，政府、其官員、代理、承辦商、工人或其他正式授權人員均享有自由及不間斷的權利，可於任何合理時間獨自或攜帶工具進入該地段或其任何部份和現已或將會建於該處的建築物。倘因行使本分條賦予的進入權令「承授人」招致或蒙受任何損失、損害、滋擾或騷擾，政府、其官員、代理、承辦商、工人或其他正式授權人員均毋須承擔責任，「承授人」不可就任何此等損失、損害、滋擾或騷擾向政府索償。	D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部份
特殊條件第(13)條訂明： (a) 現明確協議、聲明及訂明，本文特殊條件第(10)(f)及(11)(c)條所載「承授人」應履行的責任，乃純粹因「承授人」與政府之間的合約事項，「承授人」概無意而政府亦無同意將「內部通道」或「出入通道」劃供公眾通行。	不適用。
附註： 於本節： (1)「署長」指「地政總署署長」。 (2)「附圖I」指「批地文件」所夾附的「附圖I」，副本已載於本節。 (3)「公契圖則」指「公契」所夾附的「公契圖則」。	



Plan I annexed to the Land Grant
批地文件的附圖I

- Y - Yellow
黃色
- B - Brown
啡色

Notes:

1. The Yellow Area is shown coloured yellow on this plan.
2. The Brown Area is shown coloured brown on this plan.

備註:

1. 黃色區域於此圖中以黃色顯示。
2. 啡色區域於此圖中以啡色顯示。

Warning to purchasers 對買方的警告

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

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

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

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

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

(iii) in the case of paragraph (c)(ii), the total solicitors’ fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
- (a) 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

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

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

(i) 該律師事務所可能不能夠保障買方的利益；及

(ii) 買方可能要聘用一間獨立的律師事務所；及

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