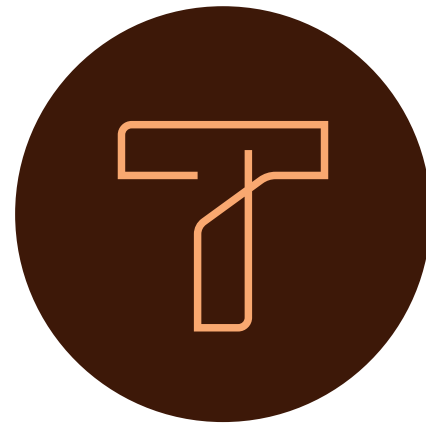


T PLUS 菁雋

SALES BROCHURE 售樓說明書



T PLUS 菁雋

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties

that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.

- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community

facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take

place for free inspection by prospective purchasers.

- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

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

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

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of 5% of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within 5 working days (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
 - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
 - note that only licensed estate agents or salespersons may

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - > For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - > For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - > strike or lock-out of workmen;

- > riots or civil commotion;
- > force majeure or Act of God;
- > fire or other accident beyond the vendor's control;
- > war; or
- > inclement weather.
- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

¹ The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—

- the external dimensions of each residential property;
- (i) the internal dimensions of each residential property;
- (ii) the thickness of the internal partitions of each residential property;
- (iii) the external dimensions of individual compartments in each
- (iv) residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

³ Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

您在購置一手住宅物業之前，應留意下列事項：
適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方米/每平方呎售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方米及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：（i）露台；（ii）工作平台；以及（iii）陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面

積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價5%的臨時訂金。
- 如您訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

網址：www.srpa.gov.hk

電話：2817 3313

電郵：enquiry_srpa@hd.gov.hk

傳真：2219 2220

其他相關聯絡資料：

消費者委員會			
網址	www.consumer.org.hk	電話	2929 2222
電郵	cc@consumer.org.hk	傳真	2856 3611
地產代理監管局			
網址	www.eaa.org.hk	電話	2111 2777
電郵	enquiry@eaa.org.hk	傳真	2598 9596
香港地產建設商會			
傳真	2845 2521	電話	2826 0111

運輸及房屋局

一手住宅物業銷售監管局

2017年8月

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

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

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

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

³一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

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

The Development consists of one multi-unit building

Total number of storeys of the multi-unit building
19 storeys (excluding Basement, Transfer Plate and Roof)

Floor numbering in the multi-unit building as provided in the approved building plans for the Development
Basement, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 21/F and R/F

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

Refuge floor of the multi-unit building
Not applicable

Estimated material date for the Development as provided by the Authorized Person for the Development
30 September 2019

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

For the purpose of the Agreement for Sale and Purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
青棉徑2號

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數
19層 (不包括地庫、轉換層及天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地庫、地下、1樓至3樓、5樓至12樓、15樓至21樓及天台

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

該幢多單位建築物內的庇護層
不適用

發展項目的認可人士提供的發展項目的預計關鍵日期
2019年9月30日

預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成（視屬何情況而定）的確證。

Vendor
Champ Success Development Limited

Holding companies of the Vendor
Strategic Champ Holdings Limited, Sino Harbour Holdings Limited, Jiayuan StanGroup Development Company Limited, Jiayuan (Hong Kong) Holdings Limited, Jiayuan Investment Management Limited and Jiayuan International Group Limited

Authorized Person for the Development
Chong Yiu Shing Annie

Corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity
C Arch Design Consultant Limited

Building contractor for the Development
Bloom Team Building Construction Company Limited

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

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Chong Hing Bank Limited

Any other person who has made a loan for the construction of the Development
Strategic Champ Holdings Limited and Excel Billion Corporation Limited

賣方
隆成發展有限公司

賣方的控權公司
Strategic Champ Holdings Limited、國海集團有限公司、佳源陞域發展有限公司、佳源(香港)控股有限公司、佳源投資管理有限公司及佳源國際控股有限公司

發展項目的認可人士
莊耀誠

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的法團
思建設計顧問有限公司

發展項目的承建商
佳誠建築工程有限公司

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

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

已為發展項目的建造提供貸款的任何其他人
Strategic Champ Holdings Limited 及益兆興業有限公司

No relationship referred to in Section 3 of Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance exists.

並無《一手住宅物業銷售條例》附表1第1部第3條所述關係。

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

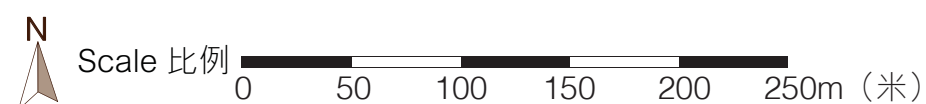
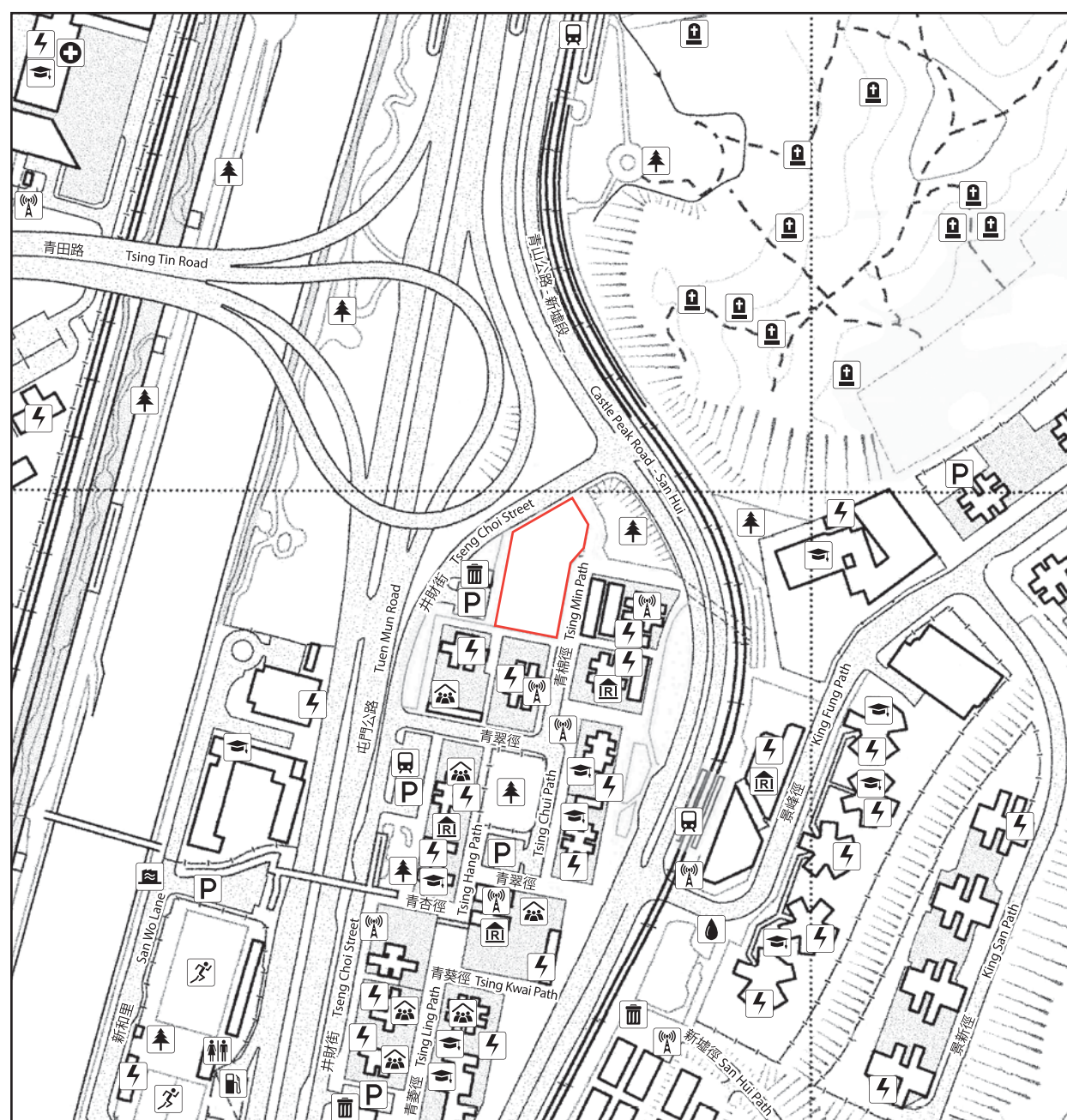
There is no curtain walls forming part of the enclosing walls of the Development.
發展項目沒有構成圍封牆的一部份的幕牆。

Person appointed as the manager of the Development under the latest draft deed of mutual covenant:

Jiayuan Property Management Limited

根據公契的最新擬稿，獲委任為發展項目的管理人的人：

佳源物業管理有限公司



Boundary of the Development
發展項目的界線

Notes:

1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. Due to technical reasons (such as the shape of the Development), the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

This location plan is prepared by the Vendor with reference to the Survey Sheet No. 6-SW-A dated 21 May 2019 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考於2019年5月21日出版之地政總署測繪處之測繪圖，圖幅編號 6-SW-A，有需要處經修正處理。

Notation 圖例

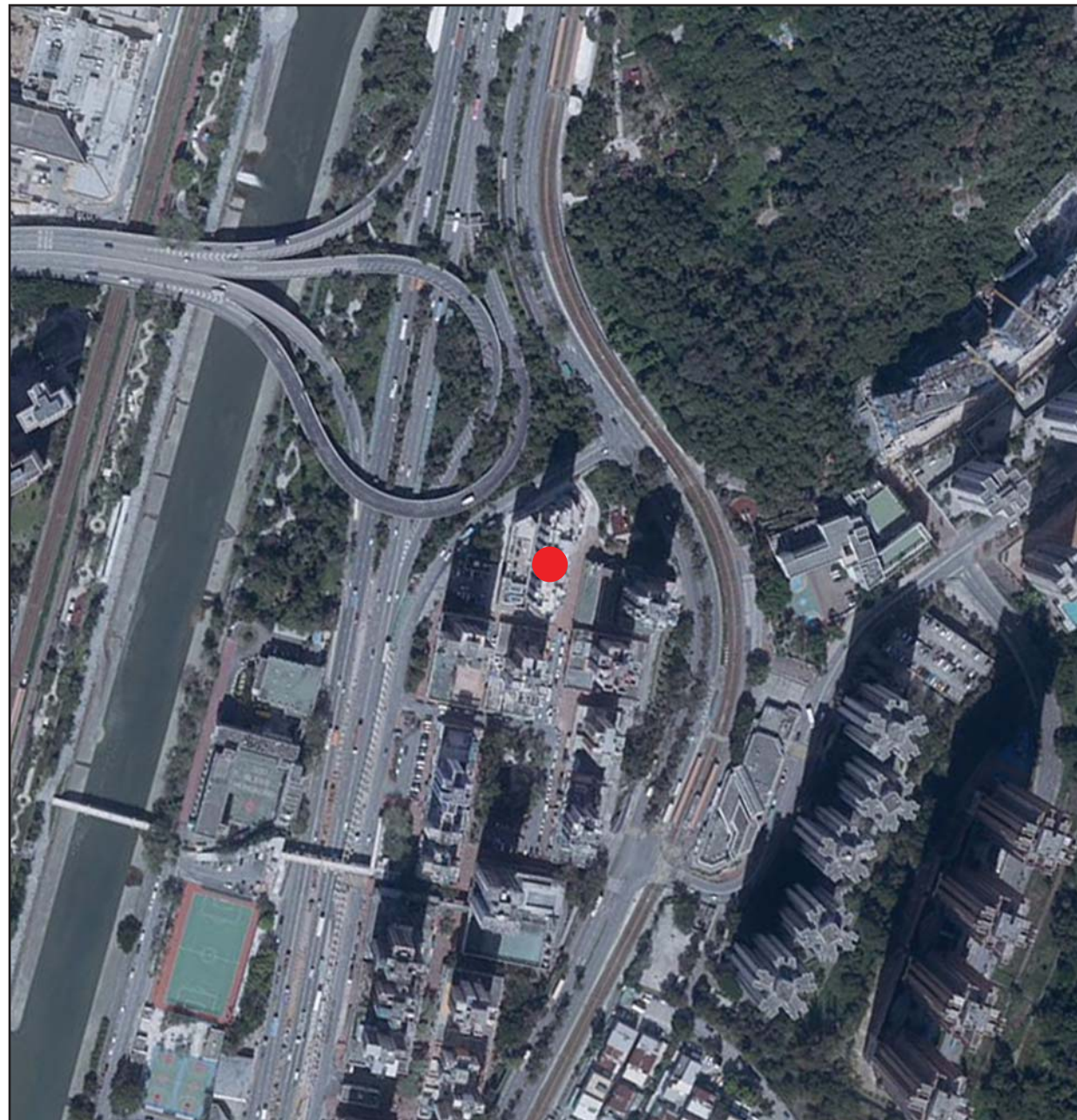
	a petrol filling station 油站		a public carpark (including a lorry park) 公眾停車場(包括貨車停泊處)
	an oil depot 油庫		a public convenience 公廁
	sewage treatment works and facilities 污水處理廠及設施		a public transport terminal (including a rail station) 公共交通總站(包括鐵路車站)
	a hospital 醫院		a public park 公園
	a cemetery 墳場		a school (including a kindergarten) 學校(包括幼稚園)
	a refuse collection point 垃圾收集站		a public utility installation 公用事業設施裝置
	a power plant (including electricity sub-stations) 發電廠(包括電力分站)		
	social welfare facilities (including an elderly centre and a home for the mentally disabled) 社會福利設施(包括老人中心及弱智人士護理院)		
	a religious institution (including a church, a temple and a Tsz Tong) 宗教場所(包括教堂、廟宇及祠堂)		
	sports facilities (including a sports ground and a swimming pool) 體育設施(包括運動場及游泳池)		

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地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號 34/2017。

備註：

1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 因技術原因(例如發展項目之形狀)，位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。



Location of the Development
發展項目位置

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. Due to technical reasons (such as the shape of the Development), the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

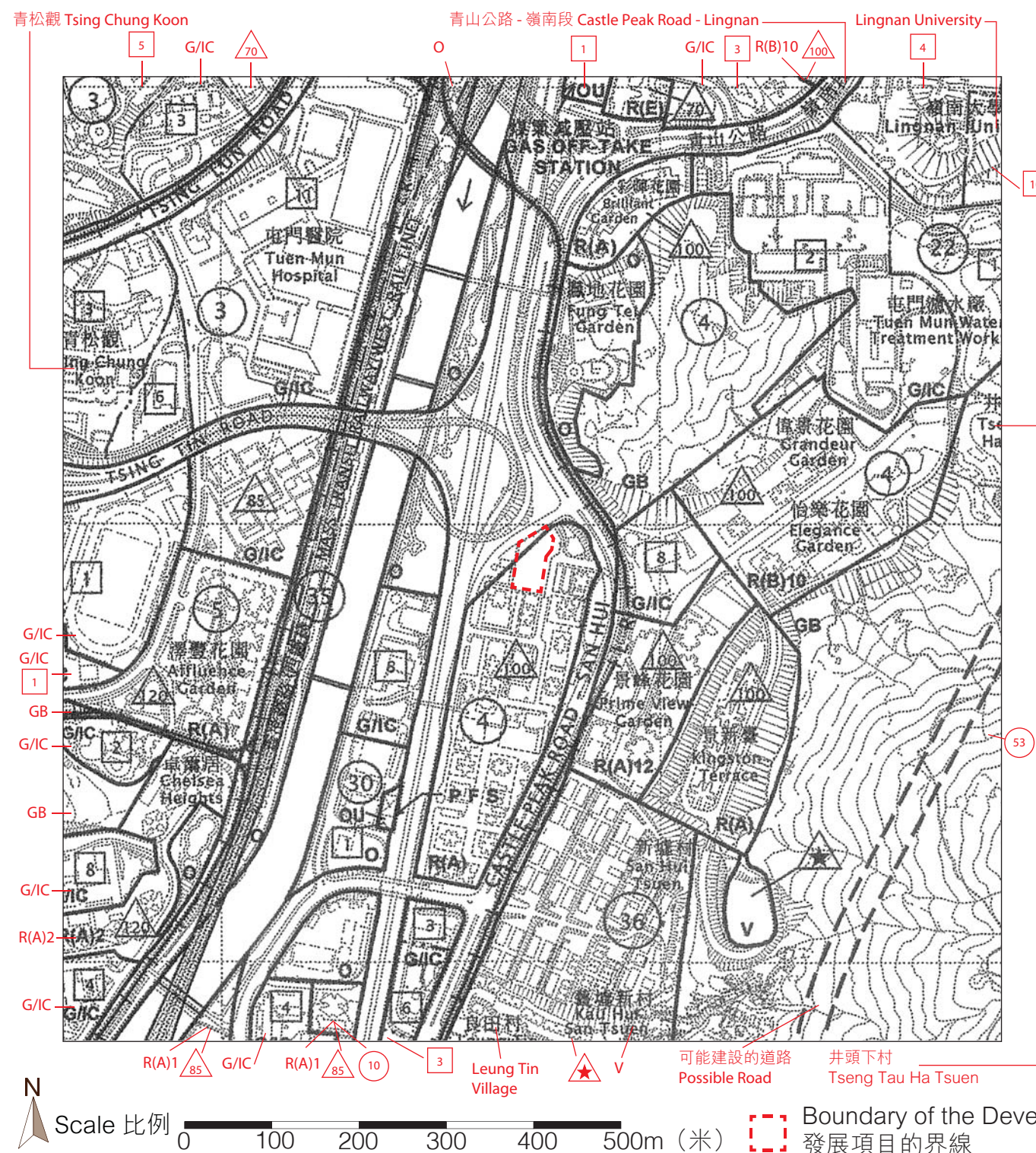
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E048095C, dated 29 October 2018.

香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得翻印。

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E048095C，飛行日期：2018年10月29日。

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 因技術原因（例如發展項目之形狀），鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求者。



Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

Adopted from part of the approved Tuen Mun Outline Zoning Plan, Plan No. S/TM/35, gazetted on 21 December 2018, with adjustments where necessary as shown in red.

摘錄自2018年12月21日刊憲之屯門分區計劃大綱核准圖，圖則編號為S/TM/35，有需要處經修正處理，以紅色表示。

Notation 圖例

Zones 地帶

R(A)	Residential (Group A) 住宅(甲類)	v	Village Type Development 鄉村式發展	G/I/C	Government, Institution or Community 政府、機構或社區
R(B)	Residential (Group B) 住宅(乙類)	o	Open Space 休憩用地	OU	Other Specified Uses 其他指定用途
R(E)	Residential (Group E) 住宅(戊類)	GB	Green Belt 綠化地帶		

Communications 交通

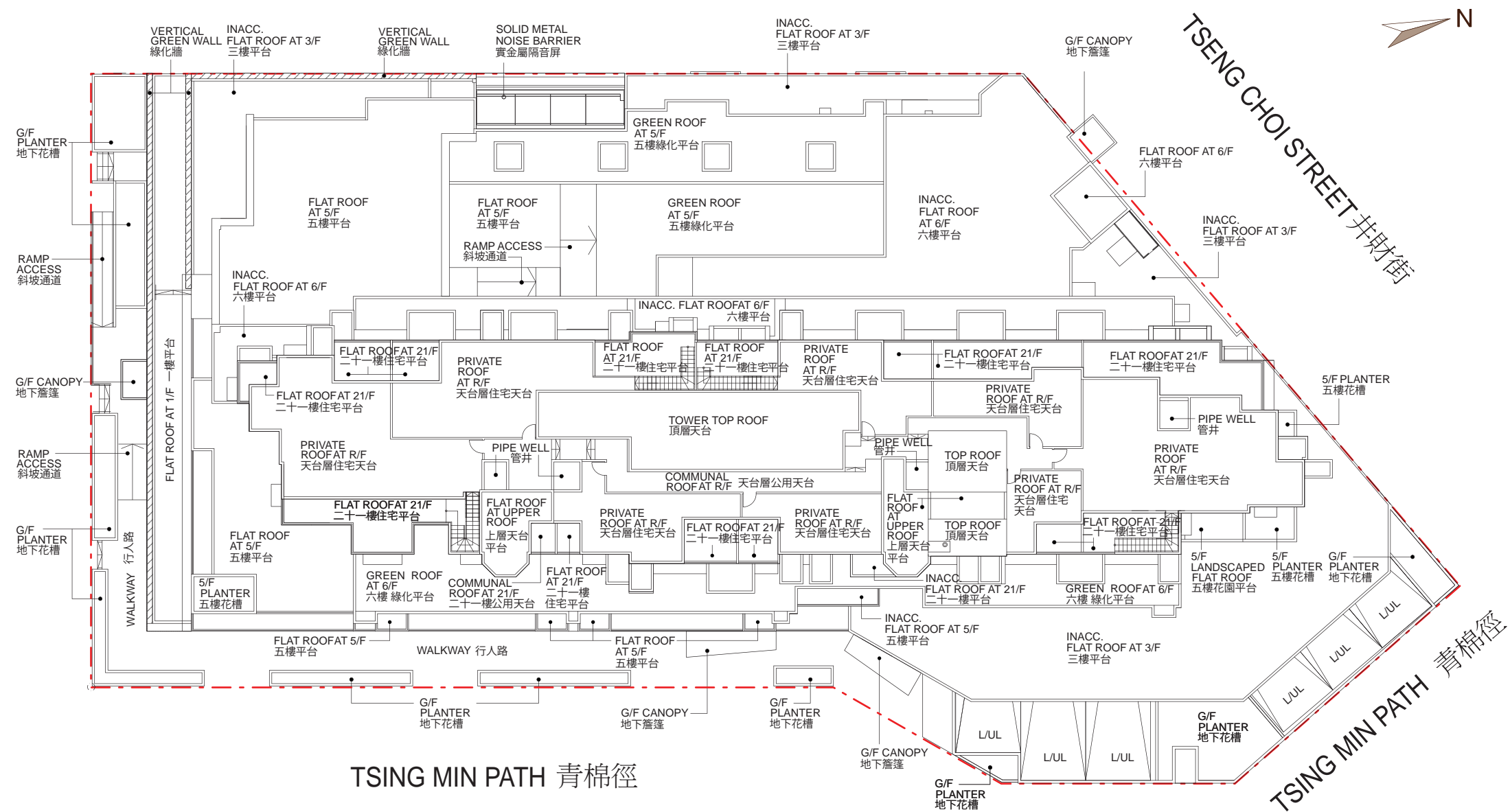
	Elevated Road 高架道路		Major Road and Junction 主要道路及路口		Light Rail 輕鐵
	Railway and Station (Elevated) 鐵路及車站(高架)		Railway and Station (Underground) 鐵路及車站(地下)		

Miscellaneous 其他

	Maximum Building Height Restriction as Stipulated on the Notes 最高建築物高度《註釋》內訂明最高建築物高度限制		Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
	Planning Area Number 規劃區域編號		Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)
	Petrol Filling Station 加油站		Building Height Control Zone Boundary 建築物高度管制區界線

備註:

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
4. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



Scale
比例 0 20M(米)

Boundary of the Development
發展項目的界線

Note :
備註:

L/UL = LOADING & UNLOADING BAY
(上落貨停車位)

INACC. FLAT ROOF = INACCESSIBLE FLAT ROOF
(僅為保養工程之用的平台)

NOTATION FOR FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖圖例

A/C PLATFORM = AIR CONDITIONER PLATFORM = 冷氣機平台
 ACOU. BAL. = ACOUSTIC BALCONY = 減音露台
 BAL. = BALCONY = 露台
 BATH = BATHROOM = 浴室
 B.R. = BEDROOM = 睡房
 CANOPY = 簷篷
 COMMUNAL ROOF = 公用天台
 DIN. = DINING ROOM = 飯廳
 DN. = DOWN = 下
 ELEC. CAB. = ELECTRICAL CABINET = 電箱
 ELECT. RM. / ELEC. ROOM = ELECTRICAL METER ROOM = 電錶房
 ELV. = EXTRA LOW VOLTAGE ELECTRICAL CABINET = 低電壓電箱
 ELV. ROOM = EXTRA LOW VOLTAGE ELECTRICAL ROOM = 低電壓機房
 EMERGENCY GENERATOR ROOM = 應急發電機房
 F.H. = FIRE HYDRANT = 消防栓
 FLAT ROOF = 平台
 FLUSHING/IRRIGATION ROOM = FLUSHING AND IRRIGATION = 沖廁及灌溉水泵房
 WATER PUMP ROOM
 FRESH & CLEANSING PUMP ROOM = FRESH WATER PUMP ROOM = 食水泵房
 H.R. / HR = HOSE REEL = 消防喉轆
 HR AT H/L = HOSE REEL AT HIGH LEVEL = 高位消防喉轆
 INACC. FLAT ROOF = INACCESSIBLE FLAT ROOF = 僅為保養工程之用的平台
 KIT. = KITCHEN = 廚房
 L = LIFT = 升降機
 LIFT MACHINE ROOM = 升降機機房
 LIV. = LIVING ROOM = 客廳
 M.B.R. = MASTER BEDROOM = 主人睡房
 NOISE REDUCTION WINDOW AT H/L = NOISE REDUCTION WINDOW AT HIGH LEVEL = 高位減音窗
 O. KIT. = OPEN KITCHEN = 開放式廚房
 P.D. = PIPE DUCT = 喉管管道槽
 PIPE WELL = 管井

PL. = AIR CONDITIONER PLINTH = 冷氣機底座
 PRIVATE ROOF = 住宅天台
 REFUSE ROOM = REFUSE STORAGE & MATERIAL = 垃圾及物料回收室
 RECOVERY ROOM
 ST = STAIRCASE = 樓梯
 STORE = STORE ROOM = 儲物房
 U.P. = UTILITY PLATFORM = 工作平台
 UP = 上
 W.M.C. = WATER METER CABINET = 水錶箱

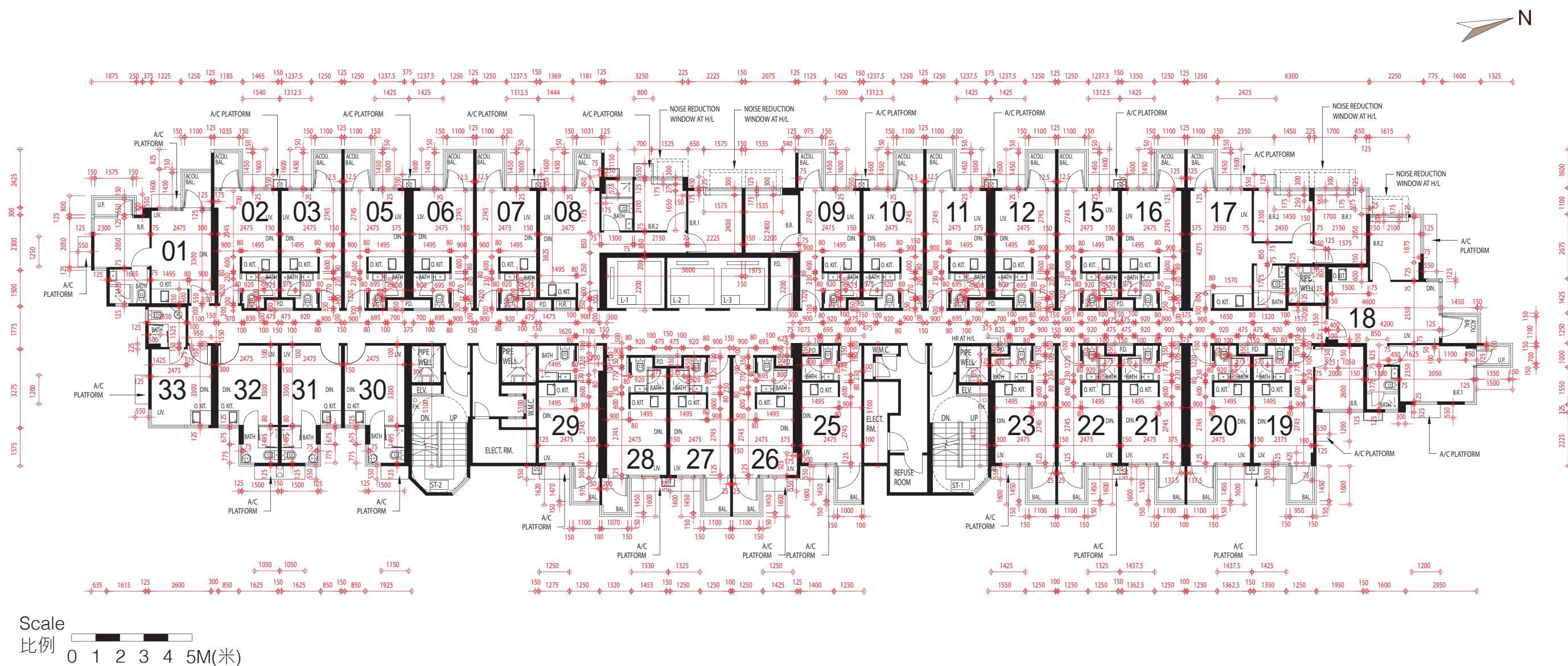
Notes applicable to the floor plans of this section:

1. Common pipes exposed and / or enclosed in metal grille are located at / adjacent to the balcony and / or utility platform and / or flat roof and / or air-conditioning platform and / or external wall of some residential properties. For details, please refer to the latest approved building plans and / or approved drainage plans.
2. There may be sunken slabs and / or bulkheads and / or false ceilings for the installation of mechanical and electrical services at some of the residential properties.
3. The dimensions on the floor plans are all structural dimensions in millimeter.
4. The indications of fittings such as windows, door leafs, kitchen cabinets, drain points, shower cubicles and the door leafs thereof, sinks, water closets, washbasins, bathtubs etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual sizes, locations, designs and shapes.

適用於本節各樓面平面圖之備註：

1. 部份住宅物業的露台及/或工作平台及/或平台及/或冷氣機平台及/或外牆上/附近設有外露及/或金屬格柵內藏之公用喉管。請查閱最新之批准建築圖則及/或批准排水圖則以了解詳情。
2. 部份住宅物業有跌級樓板及/或裝飾橫樑及/或假天花，以安裝機電設備。
3. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
4. 樓面平面圖所示之裝置如窗、門葉、廚櫃、去水位、淋浴間及其門葉、洗滌盆、座廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、位置、設計及形狀。

FLOOR PLAN (7/F - 12/F) 七樓至十二樓平面圖



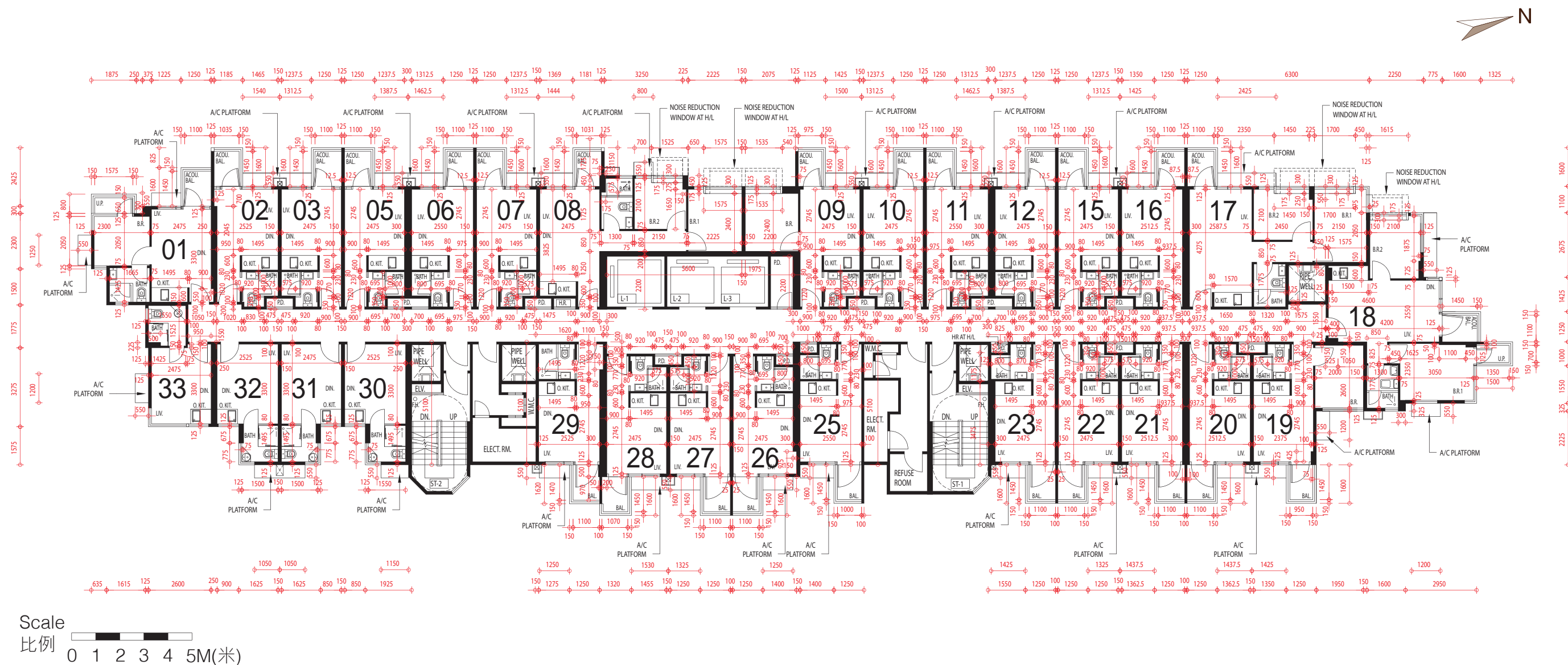
Note :
Please refer to page 16 of the sales brochure for the legend of terms and abbreviations shown on the above floor plans.

備註：
以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書第16頁之說明。

7/F - 12/F 七樓至十二樓	Flats 單位																												
	01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19	20	21	22	23	25	26	27	28	29	30	31	32	33
Thickness of Floor Slabs (excluding plaster and floor finish) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括批盪及地板飾面) (毫米)	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註：指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the notations of the terms and abbreviations for the floor plan of the residential properties.
 - (1) According to Special Condition No.(11)(e) of the Land Grant, the minimum number of residential units in the Development is 140.
 - (2) According to Special Condition No.(58) of the Land Grant, except with the prior written consent of the Director of Lands, the owner shall not carry out or permit or suffer to be carried out any works in connection with any residential unit in the Development, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit. The decision of the Director of Lands as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the owner.
 - (3) The Deed of Mutual Covenant and Management Agreement of the Development contains the following provisions:
 - (a) Clause 8.13: "The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under paragraph 4(j) of Schedule 5 for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
 - (b) Paragraph 4(j) of Schedule 5: "No owner shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion."
 - (4) A total number of 356 residential units are provided in the Development.
 - * Inclusive of the thickness of 300mm light-weight concrete fill on sunken slab on the floor of this floor.
- 因住宅物業的較高樓層的結構的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
 - (1) 根據批地文件特別條件第(11)(e)條，發展項目住宅單位數目最少為140個。
 - (2) 根據批地文件特別條件第(58)條，除非獲地政總署署長事先書面同意，業主不得進行或容許或容受進行任何與發展項目任何住宅單位有關連而會導致該單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建）。地政總署署長就何等工程會導致一單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位到達的決定為最終決定及對業主有約束力。
 - (3) 發展項目公共契約暨管理合約有以下條款：
 - (a) 第8.13條：「管理人須在發展項目的管理處備存由地政總署署長或任何其他政府部門提供、載有關於附表5第4(j)段提及之同意書的資訊的紀錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的紀錄。應業主要求，該備存的紀錄的副本須提供予該業主，而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。」
 - (b) 附表5第4(j)段：「任何業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建），除非獲地政總署署長或任何其他不時替代他的政府當局的事先書面同意，地政總署署長可按其絕對酌情權發出或拒絕同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用）。」
 - (4) 發展項目共提供356個住宅單位。
 - * 包括本層地台跌級樓板上之輕質混凝土填充層 300 毫米厚度。

FLOOR PLAN (15/F - 20/F) 十五樓至二十樓平面圖



Note :
Please refer to page 16 of the sales brochure for the legend of terms and abbreviations shown on the above floor plans.

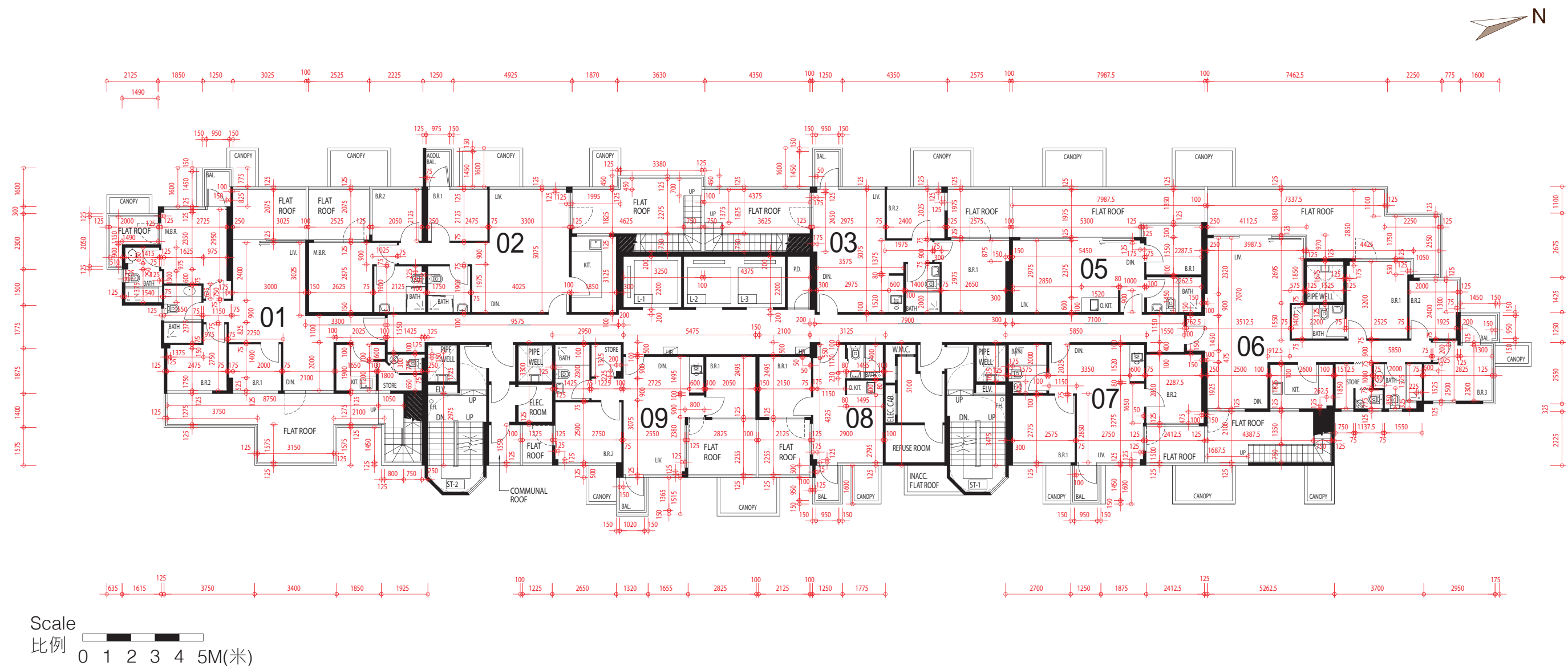
備註：
以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書第16頁之說明。

15/F - 19/F 十五樓至十九樓	Flats 單位																												
	01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19	20	21	22	23	25	26	27	28	29	30	31	32	33
Thickness of Floor Slabs (excluding plaster and floor finish) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括批盪及地板飾面) (毫米)	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註：指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3150	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#	3150 3150#
20/F 二十樓	Flats 單位																												
	01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19	20	21	22	23	25	26	27	28	29	30	31	32	33
Thickness of Floor Slabs (excluding plaster and floor finish) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括批盪及地板飾面) (毫米)	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	150 200	200	200	200
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註：指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3150 3450	3150 3450 3750#	3150 3450 3750#	3100 3400# 3450 3750#	3100 3400# 3450 3750#	3150 3450 3750#	3150 3450 3750#	3150 3450 3750#	3100 3150 3450 3750#	3150 3450 3750#	3150 3450 3750#	3100 3150 3450 3750#	3100 3150 3450 3750#	3150 3450 3750#	3150 3450 3750#	3150 3400# 3450 3750#	3150 3450 3750#	3150 3450 3750#	3150 3450 3750#	3150 3450 3750#	3100 3150 3450 3750#	3150 3450 3750#	3150 3450 3750#	3150 3450 3750#	3150 3450 3750#	3150 3450 3750#	3150 3450 3750#	3150 3450 3750#	

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for the notations of the terms and abbreviations for the floor plan of the residential properties.
- According to Special Condition No.(11)(e) of the Land Grant, the minimum number of residential units in the Development is 140.
 - According to Special Condition No.(58) of the Land Grant, except with the prior written consent of the Director of Lands, the owner shall not carry out or permit or suffer to be carried out any works in connection with any residential unit in the Development, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit. The decision of the Director of Lands as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the owner.
 - The Deed of Mutual Covenant and Management Agreement of the Development contains the following provisions:
 - Clause 8.13: "The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under paragraph 4(j) of Schedule 5 for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
 - Paragraph 4(j) of Schedule 5: "No owner shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion."
 - A total number of 356 residential units are provided in the Development.
- # Inclusive of the thickness of 300mm light-weight concrete fill on sunken slab on the floor of this floor.

1. 因住宅物業的較高樓層的結構的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
3. (1) 根據批地文件特別條件第(11)(e)條，發展項目住宅單位數目最少為140個。
(2) 根據批地文件特別條件第(58)條，除非獲地政總署署長事先書面同意，業主不得進行或容許或容受進行任何與發展項目任何住宅單位有關連而會導致該單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建）。地政總署署長就何等工程會導致一單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位到達的決定為最終決定及對業主有約束力。
(3) 發展項目公共契約暨管理合約有以下條款：
(a) 第8.13條：「管理人須在發展項目的管理處備存由地政總署署長或任何其他政府部門提供、載有關於附表5第4(j)段提及之同意書的資訊的紀錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的紀錄。應業主要求，該備存的紀錄的副本須提供予該業主，而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。」
(b) 附表5第4(j)段：「任何業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建），除非獲地政總署署長或任何其他不時替代他的政府當局的事先書面同意，地政總署署長可按其絕對酌情權發出或拒絕同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用）。」
(4) 發展項目共提供356個住宅單位。
4. # 包括本層地台跌級樓板上之輕質混凝土填充層 300 毫米厚度。

FLOOR PLAN (21/F) 二十一樓平面圖



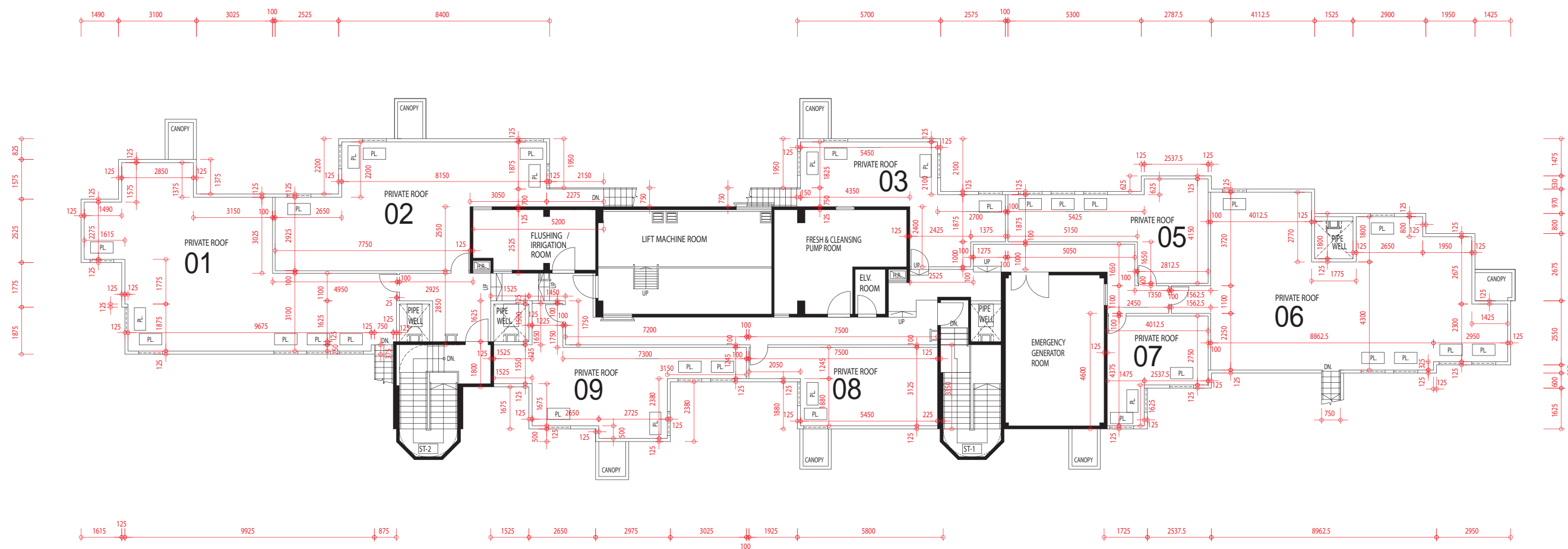
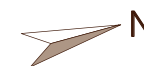
Note :
Please refer to page 16 of the sales brochure for the legend of terms and abbreviations shown on the above floor plans.

備註：
以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書第16頁之說明。

21/F 二十一樓	Flats 單位							
	01	02	03	05	06	07	08	09
Thickness of Floor Slabs (excluding plaster and floor finish) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括批盪及地板飾面) (毫米)	150 200	150 200	150 200	200	150 200	150 200	150 200	150 200
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註：指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3450 3750 [*]	3450 3750 [*] 3800 [*]	3450 3750 [*] 3800 [*] 4100 [*]	3450 3800 [*]	3450 3800 [*]	3450 3750 [*] 3750 [*]	3450 3750 [*] 3800 [*] 4100 [*]	3450 3750 [*] 3750 [*]

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for the notations of the terms and abbreviations for the floor plan of the residential properties.
 - (1) According to Special Condition No.(11)(e) of the Land Grant, the minimum number of residential units in the Development is 140.
 - (2) According to Special Condition No.(58) of the Land Grant, except with the prior written consent of the Director of Lands, the owner shall not carry out or permit or suffer to be carried out any works in connection with any residential unit in the Development, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit. The decision of the Director of Lands as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the owner.
 - (3) The Deed of Mutual Covenant and Management Agreement of the Development contains the following provisions:
 - (a) Clause 8.13: "The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under paragraph 4(j) of Schedule 5 for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
 - (b) Paragraph 4(j) of Schedule 5: "No owner shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion."
 - (4) A total number of 356 residential units are provided in the Development.
 - * Inclusive of the thickness of 350mm light-weight concrete fill on sunken slab on the floor of this floor.
 - ^ Inclusive of the thickness of 300mm mass concrete fill on the balcony floor of this floor.
1. 因住宅物業的較高樓層的結構的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
3. (1) 根據批地文件特別條件第(11)(e)條，發展項目住宅單位數目最少為140個。
- (2) 根據批地文件特別條件第(58)條，除非獲地政總署署長事先書面同意，業主不得進行或容許或容受進行任何與發展項目任何住宅單位有關連而會導致該單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建）。地政總署署長就何等工程會導致一單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位到達的決定為最終決定及對業主有約束力。
- (3) 發展項目公共契約暨管理合約有以下條款：
- (a) 第8.13條：「管理人須在發展項目的管理處備存由地政總署署長或任何其他政府部門提供、載有關於附表5第4(j)段提及之同意書的資訊的紀錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的紀錄。應業主要求，該備存的紀錄的副本須提供予該業主，而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。」
- (b) 附表5第4(j)段：「任何業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建），除非獲地政總署署長或任何其他不時替代他的政府當局的事先書面同意，地政總署署長可按其絕對酌情權發出或拒絕同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用）。」
- (4) 發展項目共提供356個住宅單位。
4. * 包括本層地台跌級樓板上之輕質混凝土填充層 350 毫米厚度。
5. ^ 包括本層露台樓板上之混凝土填充層 300 毫米厚度。

ROOF PLAN (R/F) 天台平面圖



Scale
比例 0 1 2 3 4 5M(米)

Note :
Please refer to page 16 of the sales brochure for the legend of terms and abbreviations shown on the above floor plans.

備註：
以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書第16頁之說明。

	R/F 天台							
	Flats 單位							
	01	02	03	05	06	07	08	09
Thickness of Floor Slabs (excluding plaster and floor finish) of each residential property (mm) 每個住宅物業的樓板厚度 (不包括批盪及地板飾面) (毫米)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Floor-to-Floor Height (note: refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(註：指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” of this sales brochure for the notations of the terms and abbreviations for the floor plan of the residential properties.
- According to Special Condition No.(11)(e) of the Land Grant, the minimum number of residential units in the Development is 140.
 - According to Special Condition No.(58) of the Land Grant, except with the prior written consent of the Director of Lands, the owner shall not carry out or permit or suffer to be carried out any works in connection with any residential unit in the Development, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit. The decision of the Director of Lands as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the owner.
 - The Deed of Mutual Covenant and Management Agreement of the Development contains the following provisions:
 - Clause 8.13: "The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under paragraph 4(j) of Schedule 5 for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
 - Paragraph 4(j) of Schedule 5: "No owner shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion."
 - A total number of 356 residential units are provided in the Development.
- 因住宅物業的較高樓層的結構的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
- 以上樓面平面圖中顯示之名詞及簡稱，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之說明。
- 根據批地文件特別條件第(11)(e)條，發展項目住宅單位數目最少為140個。
 - 根據批地文件特別條件第(58)條，除非獲地政總署署長事先書面同意，業主不得進行或容許或容受進行任何與發展項目任何住宅單位有關連而會導致該單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建）。地政總署署長就何等工程會導致一單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位到達的決定為最終決定及對業主有約束力。
 - 發展項目公共契約暨管理合約有以下條款：
 - 第8.13條：「管理人須在發展項目的管理處備存由地政總署署長或任何其他政府部門提供、載有關於附表5第4(j)段提及之同意書的資訊的紀錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的紀錄。應業主要求，該備存的紀錄的副本須提供予該業主，而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。」
 - 附表5第4(j)段：「任何業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建），除非獲地政總署署長或任何其他不時替代他的政府當局的事先書面同意，地政總署署長可按其絕對酌情權發出或拒絕同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用）。」
 - 發展項目共提供356個住宅單位。

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
7/F - 12/F 7樓至12樓	01	22.955 (247) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	02	15.370 (165) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	03	15.240 (164) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	05	15.662 (169) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	06	15.662 (169) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	07	15.240 (164) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	08	33.949 (365) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	09	22.233 (239) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	10	15.240 (164) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	11	15.662 (169) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-

- The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部份的範圍內的每一露台、工作平台及陽台（如有）之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積（不計算入實用面積）是按《一手住宅物業銷售條例》附表2 第2部計算得出的。

Notes:

- (1) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- (2) There is no verandah in the residential properties of the Development.
- (3) There are no flats 04, 13, 14 and 24.

備註：

- (1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764 平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。
- (2) 發展項目的住宅物業並無陽台。
- (3) 不設04, 13, 14及24單位。

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
7/F - 12/F 7樓至12樓	12	15.662 (169) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	15	15.240 (164) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	16	15.814 (170) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	17	34.608 (373) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	18	35.990 (387) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	19	21.133 (227) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	20	15.794 (170) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	21	15.794 (170) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	22	15.220 (164) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	23	16.244 (175) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
 2. The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
 3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部份的範圍內的每一露台、工作平台及陽台（如有）之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積（不計算入實用面積）是按《一手住宅物業銷售條例》附表2 第2部計算得出的。

Notes:

- (1) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- (2) There is no verandah in the residential properties of the Development.
- (3) There are no flats 04, 13, 14 and 24.

備註：

- (1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764 平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。
- (2) 發展項目的住宅物業並無陽台。
- (3) 不設04, 13, 14及24單位。

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
7/F - 12/F 7樓至12樓	25	15.735 (169) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	26	15.746 (169) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	27	15.220 (164) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	28	15.641 (168) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	29	16.449 (177) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	30	13.078 (141) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	31	11.931 (128) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	32	12.195 (131) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	33	12.521 (135) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-

- The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
- 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
 - 在構成住宅物業的一部份的範圍內的每一露台、工作平台及陽台（如有）之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
 - 其他指明項目的面積（不計算入實用面積）是按《一手住宅物業銷售條例》附表2 第2部計算得出的。

Notes:

- The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- There is no verandah in the residential properties of the Development.
- There are no flats 04, 13, 14 and 24.

備註:

- 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764 平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。
- 發展項目的住宅物業並無陽台。
- 不設04, 13, 14及24單位。

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
15/F - 20/F 15樓至20樓	01	22.837 (246) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	02	15.489 (167) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	03	15.240 (164) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	05	15.488 (167) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	06	15.870 (171) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	07	15.240 (164) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	08	33.949 (365) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	09	22.233 (239) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	10	15.240 (164) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	11	15.870 (171) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-

- The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部份的範圍內的每一露台、工作平台及陽台（如有）之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積（不計算入實用面積）是按《一手住宅物業銷售條例》附表2 第2部計算得出的。

Notes:

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- (2) There is no verandah in the residential properties of the Development.
- (3) There are no flats 04, 13, 14 and 24.

備註：

- (1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764 平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。
- (2) 發展項目的住宅物業並無陽台。
- (3) 不設04, 13, 14及24單位。

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
15/F - 20/F 15樓至20樓	12	15.488 (167) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	15	15.240 (164) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	16	15.814 (170) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	17	34.608 (373) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	18	35.990 (387) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	19	21.133 (227) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	20	15.794 (170) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	21	15.794 (170) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	22	15.220 (164) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	23	16.244 (175) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-

- The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部份的範圍內的每一露台、工作平台及陽台（如有）之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
3. 其他指明項目的面積（不計算入實用面積）是按《一手住宅物業銷售條例》附表2 第2部計算得出的。

Notes:

- (1) The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- (2) There is no verandah in the residential properties of the Development.
- (3) There are no flats 04, 13, 14 and 24.

備註：

- (1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764 平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。
- (2) 發展項目的住宅物業並無陽台。
- (3) 不設04, 13, 14及24單位。

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Unit 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
15/F - 20/F 15樓至20樓	25	15.931 (171) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	26	15.584 (168) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	27	15.220 (164) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	28	15.542 (167) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	29	16.547 (178) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	30	13.078 (141) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	31	11.931 (128) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	32	12.283 (132) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
	33	12.433 (134) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-

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備註:

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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
21/F 21樓	01	62.562 (673) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	29.890 (322)	-	-	58.679 (632)	-	-	-
	02	61.367 (661) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	19.139 (206)	-	-	43.299 (466)	-	-	-
	03	40.405 (435) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	16.352 (176)	-	-	23.155 (249)	-	-	-
	05	27.473 (296) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	14.096 (152)	-	-	21.156 (228)	-	-	-
	06	73.734 (794) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	32.489 (350)	-	-	67.094 (722)	-	-	-
	07	39.170 (422) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	3.619 (39)	-	-	13.431 (145)	-	-	-
	08	23.854 (257) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	4.792 (52)	-	-	19.584 (211)	-	-	-
	09	38.658 (416) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	8.269 (89)	-	-	26.589 (286)	-	-	-

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 3. 其他指明項目的面積（不計算入實用面積）是按《一手住宅物業銷售條例》附表2 第2部計算得出的。

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


備註：





- (1) 以平方呎列出的面積由以平方米列出的面積以1平方米 = 10.764 平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。
- (2) 發展項目的住宅物業並無陽台。
- (3) 不設04, 13, 14及24單位。

Basement Floor (B/F) 地庫



Number, Dimensions and Area of Parking Spaces on the Basement Floor of the Development:
物業地庫停車位數目、尺寸及面積:

Category of Parking Space 車位類別	Number 數目	Dimensions (LxW) (m) 尺寸 (長X寬) (米)	Area of each parking space (sq.m.) 每個停車位面積 (平方米)
 Residential Parking Spaces 住宅停車位	28	5 x 2.5	12.5
 Commercial Parking Spaces 商業停車位	19	5 x 2.5	12.5
 Visitor Parking Spaces 訪客停車位	3	5 x 2.5	12.5
 Disabled / Visitor Parking Space 傷健人士 / 訪客停車位	2	5 x 3.5	17.5
 Residential Motorcycle Parking Spaces 住宅電單車停車位	3	2.4 x 1	2.4





Category of Parking Space 車位類別	Number 數目	Dimensions (LxW) (m) 尺寸 (長X寬) (米)	Area of each parking space (sq.m.) 每個停車位面積 (平方米)
 Commercial Motorcycle Parking Spaces 商業電單車停車位	2	2.4 x 1	2.4
 Bicycle Parking Spaces 單車停車位	24	2 x 0.7	1.4
 Light Bus Parking Spaces for DCCE* 長者日間護理中心輕型巴士停車位	3	8 x 3	24
 Light Bus Parking Space for RCHE* 安老院輕型巴士停車位	1	8 x 3	24

*DCCE = Day Care Centre for the Elderly 長者日間護理中心;
RCHE = Residential Care Home for the Elderly 安老院

Ground Floor (G/F) 地下



Number, Dimensions and Area of Parking Spaces on the Ground Floor of the Development:
物業地下停車位數目、尺寸及面積:

Category of Parking Space 車位類別	Number 數目	Dimensions (LxW) (m) 尺寸 (長X寬) (米)	Area of each parking space (sq.m.) 每個停車位面積 (平方米)
 Lay-By for Taxi/Ambulance & Light Bus for DCCE* & RCHE* 長者日間護理中心及安老院的士/救護車及輕型巴士上落客用停車處	1	9 x 3	27
 Waiting Area (B/F Carpark) 候車處 (供地庫停車用)	1	8 x 3	24
 Residential Loading and Unloading Space 住宅上落貨車位	1	11 x 3.5	38.5
 Commercial Loading and Unloading Spaces 商業上落貨車位	5	11 x 3.5	38.5

*DCCE = Day Care Centre for the Elderly 長者日間護理中心;
RCHE = Residential Care Home for the Elderly 安老院

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

1. 在簽署臨時買賣合約時須支付款額為樓價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—
 - (a) 該臨時合約即告終止；
 - (b) 有關的臨時訂金即予沒收；及
 - (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. Common Parts of the Development

(a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning Tuen Mun Town Lot No.499, and, where the context permits, shall include the Development thereon):

- (i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof;
- (ii) as will fall within the definition of “common parts” in section 2 of the Building Management Ordinance (Cap. 344); or
- (iii) which are from time to time designated by the First Owner to be Common Parts in accordance with the DMC.

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

(b) Common Parts are categorized into Development Common Parts (provided or installed for the

common use and benefit of the owners, occupiers, licensees or invitees of different Flats, Parking Spaces, Shops and the Government Accommodation), Residential Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Flats (whether or not the owner, tenants, occupiers, licensees or invitees of the Government Accommodation are also benefited)), Shops Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Shops (whether or not the owner, tenants, occupiers, licensees or invitees of the Government Accommodation are also benefited)) and Parking Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Parking Spaces, visitors' parking spaces and bicycle parking spaces (whether or not the same are provided or installed for the common use and benefit of the owners, occupiers, licensees or invitees of the Government Accommodation as well)).

(c) The owners may use the Common Parts for all

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

- (d) The owners may not convert any of the Common Parts to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.
- (e) The owners may not obstruct the Common Parts nor do anything in or to the Common Parts which may be or become a nuisance to any other owner or occupiers of the Land or any neighbouring premises.
- (f) The owners may not alter the Common Parts or do anything which may, in the opinion of the Manager, interfere with or damage the Common Parts or adversely affect the normal functioning of the Common Parts.
- (g) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

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

Flat Floor	01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19	20	21	22	23	25	26	27	28	29	30	31	32	33
7/F	23	15	15	16	16	15	34	22	15	16	16	15	16	35	36	21	16	16	15	16	16	16	15	16	16	13	12	12	13
8/F	23	15	15	16	16	15	34	22	15	16	16	15	16	35	36	21	16	16	15	16	16	16	15	16	16	13	12	12	13
9/F	23	15	15	16	16	15	34	22	15	16	16	15	16	35	36	21	16	16	15	16	16	16	15	16	16	13	12	12	13
10/F	23	15	15	16	16	15	34	22	15	16	16	15	16	35	36	21	16	16	15	16	16	16	15	16	16	13	12	12	13
11/F	23	15	15	16	16	15	34	22	15	16	16	15	16	35	36	21	16	16	15	16	16	16	15	16	16	13	12	12	13
12/F	23	15	15	16	16	15	34	22	15	16	16	15	16	35	36	21	16	16	15	16	16	16	15	16	16	13	12	12	13
15/F	23	15	15	15	16	15	34	22	15	16	15	15	16	35	36	21	16	16	15	16	16	16	15	16	17	13	12	12	12
16/F	23	15	15	15	16	15	34	22	15	16	15	15	16	35	36	21	16	16	15	16	16	16	15	16	17	13	12	12	12
17/F	23	15	15	15	16	15	34	22	15	16	15	15	16	35	36	21	16	16	15	16	16	16	15	16	17	13	12	12	12
18/F	23	15	15	15	16	15	34	22	15	16	15	15	16	35	36	21	16	16	15	16	16	16	15	16	17	13	12	12	12
19/F	23	15	15	15	16	15	34	22	15	16	15	15	16	35	36	21	16	16	15	16	16	16	15	16	17	13	12	12	12
20/F	23	15	15	15	16	15	34	22	15	16	15	15	16	35	36	21	16	16	15	16	16	16	15	16	17	13	12	12	12
21/F	72	67	44	30	84	40	26	43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

The number of undivided shares allocated to a residential property in the Development is in the form of a fraction. The numerator of that fraction is the number of undivided shares given in the table above. The denominator of that fraction, being 12,265, is the total number of undivided shares of the Development.

Notes:

- (1) There are no 13th & 14th Floors.
- (2) There are no Flats 04, 13, 14 and 24.

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

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

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

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

- (a) the owners (except the owner of the Government Accommodation) shall contribute towards the Management Expenses relating to the Development Common Parts in proportion to the Management Shares allocated to their Units;
- (b) the owners of residential properties shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to their residential properties; and
- (c) the owners of residential properties shall contribute towards 15.04% of the Management Expenses relating to the Parking Common Parts in proportion to the Management Shares allocated to their residential properties.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares of all residential properties in the Development is 6,610. The total number of Management Shares in the Development is 10,802.

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

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

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

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

1. 發展項目的公用部分

- (a) 公用部分指所有在該土地(指屯門市地段第499號，及如文意允許包括其上之發展項目)內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道及其他事宜：
- (i) 其為該土地或其任何部分的不同業主、佔用人、被許可人或被邀請人共同使用及受益；
- (ii) 其符合《建築物管理條例》(第344章)第2條中「公用部分」的定義；或
- (iii) 其獲第一業主不時根據公契指定為公用部分。
- 上述部分包括若干入口大堂、樓梯、升降機、康樂設施、外牆等。
- (b) 公用部分分為發展項目公用部分(提供或安裝予不同住宅單位、停車位、商鋪及政府設施業主、佔用人、被許可人或被邀請人共同使用與享用)、住宅公用部分(提供或安裝不同住宅單位業主、佔用人、被許可人或被邀請人共同使用與享用(不論是

否同時益及政府設施業主、佔用人、被許可人或被邀請人))、商鋪公用部分(提供或安裝給商鋪業主、佔用人、被許可人或被邀請人共同使用與享用(不論是否同時益及政府設施業主、租戶、佔用人、被許可人或被邀請人))及停車位公用部分(提供或安裝給不同停車位、訪客停車位及單車停車位業主、佔用人、被許可人或被邀請人共同使用與享用(不論是否同時提供或安裝予政府設施業主、佔用人、被許可人或被邀請人共同使用與享用))。

- (c) 業主有權為了正當使用與享用他的單位有關的一切目的使用公用部分。
- (d) 除非已經取得業主委員會的批准，業主不得轉變任何公用部分供他個人使用或享用。
- (e) 業主不得阻塞公用部分，亦不得在該等地方作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。
- (f) 業主不得更改公用部分或作出任何事情，以致管理人認為會干涉或損壞公用部分或對公用部分的

正常運作有不利影響。

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

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

單位 樓層	01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19	20	21	22	23	25	26	27	28	29	30	31	32	33
7樓	23	15	15	16	16	15	34	22	15	16	16	15	16	35	36	21	16	16	15	16	16	16	15	16	16	13	12	12	13
8樓	23	15	15	16	16	15	34	22	15	16	16	15	16	35	36	21	16	16	15	16	16	16	15	16	16	13	12	12	13
9樓	23	15	15	16	16	15	34	22	15	16	16	15	16	35	36	21	16	16	15	16	16	16	15	16	16	13	12	12	13
10樓	23	15	15	16	16	15	34	22	15	16	16	15	16	35	36	21	16	16	15	16	16	16	15	16	16	13	12	12	13
11樓	23	15	15	16	16	15	34	22	15	16	16	15	16	35	36	21	16	16	15	16	16	16	15	16	16	13	12	12	13
12樓	23	15	15	16	16	15	34	22	15	16	16	15	16	35	36	21	16	16	15	16	16	16	15	16	16	13	12	12	13
15樓	23	15	15	15	16	15	34	22	15	16	15	15	16	35	36	21	16	16	15	16	16	16	15	16	17	13	12	12	12
16樓	23	15	15	15	16	15	34	22	15	16	15	15	16	35	36	21	16	16	15	16	16	16	15	16	17	13	12	12	12
17樓	23	15	15	15	16	15	34	22	15	16	15	15	16	35	36	21	16	16	15	16	16	16	15	16	17	13	12	12	12
18樓	23	15	15	15	16	15	34	22	15	16	15	15	16	35	36	21	16	16	15	16	16	16	15	16	17	13	12	12	12
19樓	23	15	15	15	16	15	34	22	15	16	15	15	16	35	36	21	16	16	15	16	16	16	15	16	17	13	12	12	12
20樓	23	15	15	15	16	15	34	22	15	16	15	15	16	35	36	21	16	16	15	16	16	16	15	16	17	13	12	12	12
21樓	72	67	44	30	84	40	26	43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

分配予發展項目各住宅物業之不分割份數為一分數。其分子即上表所列之不分割份數數目，其分母為12,265，即發展項目不分割分數總數。

備註：

- (1) 不設13樓及14樓。
- (2) 不設04單位、13單位、14單位及24單位。

3. 發展項目的管理人的委任年期

管理人首屆任期由公契簽立日期起計2年，直至其委任按公契條文終止為止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

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

- (a) 業主（政府設施業主除外）須按分配至其單位之管理份數之比例分擔有關發展項目公用部分之管理開支；
- (b) 住宅物業業主須按分配至其住宅物業之管理份數之比例分擔有關住宅公用部分之管理開支；及
- (c) 住宅物業業主須按分配至其住宅物業之管理份數之比例分擔有關停車位公用部分之管理開支之15.04%。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。所有住宅物業之管理份數總數為6,610。發展項目之管理份數總數為10,802。

5. 計算管理費按金的基準

管理費按金相等如三個月之管理費。

6. 賣方在發展項目中保留作自用的範圍(如有的話)

發展項目並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所提及之賣方在發展項目中保留作自用的範圍。

16 SUMMARY OF LAND GRANT

批地文件的摘要

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

Tuen Mun Town Lot No. 499

2. The term of years under the lease

A term of 50 years from 11 June 2014

3. The user restrictions applicable to that land

- (a) Subject to (b) below, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.
- (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:
 - (i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes subject to sub-paragraph (iii) below;
 - (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and
 - (iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.
- (c) Notwithstanding (b)(ii) above, the residential care home for the elderly referred to in the Land Grant may, subject to the prior written approval of the Director of Lands (the "Director"), be provided on any of the floors referred to in (b)(ii) above.
- (d) No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

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

- (a) Those portions of future public roads shown coloured green on the plan annexed to the Land

Grant which are required to be laid and formed by the grantee ("the Green Areas"); and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require which are required to be provided and constructed by the grantee ("the Structures") so that building, vehicular and pedestrian traffic may be carried on the Green Areas;

(b) The accommodation comprising:

- (i) (I) one residential care home for the elderly; (II) one space for the parking of light buses belonging to the occupiers of the residential care home for the elderly referred to above and their bona fide guests, visitors and invitees; and (III) one lay-by for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and light buses in connection with the residential care home for the elderly and the day care centre for the elderly referred to below (collectively referred to as "the Residential Care Home for the Elderly"); and
- (ii) (I) one day care centre for the elderly; and (II) three spaces for the parking of light buses belonging to the occupiers of the day care centre for the elderly referred to above and their bona fide guests, visitors and invitees (collectively referred to as "the Day Care Centre for the Elderly")

(which accommodation referred to in this paragraph together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine are hereinafter collectively referred to as "the Government Accommodation").

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

- (a) The Development is required to be completed and made fit for occupation on or before 30 September 2020.
- (b) The grantee shall throughout the tenancy: (i) maintain all buildings in accordance with the approved design and disposition and any

approved building plans without variation or modification thereto, and (ii) maintain all buildings in good and substantial repair and condition.

(c) The grantee shall:

- (i) within 72 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (I) lay and form those portions of future public roads shown coloured green on the plan annexed to the Land Grant (hereinafter collectively referred to as "the Green Areas"); and
 - (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")
 so that building, vehicular and pedestrian traffic may be carried on the Green Areas;
- (ii) within 72 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been re-delivered to the Government in accordance with the Land Grant.
- (d) (i) The grantee shall at his own expense submit

- to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in the Land Grant.
- (ii) The grantee shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
- (iii) The grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
- (e) The grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule annexed to the Land Grant and the plans approved under Special Condition (14)(a) of the Land Grant the Government Accommodation to be completed and made fit for occupation on or before 30 September 2020.
- (f) The grantee shall, at all times until expiry of the Defects Liability Period referred to in the Land Grant, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor. For the purpose of this obligation only, the expression "grantee" shall exclude his assigns.
- (g) The grantee shall throughout the term of the Land Grant at his own expense but subject to any contribution by The Financial Secretary Incorporated as referred to in Special Condition No. (36)(a)(ii)(I) of the Land Grant and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"):
- (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;
- (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;
- (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;
- (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and
- (v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.
- (h) The grantee shall at his own expense maintain those parts of the recreational facilities within the lot and facilities ancillary thereto which are exempted from the gross floor area calculation pursuant to the Land Grant ("the Exempted Facilities") in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director. The Exempted Facilities shall only be used by the residents of the Development and their bona fide visitors and by no other person or persons.
- (i) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the residents of the residential units in the Development and their bona fide guests, visitors or invitees ("the Residential Parking Spaces") according to a specified rate.
- (ii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the Development shall be provided according to a specified rate.
- (iii) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at the specified rates concerning the area of such part or parts of the Development to be used for office purposes and for non-industrial (excluding office, godown, hotel, petrol filling station and private residential) purposes.
- (iv) Out of the spaces referred to in (i), (ii) and (iii) above, the grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation ("the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under (ii) above and that the grantee shall not designate or reserve all of the spaces provided under (ii) above to become the Parking Spaces for the Disabled Persons.
- (v) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation ("the Residential Motor Cycle Parking Spaces") according to a specified rate in connection with the number of the Residential Parking Spaces.
- (vi) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation according to the specified rates in connection with the number of the parking spaces provided under (iii) above.
- (vii) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the Development and their bona fide guests, visitors or invitees at a specified rate.
- (viii) Spaces for the loading and unloading of goods vehicles shall be provided within the

lot to the satisfaction of the Director at the specified rates concerning the number of residential units in the Development and the area of such part or parts of the Development to be used for office purposes and for non-industrial (excluding office, godown, hotel, petrol filling station and private residential) purposes.

- (j) The grantee shall maintain the parking, loading and unloading spaces, lay-by and other areas, including but not restricted to the lifts, landings and manoeuvring and circulations areas, in accordance with the car park layout plan approved by and deposited with the Director and shall not alter the layout except with the prior written consent of the Director.
- (k) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the grantee under the Land Grant, or for any other purpose, the grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

In the event that as a result of or arising out of any formation, levelling, development or other works done by the grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot

or from any adjacent or adjoining Government or leased land, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

In addition to any other rights or remedies provided in the Land Grant for breach of any of the Conditions thereof, the Director shall be entitled by notice in writing to call upon the grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

- (l) Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director.
- (m) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such

erosion, washing down or dumping.

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

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

6. The lease conditions that are onerous to a purchaser

- (a) The grantee acknowledges that as at the date of

the Land Grant, there are some buildings, structures and foundations existing within the lot and the Green Areas (hereinafter collectively referred to as “the Existing Structures”). Without prejudice to the generality of the provisions of General Condition No. 5 of the Land Grant, the grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of the Land Grant subject to the presence of the Existing Structures and no objection or claim of whatsoever nature shall be made or raised by the grantee in respect of or on account of the same. The grantee undertakes to demolish and remove at his own expense and in all respects to the satisfaction of the Director the Existing Structures (hereinafter collectively referred to as “the Demolition Works”). The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee by reason of the presence of the Existing Structures and the Demolition Works. The grantee indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, expenses, claims, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and the use of the Existing Structures and the Demolition Works.

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

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

(i) assigned except:

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

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

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

Provided that in any event not more than three in number of the total of the Residential Parking

Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the Development.

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

(ii) The parking spaces referred to in paragraph 5(i)(ii) above shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the Development and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(iii) The parking spaces referred to in paragraph 5(i)(iii) above shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the Development or any part or parts thereof for the respective purposes stipulated in the said paragraph and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(iv) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than

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

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

(vi) The parking spaces referred to in paragraph 5(i)(vi) above shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the Development or any part or parts thereof for the respective purposes referred to in paragraph 5(i)(iii) above and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(vii) The spaces referred to in paragraph 5(i)(viii) above shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the Development or part thereof.

(e) 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 Green Areas or both the lot or any part thereof and the Green Areas (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 any part thereof or the Green Areas or both the lot or any part thereof and the Green Areas or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the grantee shall pay to the Government on demand the cost of such works). If the grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Areas or both the lot or any part thereof and the Green Areas 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.

- (f) (i) The grantee acknowledges that as at the date of the Land Grant, a portion of an existing storm-water drain of 1500mm in diameter the approximate alignment of which is delineated by a pecked blue line on the plan annexed to the Land Grant (hereinafter referred to as "the Existing Storm-water Drain") passes through the lot. Without prejudice to the generality of the provisions of General Condition No. 5 of the Land Grant, the grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of the Land Grant subject to the presence of the Existing Storm-water Drain and no objection or claim whatsoever shall be made or raised by the grantee in respect of or on account of the same. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee by reason of the presence of the Existing Storm-water Drain. The grantee indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, expenses, claims, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence of the Existing Storm-water Drain.
- (ii) (1) No building, structure, support for any building or structure, or projection shall be erected or constructed within those portions of the lot respectively shown coloured pink hatched red and pink hatched black hatched red and marked "D.R." on the plan annexed to the Land Grant (hereinafter collectively referred to as "the Drainage Reserve Area").
- (2) Notwithstanding (ii)(1) above, with the prior written consent of the Director and subject to such terms and conditions as he may impose, the grantee may erect or permit to be erected within the Drainage Reserve Area a minor structure or structures provided that if and when required by the

Director, the grantee shall at his own expense, within the period specified by and in all respects to the satisfaction of the Director, remove or demolish such structure or structures and reinstate the Drainage Reserve Area. If the grantee fails to carry out such removal, demolition or reinstatement works within the period specified or as required in an emergency, the Director may carry out such works as he may consider necessary and the grantee shall pay to the Government on demand the cost of such works.

- (3) The Government and the Director and his duly authorized officers, contractors, his or their workmen (hereinafter collectively referred to as "the Authorized Persons") with or without tools, equipment, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to, from and through the lot for the purposes of laying, inspecting, repairing, maintaining, replacing and renewing drains, sewers, channels, drainage facilities and all other services running across, through or under the Drainage Reserve Area (hereinafter referred to as "the Utilities") which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed within the Drainage Reserve Area. Where in the opinion of the Director (whose opinion shall be final and binding on the grantee), there are objects or material within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Utilities, the Director shall be entitled by notice in writing to call upon the grantee, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or material and to reinstate the Drainage Reserve Area. If the grantee shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency

the Director may carry out such removal, demolition and reinstatement works as he may consider necessary and the grantee shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the grantee.

- (iii) Save in respect of the reinstatement of any trench excavated in the exercise of the rights and powers referred to in (ii)(3) above, the Government and the Authorized Persons shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee arising out of or incidental to the exercise by the Government or the Authorized Persons of the right of ingress, egress and regress and in laying, inspecting, repairing, maintaining, replacing and renewing the Utilities referred to in (ii)(3) above and no claim whatsoever shall be made against the Government or the Authorized Persons by the grantee in respect of any such loss, damage, nuisance or disturbance.
- (iv) Subject to the prior written approval of the Director, the grantee may at his own expense and in all respects to the satisfaction of the Director divert the Existing Storm-water Drain to such location or locations outside the lot and at such levels, with such materials and to such standard, specification and design as may be approved by the Director. In the event that the Existing Storm-water Drain is diverted by the grantee and the diverted storm-water drain (hereinafter referred to as "the Diverted Storm-water Drain") is located outside the lot with any portion of the lot being within a distance of 4.0 metres Measured from the centre line of the Diverted Storm-water Drain, such portion of the lot shall form a new drainage reserve area (which area as delineated and specified in a letter or letters from the Director to the grantee is hereinafter referred to as the "New Drainage Reserve Area"), in substitution for the Drainage Reserve Area, and the provisions of (ii) and (iii) above shall apply with the

references to "the Drainage Reserve Area" being replaced and substituted by "the New Drainage Reserve Area" and be construed accordingly. Alternatively, in the event that the Existing Storm-water Drain is diverted by the grantee and the Diverted Storm-water Drain is located outside the lot without any portion of the lot being within a distance of 4.0 metres measured from the centre line of the Diverted Storm-water Drain, provision (ii) above shall cease to apply. The decision of the Director as to what constitutes the centre line of the Diverted Storm-water Drain shall be final and binding on the grantee.

- (v) Unless the Existing Storm-water Drain is diverted by the grantee in accordance with (iv) above and until the Diverted Storm-water Drain has been completed and put into operation in all respects to the satisfaction of the Director, the grantee shall not in any way interfere with the Existing Storm-water Drain.
- (vi) The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee by reason of the diversion of the Existing Storm-water Drain. The grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, claims, damages, expenses, costs, demands, charges, actions and proceedings whatsoever arising out of or in connection with the diversion of the Existing Storm-water Drain.
- (g) (i) The grantee shall within a specified time period at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment (hereinafter referred to as "NIA") on the Development containing, among others, such information as the Director may require including but not limited to all adverse noise impacts on the Development and proposals for appropriate noise mitigation measures (hereinafter referred to as "Noise Mitigation Measures").

- (ii) The grantee shall at his own expense and within such time limits as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director in all respects to the satisfaction of the Director.

- (h) Except with the prior written consent of the Director, the grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the grantee.
- (i) See 4 and 5 above.
- (j) Upon any failure or neglect by the grantee to perform, observe or comply with the Land Grant the Government shall be entitled to re-enter upon and take back possession of the land or any part thereof and all or any buildings, erections or works on the land or any part thereof. Upon re-entry: (i) the grantee's right under the Land Grant in respect of the part of the land re-entered shall absolutely cease and determine; (ii) any other rights, remedies and claims of the Government are not to be thereby prejudiced; and (iii) the grantee shall not be entitled to any refund of premium, remedies or compensation.

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

1. 發展項目所位於的土地的地段編號

屯門市地段第499號

2. 有關租契規定的年期

由2014年6月11日起計50年

3. 適用於該土地的用途限制

- (a) 除下文(b)段另有規定，該地段或其任何部分或其上的已建或擬建的一座或多座建築物不得用作非工業(不包括貨倉、酒店及油站)用途以外的用途。
- (b) 該地段上的任何已建或擬建建築物或其任何部分不得用作以下用途以外的用途：
- (i) 就最低三層而言，作非工業(不包括貨倉、酒店及油站)用途，下文(iii)段另有規定除外；
- (ii) 就其他各層(若有多於三層地庫層，不包括任何位於最底三層以上的地庫層(如有))而言，作私人住宅用途；及
- (iii) 就任何地庫層(如有)(不論是最低三層的其中一層或位於最底三層之上的地庫層)而言，作非工業(不包括住宅、貨倉、酒店及油站)用途。
- (c) 即使有上文(b)(ii)的規定，批地文件提及的安老院可經地政總署署長(「署長」)書面批准後於上文(b)(ii)提及的樓層中的任何一層提供。
- (d) 該土地內不得興建或提供墳墓或靈灰安置所，亦不得於該土地內安葬或放置人類遺骸或動物遺骸，不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置。

4. 按規定須興建並提供予政府或供公眾使用的設施

- (a) 若干未來公眾道路在批地文件隨附圖則上顯示為綠色並須由承授人鋪設及塑造的部分(「綠色範圍」)；及署長可全權指定須由承授人提供及建造的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物(統稱「該等構築物」)，致使建築、車輛及行人交通將可於綠色範圍上進行。
- (b) 由以下項目組成的設施：
- (i) (I) 一間安老院；(II) 一個供屬於安老院佔用人及其真實賓客、訪客及被邀請人的輕型巴士停泊的停車位；及(III) 一個供與安老院及下文提及的老人日間護理中心有關連的車輛(包括的士、救護車及輕型巴士)上落客用的停車處(統稱「安老院」)；及
- (ii) (I)一間老人日間護理中心；及(ii)三個供屬於上

述老人日間護理中心佔用人及其真實賓客、訪客及被邀請人的輕型巴士停泊的停車位(統稱「老人日間護理中心」)

(上述設施連同其他署長可據其絕對酌情權確定供上述設施專用之任何地方、設備、服務及裝置統稱為「政府設施」)

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

- (a) 發展項目須於2020年9月30日或之前建成至適宜佔用。
- (b) 承授人須於租契年期內：(i)按經批准之設計及規劃及經批准之建築圖則維持所有建築物，不得有變更或改動；及(ii)保持所有建築物修葺良好堅固狀態。
- (c) 承授人須：
- (i) 於批地文件簽立之日後72個曆月內(或其他經署長延後的期限內)自費以署長批准的方式，以署長批准的材料，達到署長批准的水準、高度、線向及設計，至使署長在各方面滿意；
- (I) 鋪設及塑造若干未來道路於批地文件隨附圖則上顯示為綠色的部分(「綠色範圍」)；及
- (II) 提供及建造署長可全權指定的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物(統稱「該等構築物」)

使建築、車輛及行人交通將可於綠色範圍上進行；

- (ii) 於批地文件簽立之日後72個曆月內(或其他經署長延後的期限內)自費於綠色範圍上鋪設路面、路邊石及管道，並為其提供署長可要求提供的溝渠、下水道、排水渠、有管道接駁供水系統的消防龍頭、街燈、交通標誌、街道設施及道路標記，至使署長滿意；及
- (iii) 自費保養綠色範圍連同該等構築物及所有建造、安裝及提供在其上或內的構築物、路面、溝渠、下水道、排水渠、消防龍頭、服務、街燈、交通標誌、街道設施、道路標記及植物，至使署長滿意，直至綠色範圍之管有權按批地文件交回政府為止。
- (d) (i) 承授人須自費向署長提交園景設計圖，其須標明按批地文件要求將在該土地內提供的園景工程的位置、規劃及布局。
- (ii) 承授人須根據獲批之園景設計圖自費於土地上

進行園景工程，至使署長在各方面滿意的程度。未經署長事先書面批准，不得修改、變動、更改、變更或替換獲批之園景設計圖。

- (iii) 承授人須自費保養及維持園景工程，將之保持安全、清潔、整齊、井然及健康的狀態，至使署長滿意。
- (e) 承授人須自費於該地段內以熟練的方式及按照隨附於批地文件內之工程規格附表及根據批地文件特別條件第(14)(a)條獲批的圖則建立、建造及提供政府設施，至使署長在各方面滿意，且須於2020年9月30日或之前建成至適宜佔用。
- (f) 承授人須於批地文件中提及的維修責任期屆滿前的所有時間內自費保養政府設施及其屋宇裝置至良好狀態及於各方面使署長滿意。僅就本責任而言，「承授人」一詞不包括其受讓人。
- (g) 承授人須於批地文件年期內自費(除財政司司長法團另有任何批地文件特別條件第(36)(a)(ii)(I)條提及的分攤外)保養以下項目(下稱「該等項目」)至使署長在各方面滿意：
- (i) 政府設施的外牆面飾及政府設施的或其中、外、內、上或下的所有牆、柱、樑、天花、天台樓板、車道或地台樓板及任何其他結構元素的結構；
- (ii) 所有供政府設施及該土地上發展項目其他部分使用的升降機、扶手電梯及樓梯；
- (iii) 所有供政府設施及該土地內發展項目的其他部分使用的大廈服務裝置、機器及器材(包括但不限於可攜或不可攜消防裝置器材)；
- (iv) 所有政府設施下方的結構樓板連同其內及其下的排水系統；及
- (v) 所有其他供政府設施及地段內發展項目的其他部分使用的公用部分和設施。
- (h) 承授人須自費維持按批地文件獲豁免計算總樓面面積的康樂設施(「獲豁免設施」)修葺良好堅固，並須運作獲豁免設施至使署長滿意。獲豁免設施只准供發展項目的住客及其真實訪客使用，不得供其他人士使用。
- (i) (i) 須於該地段內按一指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目的住宅單位的住客及其真實賓客、訪客或所邀請者之車輛停泊(「住宅停車位」)，至使署長滿意。
- (ii) 須按一指定比率提供若干額外車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目的住宅單位的住客的真實

實賓客、訪客或所邀請者之車輛停泊(「訪客停車位」)。

- (iii) 須於該地段內按與發展項目將會用作辦公室用途及用作非工業(不包括辦公室、貨倉、酒店、油站及私人住宅)用途的部分的面積有關連的指定比率提供若干車位，以供車輛停泊，至使署長滿意。
- (iv) 承授人須從上述(i)、(ii)及(iii)提及之車位之中保留及指定建築事務監督要求或批准的數目的車位，以供傷殘人士(按《道路交通條例》、其附屬規例及修訂條例定義)使用之車輛停泊(「供傷健人士用停車位」)，唯須保留及指定最少一個由上文(ii)提供的車位為供傷健人士用車位，且不得保留及指定所有由上文(ii)提供的車位為供傷健人士用車位。
- (v) 須於該地段內按與住宅停車位數目有關連的指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌之電單車停泊，至使署長滿意(「住宅電單車停車位」)。
- (vi) 須於該地段內按上文(iii)段提供的停車位數目有關連的指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌之電單車停泊，至使署長滿意。
- (vii) 須於該地段內按指定比率提供若干車位，以供屬於發展項目的住客及其真實賓客、訪客或所邀請者之單車停泊，至使署長滿意。
- (viii) 須於該地段內按與發展項目住宅單位數目及發展項目將會用作辦公室用途及用作非工業(不包括辦公室、貨倉、酒店、油站及私人住宅)用途的部分的面積有關連的指定比率提供若干上落貨車位，至使署長滿意。
- (j) 承授人須按經署長批准並存放於署長處之車場布局圖維持停車位、上落貨車位、停車處及其他空間(包括但不限於電梯、樓梯平台及運轉及通道地方)，且未經署長事先書面同意不得改動該布局。
- (k) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論是否經署長事先書面同意，不論是否位於該地段內或任何政府土地內，亦不論進行上述工程的目的是為承授人進行開拓、平整或發展工程或其於批地文件條件下需要進行的任何其他工程的目的或與其有關連的目的或任何其他目的，承授人須自費進行及建造該等於當時或其後有需要之斜坡整理工程、護土牆或其他支撐、防護措施、排水系統

或附屬或其他工程，以保護及支持該地段內的土地及任何毗鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於批地文件年期內的所有時間自費保持上述土地、斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或輔助或其他工程修葺良好堅固，至使署長滿意。

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

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

- (l) 若於發展或重新發展該地段或其任何部分時曾安裝預應力地錨，承授人須於該預應力地錨的服務年期內自費定期保養及定期監測該預應力地錨至使署長滿意。
- (m) 倘若該地段或其他受開發該地段所影響的區域之泥土、廢土、瓦礫、建築廢料或建材(「該等廢料」)遭侵蝕、沖洗或傾倒到公共巷徑或道路上，或路旁暗渠、前濱或海牀、污水渠、雨水渠或溝渠或其他政府財產(「該等政府財產」)，承授人須自費清理該等廢料並修葺該等廢料對該等政府財產造成的損壞。承授人須對上述侵蝕、沖洗或傾倒對私人財產造成的任何損壞或滋擾所引致的一切訴訟、申索及索求向政府作出彌償。
- (n) 承授人須自費建造及保養署長認為有需要的水渠及渠道(不論是否位於該地段範圍內或政府土地上)，以將落在或流經該地段上的雨水截流並排送至就近的水道、集水井、渠道或政府雨水渠，至使署長滿意；且承授人須就因該等雨水造成的任何損壞或滋擾而起的所有行動、申索及索求全數負責及彌償政府及其官員。

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

6. 對買方造成負擔的租用條件

- (a) 承授人確認，於批地文件日期當天，於該地段及綠色範圍上現存有若干建築物、構築物及地基(統稱「現存構築物」)。在不損害批地文件一般條件第5條一般性的情況下，承授人須視作已信納並接受該地段在現存構築物存在的情況下於批地文件日期當天的情況及狀態，且不得就此或因此而作出或提出任何性質的反對或申索。承授人承諾會自費將現存構築物拆除及移除，至使署長在各方面滿意(統稱「拆除工程」)。政府不會就任何因現存構築物的存在及拆除工程而對承授人造成或其所蒙受的損失、損壞、滋擾或干擾承擔任何責任或法律責任。承授人須就所有直接或間接由現存構築物及拆除工程而起的或與之有關連的法律責任、損失、損害、支出、申索、費用、收費、要求、行動或程序向政府彌償或使之獲得彌償。
- (b) 未經署長事先書面批准，不得移除或干擾地段或其周圍所生長的樹木；署長於給予批准時可就移植、補償美化環境或重新栽種施加其認為合適之條件。
- (c) 住宅停車位及住宅電單車停車位不得：
 - (i) 轉讓，除非：
 - (I) 連同發展項目的住宅單位轉讓；或
 - (II) 轉讓予已是發展項目住宅單位業主之人士；或
 - (ii) 出租，除非出租予發展項目住宅單位之住客。

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

- (d) (i) 住宅停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目住宅單位的住客及其真實賓客、訪客或所邀請者之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。
- (ii) 上文第5(i)(ii)段提及的停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目住宅單位的住客的真實賓客、訪客或所邀請者之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。
- (iii) 上文第5(i)(iii)段提及的停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目或其用作該段分別訂明的用途的任何部分的佔用人及其真實賓客、訪客或所邀請者之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。
- (iv) 供傷健人士用停車位不得用作停泊供傷健人士(按《道路交通條例》、其附屬規例及任何修訂法例定義)使用且屬於發展項目住客或佔用人及其真實賓客、訪客及所邀請者之車輛之外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。
- (v) 住宅電單車停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目住宅單位的住客及其真實賓客、訪客或所邀請者之電單車以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。
- (vi) 上文第5(i)(vi)段提及的停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目或其用作上文第5(i)(iii)段分別訂明的用途的任何部分的佔用人及其真實賓客、訪客或所邀請者之電單車以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。
- (vii) 上文第5(i)(viii)段提及的上落貨車位不得用作供與發展項目有關之貨車上落貨之外的其他用途。
- (e) 承授人須於任何時候，尤其是當進行建造、保養、更新或維修工程(「該等工程」)時，採取或安排採取所有恰當及足夠的謹慎、技巧及預防措施，以免

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

- (f) (i) 承授人確認，於批地文件日期當天，有一段直徑為1500毫米的現存雨水渠行經該地段，其大約走向於批地文件附圖上以藍色虛線標示(下稱「現存雨水渠」)。在不損害批地文件一般條件第5條一般性的情況下，承授人須視作已信納並接受該地段在現存雨水渠存在的情況下於批地文件日期當天的情況及狀態，且不得就此或因此而作出或提出任何性質的反對或申索。政府就任何因現存雨水渠的存在而對承授人造成或其所蒙受的損失、損壞、滋擾或干擾不承擔任何責任或法律責任。承授人須就所有直接或間接由現存雨水渠而起的或與之有關連的法律責任、損失、損害、支出、申索、費用、收費、要求、行動或程序向政府彌償及使之獲得彌償。
- (ii) (1) 該地段於批地文件附圖上分別填上粉紅色加紅斜線及粉紅色加黑斜線及紅斜線並以「D.R.」標示的部分(「渠務專用範圍」)內不得豎立或建造任何建築物、構築物、任何建築物或構築物的支撐或伸出物。
- (2) 即使有上文第(ii)(1)段，如有署長事先書面同意及在遵從署長可施加的條款及條件的

情況下，承授人可在渠務專用範圍上豎立或容許豎立小型構築物，但前提是若或當署長提出要求，承授人須自費於署長指定的期限內移除或拆卸該等構築物及復原渠務專用範圍，至使署長在各方面滿意。若承授人未能於指定期限內進行該等移除、拆卸或復原工程，或因緊急情況所需，署長可進行該等其認為有需要的工程，且承授人須向政府繳付該等工程的費用。

- (3) 政府、署長及獲其妥為授權的官員、承辦商或其工人(統稱「授權人士」)，不論是否攜同工具、設備、機器或車輛，有權於任何時間自由進出穿越該地段以鋪設、視察、維修、保養、更換或更新署長可要求或授權的經過、貫穿或藏於渠務專用範圍的排水渠、下水道、渠道、排水設施及所有其他服務(「公用事業」)。任何可阻礙通往公用事業的通道或使公用事業超出其負荷的任何性質的物件或材料均不得放置於渠務專用範圍內。若署長認為(其意見為最終意見及對承授人有約束力)渠務專用範圍內有可阻礙通往公用事業的通道或使公用事業超出其負荷的任何性質的物件或材料，署長有權以書面通知形式要求承授人自費拆卸或移除該等物件或材料並復原渠務專用範圍，至使署長於各方面滿意。如承授人忽略或未能在指明期限內遵行該通知，或因緊急情況所需，署長可進行該等其認為有需要的移除、拆卸及復原工程，且承授人須應要求向政府繳付該等工程的費用，費用金額由署長決定(其決定為最終決定及對承授人有約束力)。
- (iii) 除就因行使上文第(ii)(3)段提及的權利及權力而開挖的任何坑道的復原工程外，政府及授權人士就因其行使上文第(ii)(3)段提及的自由進出穿越的權利及進行鋪設、視察、維修、保養、更換或更新公用事業的權利而起的或其附帶的對承授人造成或承授人所蒙受的損失、損壞、滋擾或干擾均無責任，且不得向政府或授權人士就任何該等損失、損壞、滋擾或干擾索償。
- (iv) 如有署長事先書面批准，承授人可自費以署長批准的材料，按署長批准的標準、規格及設計，將現存雨水渠改道至該地段以外署長批准的一個或多個位置及署長批准的高度，至使署長在各方面滿意。當承授人已將現存雨水渠改道及該經改道之雨水渠(「經改道之雨水渠」)位處該地段以外而該地段有任何部分位於由經改道

之雨水渠之中線起計之4.0米距離內，該地段之該部分將成為一新渠務專用範圍(署長發予承授人之一封或多封信函中劃定及指明之該範圍下稱「新渠務專用範圍」)以取代渠務專用範圍，而上文(ii)及(iii)條款中對「渠務專用範圍」之提述將被「新渠務專用範圍」取代而該等條款將按此適用及詮釋。另一選擇是，當承授人已將現存雨水渠改道及經改道之雨水渠位處該地段以外且並無該地段任何部分位於由經改道之雨水渠之中線起計之4.0米距離內，上文(ii)將停止適用。署長對何謂經改道之雨水渠之中線的決定為最終決定且對承授人有約束力。

- (v) 除非承授人已按上文(iv)將現存雨水渠改道及直至經改道之雨水渠已完工及投入營運至使署長在各方面滿意，承授人不得以任何方式干擾現存雨水渠。
- (vi) 政府不會就任何因現存雨水渠的改道而對承授人造成或其所蒙受的損失、損壞、滋擾或干擾承擔任何責任或法律責任。承授人須就所有由現存雨水渠的改道而起的或與之有關連的法律責任、損失、損害、支出、申索、費用、收費、要求、行動或程序向政府彌償及使之獲得彌償。
- (g) (i) 承授人須於一指定時限內，自費就發展項目向署長呈交或安排向其呈交令署長在各方面滿意的噪音影響評估(「噪音影響評估」)以供其書面批核，其須載有包括署長所要求的資料，包括但不限於所有對發展項目的負面噪音影響及對噪音緩解措施(「噪音緩解措施」)的建議。
- (ii) 承授人須自費於署長訂明的期限內實施經署長批准的噪音影響評估內建議的噪音緩解措施，至使署長在各方面滿意。
- (h) 除非署長事先書面同意，承授人不得進行或容許或容受進行任何與該地段土地上任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程（包括但不限於任何分隔牆或任何地板或天花板或任何間隔構築物的拆除或改建）。就何謂會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程，署長的決定為最終決定及對承授人有約束力。
- (i) 請參閱上文4及5段。
- (j) 當承授人未能或忽略履行、遵守或遵行批地文件，政府有權重收並重新管有土地或其任何部分及在該土地或其任何部分上的所有或任何建築物、豎立

物或工程。當土地被重收：(i)承授人於批地文件下就該土地被重收的部分的權利將完全地告停止或終止；(ii)政府之任何其他權利、濟助及申索將不受損害；及(iii)承授人無權獲得任何地價退款、濟助或賠償。

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

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

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

(b) The accommodation comprising:

- (i) (I) one residential care home for the elderly; (II) one space for the parking of light buses belonging to the occupiers of the residential care home for the elderly referred to above and their bona fide guests, visitors and invitees; and (III) one lay-by for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and light buses in connection with the residential care home for the elderly and the day care centre for the elderly referred to below (collectively referred to as "the Residential Care Home for the Elderly"); and
- (ii) (I) one day care centre for the elderly; and (II) three spaces for the parking of light buses belonging to the occupiers of the day care centre for the elderly referred to above and their bona fide guests, visitors and invitees (collectively referred to as "the Day Care Centre for the Elderly")

(which accommodation referred to in this paragraph together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine are hereinafter collectively referred to as "the Government Accommodation").

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

See 1(a) above.

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

Not applicable.

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

Not applicable.

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

See the plans below in this section.

6. General public's right to use

The general public has the right to use those facilities mentioned in 1 in accordance with the land grant.

7. Management, operation and maintenance

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

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

A. Green Areas and the Structures

Land Grant:

Special Condition Nos. (3) to (6)

"(3) (a) The Purchaser shall:

- (i) within 72 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter collectively referred to as "the Green Areas"); and

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

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

- (ii) within 72 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

- (iii) maintain at his own expense the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been re-delivered in accordance with Special Condition No. (4) hereof.

- (b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.
- (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (4) For the purpose only of carrying out the necessary works specified in Special Condition No. (3) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Areas. The Green Areas shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Areas allow free access over and along the Green Areas for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (3) hereof or otherwise.
- (5) The Purchaser shall not without the prior written consent of the Director use the Green Areas for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (3) hereof.
- (6) (a) The Purchaser shall at all reasonable times while he is in possession of the Green Areas:
- (i) permit the Government, the Director and his officers, contractors and agents and any other persons authorized by the Director the right of ingress, egress and regress to, from and through the lot and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (3)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (3)(b) hereof and any other works which the Director may consider necessary in the Green Areas;
 - (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Areas as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Areas or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighboring land or premises and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas; and
 - (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Areas as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Areas.
- (b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition."

Special Condition No. (51)

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

Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Areas or both the lot or any part thereof and the Green Areas or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.”

Deed of Mutual Covenant

Paragraph 4(c), Schedule 9

“(c) [The Manager shall have the power] [t]o comply with and ensure compliance with all laws and provisions of the Land Grant which are applicable to the Common Parts, the Land as a whole or the Green Area as referred to in Special Condition No.(3) (to the extent that the Green Area has not been re-delivered to the Government in accordance with the Land Grant).”

Paragraph 26, Schedule 9

“26. Matters outside boundary. [The Manager shall have the power] [t]o carry out and perform all acts, activities and works required by the Land Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Land Grant, the law or those insurers in relation to the same.”

Deed of Dedication:

not applicable

B. The Government Accommodation

Land Grant:

Special Condition No. (13)(a) and (b)

“(13)(a) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule annexed hereto (hereinafter referred to as “the Technical Schedule”) and the plans approved under Special Condition No. (14)(a) hereof, the following accommodation:

- (i) (I) one residential care home for the elderly with a net operational floor area of not less than 1,096 square metres; and

- (II) one space measuring 8.0 metres in length and 3.0 metres in width with a minimum headroom of 3.3 metres for the parking of light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the residential care home for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition and their bona fide guests, visitors or invitees; and

- (III) one lay-by measuring 9.0 metres in length and 3.0 metres in width with a minimum headroom of 3.8 metres for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and light buses in connection with the residential care home for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition and the day care centre for the elderly referred to in sub-clause (a)(ii)(I) of this Special Condition and located on the same level of the day care centre for the elderly referred to in sub-clause (a)(ii)(I) of this Special Condition and at such location, in such form and to such standards as the Director may require or approve

(hereinafter collectively referred to as “the Residential Care Home for the Elderly”) to be completed and made fit for occupation on or before the 30th day of September 2020; and

- (ii) (I) one day care centre for the elderly with a net operational floor area of not less than 358 square metres located on the ground level; and

- (II) three spaces each measuring 8.0 metres in length and 3.0 metres in width with a minimum headroom of 3.3 metres for the parking of light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the day care centre for the elderly referred to in sub-clause (a)(ii)(I) of this Special Condition and their bona fide guests, visitors or invitees

(hereinafter collectively referred to as “the Day Care Centre for the Elderly”) to be completed and made fit for occupation on or before the 30th day of September 2020

(which accommodation referred to in this sub-clause (a) together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Purchaser) are hereinafter collectively referred to as “the Government Accommodation”). For the purpose of this sub-clause (a), the decision of the Director as to what constitutes the ground level shall be final and binding on the Purchaser.

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

Special Condition No. (14)

“(14)(a) (i) The Purchaser shall submit or cause to be submitted to the Director for his written approval plans of the Government Accommodation which shall include details as to the level, position and design of the Government Accommodation and any other details as the Director may require.

- (ii) Upon approval being given to the plans of the Government Accommodation, no amendment, variation, alteration, modification or substitution thereto shall be made by the Purchaser except with the prior written approval of the Director or except as required by the Director.

- (iii) The plans of the Government Accommodation approved under sub-clause (a) of this Special Condition shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director.

(b) No building works (other than ground investigation, site formation works and the Demolition Works) shall commence on the lot until the plans of the Government Accommodation shall have been approved by the Director under sub-clause (a) of this Special Condition.”

Special Condition No. (26)

“(26)(a) The Purchaser shall throughout the term hereby agreed to be granted at his own expense but subject

to any contribution by F.S.I. as referred to in Special Condition No. (36)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"):

- (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;
 - (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;
 - (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;
 - (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and
 - (v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.
- (b) The Purchaser hereby indemnifies and shall keep indemnified the Government and F.S.I. from and against all liabilities, losses, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Purchaser to maintain the Items.
- (c) For the purpose of this Special Condition only, the expression "Purchaser" shall exclude F.S.I."

Deed of Mutual Covenant

Clause 1

"Development Common Parts" means those Common Parts which are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of different Flats, Parking Spaces, Shops and the Government Accommodation...

...

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

...

"Government Accommodation" shall have the same meaning as defined in Special Condition No. (13)(a) comprising:

- (a) the Residential Care Home for the Elderly (as defined in Special Condition No.(13)(a)(i)) which contains one residential care home for the elderly, one space for the parking of light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belong to the occupiers of the residential care home for the elderly referred to in this sub-paragraph and their bona fide guests, visitors or invitees, one lay-by for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and light buses in connection with the residential care home for the elderly referred to in this sub-paragraph and the day care centre for the elderly referred to in sub-paragraph (b) below and located on the same level of the day care centre for the elderly; and
- (b) the Day Care Centre for the Elderly (as defined in Special Condition No.(13)(a)(ii)) which contains one day care centre for the elderly and three spaces for the parking of light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the day care centre for the elderly referred to in this sub-paragraph

together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands may in his absolute discretion determine (whose determination shall be conclusive and binding on all Owners), which is shown (for identification purpose) coloured violet on the Plans, in respect of which the Right to Occupy belongs to the Owner of the Shares allocated thereto; but excluding anything which forms part of the Items;

"Government Accommodation Maintenance Expenses" means all costs expended by the Manager under Clause

8.9 in carrying out such maintenance of, at the request of the Owner of the Government Accommodation, the services, facilities and installations exclusively serving the Government Accommodation;

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

...

"Items" means the items referred to in Special Condition No. (26)(a), namely:

- (a) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;
- (b) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development;
- (c) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development;
- (d) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and
- (e) all other common parts and facilities serving the Government Accommodation and the remainder of the Development;

...

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

...

"Parking Common Parts" means those Common Parts which are provided or installed for the common use and

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

...

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

...

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

...

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

Clause 2(m) and (o)

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

...

- (o) the rights of the Owner of a Shop or the Government Accommodation may be exercised in accordance with this Deed by an Owner of a part of the Shop or (as the case may be) the Government Accommodation in respect of the part he owns;..."

Clause 5.3

"5.3 FSI. FSI, its lessees, tenants, licensees and persons authorized by FSI and the Owner or occupier of the Government Accommodation shall have the additional rights set out in Schedule 8. Such rights and all other rights, easements and privileges of FSI, its lessees, tenants, licensees and persons authorized by FSI and the Owner or occupier of the Government Accommodation under this Deed may be exercised from time to time without the permission, approval, consent or concurrence of any other Owner, the Manager, the Owners' Corporation or any other person."

Clause 5.4

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

- (a) the additional rights conferred under Clause 5.1, Clause 5.2, Schedule 6 and Schedule 7 shall be subject to the rights and privileges of FSI and shall not in any way adversely affect or prejudice the rights, easements and privileges of FSI under this Deed and the Land Grant;
- (b) no Owner shall represent FSI or GPA in any dealings with the Government directly affecting the Government Accommodation, and whether a dealing directly affects the Government Accommodation shall be determined by GPA in its sole discretion; and
- (c) no chimneys, flues, pipes or other structures or facilities shall be installed or affixed onto the external walls of the Government Accommodation save and except where required by or with the prior consent of the Owner of the Government Accommodation."

Clause 8.8

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

- (a) the exercise of the Manager's powers and

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

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

Clause 8.9

"8.9 Maintenance of Government Accommodation. The Owner of the Government Accommodation shall manage and maintain the Government Accommodation. Notwithstanding the aforesaid, upon the request of the Owner of the Government Accommodation, the Manager shall undertake the maintenance of services, facilities and installations exclusively serving the Government Accommodation and will be reimbursed with the costs expended in carrying out such maintenance on condition that the Manager shall not carry out such maintenance until the Manager has:

- (a) submitted an estimate of the costs (together with supporting documents and any other relevant information considered necessary by the Owner of the Government Accommodation); and
- (b) the Owner of the Government Accommodation has approved in writing the estimated costs and the maintenance works to be carried out."

Clause 8.10

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

Accommodation) and the Manager to maintain the Items.”

Clause 10.1

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

Clause 10.3(h)

“(h) Notwithstanding anything in this Deed:

- (i) subject to the other provisions of this Clause 10.3(h), FSI as Owner of the Government Accommodation shall be responsible for the maintenance and management of the Government Accommodation but shall not be liable to contribute towards the Management Expenses and any management and maintenance charges in respect of the remainder of the Development and shall not be liable to contribute towards the Management Expenses and any management and maintenance charges in respect of the Items;
- (ii) FSI as Owner of the Government Accommodation shall be liable for payment of the management and maintenance charges only in respect of facilities or services or the Items which actually serve the Government Accommodation or are used by the occupier thereof or the servants, contractors, agents or visitors of FSI as the Owner of the Government Accommodation Provided That:

(1) the liability of FSI shall:

- (A) be as determined by GPA or person nominated by the Director of Lands for this purpose;
- (B) in any event, not exceed the proportion of the management and maintenance charges which the respective gross floor area of the Government Accommodation, namely 2,505.897 square metres or the relevant part thereof bears to the total gross floor area of the Development, namely 21,146.999 square metres; and
- (C) only commence from the date of

assignment or the date of taking over of the Government Accommodation or such relevant part thereof, whichever is the earlier;

- (2) FSI shall incur no liability for payment of any management and maintenance charges unless and until the amount of the same shall have first been approved in writing by GPA or person nominated by the Director of Lands for this purpose; and
- (3) FSI as owner of the Government Accommodation shall have no liability for any contribution towards any management and maintenance charges for any other part of the Development (whether Common Parts or otherwise) or for the provision of facilities or services which do not, in the opinion of GPA or person nominated by the Director of Lands for this purpose, directly serve or otherwise directly benefit the Government Accommodation.
- (iii) FSI shall reimburse the Manager all Government Accommodation Maintenance Expenses; and
- (iv) FSI shall reimburse to the Manager all capital expenditure, as shall first be approved in writing by GPA or person nominated by the Director of Lands for this purpose, in respect of facilities and services which actually serve the Government Accommodation or are used by the occupier thereof, his servants, contractors, agents or visitors.”

Clause 10.20

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

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

(d) Debris Removal Charge;

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

or payment of a like nature.”

Clause 11.11(e)

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

Clause 12.8(e)

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

Clause 12.11

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

Clause 14.7(e)

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

other person and address as nominated by FSI in writing.”

Clause 14.13

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

Clause 14.14

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

Clause 14.18

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

Paragraph 1(c), Part A, Schedule 3

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

Paragraph 2 to 4, Part A, Schedule 3

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

2. Right of support and shelter. The right to subjacent

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

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

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

all costs and expenses incurred for any damage caused to the Government Accommodation.”

Paragraph 2, Schedule 5

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

Schedule 8

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

1. the right of shelter, support and protection for the Government Accommodation;
2. the right of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the gutters, sewers, drains, flues, conduits, ducts, watercourses, cables, pipes, wires and other conducting media now or during the term agreed to be granted under the Land Grant laid on or running, through any part of the Land and any part of the Development;
3. the right at its own cost to alter, divert, vary, relay or reinstate any of the services and facilities serving exclusively the Government Accommodation or any part thereof (hereinafter referred to as “the Government Accommodation Services”) at any time at its absolute discretion without any charge by the Owners or the Manager Provided that proper and adequate care and precaution shall be taken during any alteration, diversion, variation, relaying or reinstatement works of the Government Accommodation Services so as to ensure that no damage is caused to the services

and facilities within the Land and serving all those parts of the Development other than the Government Accommodation;

4. the right to go, pass and repass over and along and to use and receive the benefit of any Common Parts in connection with the proper use and enjoyment of the Government Accommodation or any part thereof;
5. the right at all reasonable times with or without surveyors, contractors, workmen and others and with or without vehicles, plant, equipment, material and machinery to enter upon the Land or any part of the Development for the purposes of extending or carrying out maintenance, repair, addition, alteration and other works to the Government Accommodation or any part thereof and maintenance, repair, alteration, diversion, variation, relaying and reinstatement works to the Government Accommodation Services or any part thereof;
6. the free and uninterrupted rights of way to and from the Government Accommodation or any part thereof as may be required by the Director of Lands;
7. the exclusive right to install, erect, exhibit, display, maintain, repair, remove and renew signs and advertisements on the walls, columns and other structural elements of, within, around and on the boundary of the Government Accommodation or any part thereof as FSI shall deem fit and the right of access over the Land or any part thereof or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material for the purposes of inspecting, installing, erecting, exhibiting, displaying, maintaining, repairing, removing and renewing such signs and advertisements;
8. the right of access to the lighting conduits, such fire services, ventilation and other services, facilities, installations, fixtures, ancillary works, plants and materials fixed on, in or to the roof slabs, walls and other structural elements of the Government Accommodation;
9. the right to alter and run additional services to serve and benefit exclusively the Government Accommodation or any part thereof on the walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and other structural elements of, in, around, within, above and below the Government Accommodation and the related right of access over the Land or any part

thereof or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material;

10. the right at its absolute discretion to alter or vary at any time the use of the Government Accommodation or any part thereof without having to obtain the approval or consent of the other Owners or the Manager;
11. the right to enter upon the A/C platforms shown coloured yellow on 5th FLOOR PLAN (RESIDENTIAL RECREATIONAL FACILITIES) annexed to this Deed for carrying out installation, maintenance, repair and alteration, etc. of the A/C plants of the Residential Care Home for the Elderly of the Government Accommodation; and
12. such other rights, privileges and easements (if any) as may be deemed necessary or desirable by the Director of Lands and which are notified to the First Owner by Government or FSI for incorporation into this Deed."

Deed of Dedication:

Not applicable

1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述

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

(b) 由以下項目組成的設施：

- (i) (I) 一間安老院；(II) 一個供屬於安老院佔用人及其真實賓客、訪客及被邀請人的輕型巴士停泊的停車位；及(III) 一個供與安老院及下文提及的老人日間護理中心有關連的車輛(包括的士、救護車及輕型巴士)上落客用的停車處(統稱「安老院」)；及
- (ii) (I)一間老人日間護理中心；及(ii)三個供屬於上述老人日間護理中心佔用人及其真實賓客、訪客及被邀請人的輕型巴士停泊的停車位 (統稱「老人日間護理中心」)

(上述設施連同其他署長可據其絕對酌情權確定供上述設施專用之任何地方、設備、服務及裝置統稱為「政府設施」)

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

見第1(a)段。

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

不適用。

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

不適用。

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

見本節內之圖則。

6. 公眾之使用權

公眾有權按照批地文件使用供公眾使用的第1段所提及之設施。

7. 管理、營運及維持

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

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

特別條件第(3)至(6)條

「(3) (a) 買方須：

- (i) 於本協議簽立日後72個曆月內(或其他經署長延後的期限內)，自費以署長批准的方式及材料，按署長批准的標準、高度、定線及設計，至使署長在各方面滿意：

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

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

致使興建工程及車輛及行人交通能於綠色範圍上進行。

- (ii) 於本協議簽立日後72個曆月內(或其他經署長延後的期限內)，自費於綠色範圍上鋪設路面、路邊石及管道，並就其提供署長可要求提供的溝渠、下水道、排水渠、有管道接駁供水系統的消防龍頭、街燈、交通標誌、街道設施及道路標記，至使署長滿意；及

- (iii) 自費保養綠色範圍連同該等構築物及建造、安裝及提供在其上或內所有構築物、路面、溝渠、下水道、排水渠、消防龍頭、服務、街燈、交通標誌、街道設施、道路標記及植物，至使署長滿意，直至綠色範圍之管有權按本文特別條件第(4)條交回政府為止。

(b) 若買方未能於指定時間內履行本特別條件第(a)段之責任，政府可進行所需之工程，唯費用由買方支付，就此買方須應要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對買方具約束力。

(c) 就任何對買方或任何其他人士造成或買方或任何其他人士蒙受的損失、破壞、滋擾或干擾，不論是買方履行其於本特別條件第(a)段下的責任或政府行使其於本特別條件第(b)段下的權利或其他權利而起的或其附帶的，政府概不承擔任何責任；買方亦不得針對政府就該等損失、破壞、滋擾或干擾提出任何申索。

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

(5) 未經署長書面同意，買方不得使用綠色範圍作儲存用途或任何臨時構築物之建造或任何除進行特別條件第(3)條指明之工程外之用途。

(6) (a) 買方須在其管有綠色範圍期間的所有合理時間內：

- (i) 允許政府、署長及其官員、承辦商及代理人及任何其他獲署長授權的人士有權進出穿越該地段及綠色範圍，以便視察、檢查及監督任何須遵從本文特別條件第(3)(a)條進行的工程，及進行、視察、檢查及監督本文特別條件第(3)(b)條提及的工程及任何其他署長認為有需要在綠色範圍內進行的工程；

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

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

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

特別條件第(51)條

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

公契

附表9第4(c)段

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

附表9第26段

「26. 邊界外的事宜。〔管理人有權〕進行及履行批地文件、法律或對其投購保險的保險公司要求的、或管理人認為適當以履行及遵行批地文件條款、法律或上述保險公司的一切行為、活動及工程。」

撥出私人地方供公眾使用的契據：

不適用

B. 政府設施

批地文件：

特別條件第(13)(a)及(b)條

「(13) (a) 買方須自費在該地段內以良好及熟練的方式按隨附於此之工程規格附表(「工程規格附表」)及根據本文特別條件第(14)(a)條獲批的圖則建立、建造及提供以下設施，至使署長在各方面滿意：

- (i) (I) 一間淨作業樓面面積不少於1,096平方米的安老院；及
- (II) 一個供按《道路交通條例》、其附屬規例及修訂法例獲發牌且屬於本特別條件第(a)(i)(I)條提及的安老院的佔用人及其真實賓客、訪客及被邀請人的輕型巴士停泊的停車位，每個停車位長度為8.0米、闊度為3.0米、及最小淨空高度為3.3米；及
- (III) 一個供與本特別條件第(a)(i)(I)條提及的安老院及本特別條件第(a)(ii)(I)條提及的老人日間護理中心有關連的車輛(包括的士、救護車及輕型巴士)上落客用的停車處，停車處長度為9.0米、闊度為3.0米、及最小淨空高度為3.8米，與本特別條件第(a)(ii)(I)條提及的老人日間護理中心位於同一樓層及達到署長可要求或批准的位置、形式及標準

(以下統稱「安老院」)；上述設施須於2020年9月30日或之前全部建成至適宜佔用及運作；及

- (ii) (I) 一間淨作業樓面面積不少於358平方米及位於地面層的老人日間護理中心；及
- (II) 三個供按《道路交通條例》、其附屬規例及修訂法例獲發牌且屬於本特別條件第(a)(ii)(I)條提及的老人日間護理中心的佔用人及其真實賓客、訪客及被邀請人的輕型巴士停泊的停車位，每個停車位長度為8.0米、闊度為3.0米、及最小淨空高度為3.3米

(以下統稱「老人日間護理中心」)；上述設施須於2020年9月30日或之前全部建成至適宜佔用及運作

(本(a)條設施連同任何署長按其絕對酌情權確定(其決定為最終決定且對買方有約束力)供上述設施專用之其他地方、設備、服務及裝置於下文統稱為「政府設施」)。就本(a)段而言，署長對何謂地面層的決定為最終決定且對買方有約束力。

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

特別條件第(14)條

- 「(14) (a) (i) 買方須向署長呈交或安排向其呈交政府設施圖則以供其書面批准；政府設施圖則須包括政府設施的高度、位置及設計等詳情及任何其他署長可要求的詳情。
- (ii) 政府設施圖則一經批准，除署長要求外，買方未經署長書面批准不得對該等圖則作任何修改、變更、改動、修訂或替代。
- (iii) 根據本特別條件第(a)條獲批之政府設施圖則須被視作包括任何其後經署長批准或要求的修訂、變更、改動、修改或替換。
- (b) 未經署長根據本特別條件第(a)條批准政府設施圖則，該地段內不得展開任何建築工程(土地礮探、地盤平整工程及拆卸工程除外)。」

特別條件第(26)條

- 「(26) (a) 買方須於本批地文件授予的年期內自費(本文特別條件第(36)(a)(ii)(I)條提及由財政司司長法團作出的分攤除外)保養以下項目(下稱「該等項目」)至使署長在各方面滿意：
- (i) 政府設施外牆面飾及其中、外、內、上或下的所有牆、柱、樑、天花、天台樓板、車道或地台樓板的結構及其他結構元素；
- (ii) 所有供政府設施及該地段內發展項目餘下部分使用的升降機、扶手電梯及樓梯；
- (iii) 所有屬於服務政府設施及該地段發展項目的餘下部分的系統的一部分的大廈服務裝置、機器及器材(包括但不限於可攜或不可攜防火裝置器材)；
- (iv) 所有政府設施下的結構樓板連同其內及其下的排水系統；及
- (v) 所有其他供政府設施及該地段發展項目餘下部分使用的公用部分及設施。

- (b) 買方特此就所有因其未能保養該等項目而起或由此導致的所有任何性質的責任、損失、損害、支出、申索、費用、索求、收費、行動及訴訟向政府及財政司司長法團作出彌償及使之獲得彌償。
- (c) 僅就本特別條件的目的而言，「買方」一詞不包括財政司司長法團。」

公契

第1條

「「發展項目公用部分」指該等提供或安裝給不同住宅單位、停車位、商鋪及政府設施的業主、佔用人、被許可人或被邀請人共同使用及享用的公用部分…

…

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

…

「政府設施」的意義等同其於特別條件第(13)(a)條定義下的意義，由以下項目組成：

- (a) 安老院(按特別條件第(13)(a)(i)條下定義)，包括一間安老院、一個供按《道路交通條例》、其附屬規例及修訂法例獲發牌且屬於本段提及的安老院的佔用人及其真實賓客、訪客及被邀請人的輕型巴士停泊的停車位、一個位於與下文(b)段提及的老人日間護理中心同一樓層的供與本段提及的安老院和與下文(b)段提及的老人日間護理中心有關連的車輛（包括的士、救護車及輕型巴士）上落客用停車處；及
- (b) 老人日間護理中心(按特別條件第(13)(a)(ii)條下的定義)，包括一間老人日間護理中心及三個供按《道路交通條例》、其附屬規例及修訂法例獲發牌且屬於本段提及的老人日間護理中心的佔用人的輕型巴士停泊的停車位

連同地政總署署長可按其絕對酌情權決定(其決定為最終決定及對所有業主有約束力)為供上述設施專用之任何其他地方、設備、服務及裝置，其在圖則上(為識別目的)填上紫色，其佔用權屬於其獲分配的份數的業主；但不包括任何屬該等項目一部分之任何事物；

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

「GPA」指香港灣仔告士打道5號稅務大樓31樓政府產業

署之政府產業署署長；並包括其繼承人及在任何時候及不時接管及/或替換及/或承擔及/或行使政府產業署署長的全部或部分職能或職責的任何其他官員或政府部門或任何政府或行政機關(不論其擔任任何職銜或職位)；

…

「該等項目」指特別條件第(26)(a)條提及的項目，即：

- (a) 政府設施外牆面飾及其中、外、內、上或下的所有牆、柱、樑、天花、天台樓板、車道或地台樓板的結構及其他結構元素；
- (b) 所有供政府設施及發展項目餘下部分使用的升降機、扶手電梯及樓梯；
- (c) 所有屬於服務政府設施及發展項目的餘下部分的系統的一部分的大廈服務裝置、機器及器材(包括但不限於可攜或不可攜防火裝置器材)；
- (d) 所有政府設施下的結構樓板連同其內及其下的排水系統；及
- (e) 所有其他供政府設施及發展項目餘下部分使用的公用部分及設施。

…

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

…

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

…

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

…

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

…

- (m) 所有該等項目中屬提供或安裝給不同住宅單位業主、

佔用人、獲許可人或獲邀請人共同使用及享用而非供停車位或商鋪業主、佔用人、被許可人或被邀請人共同使用及享用的部分(不論該部分是否同時提供或安裝給政府設施的業主、佔用人、被許可人或被邀請人共同使用及享用)；…」

第2(m)及(o)條

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

…

(o)商鋪或政府設施業主的權利可由該商鋪或(視屬何種情況而定)政府設施某一部分的業主就其所擁有的部分按本公契行使；…」

第5.3條

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

第5.4條

「5.4 額外權利受制於財政司司長法團的權利. 即使本公契有任何規定：

- (a) 第5.1條、第5.2條、附表6及附表7賦予的額外權利將受制於FSI的權利及特權，且不得以任何方式對FSI於本公契及批地文件的權利、地役權及特權有不利影響或造成損害；
- (b) 所有業主不得在與政府的任何事務往來中處理直接影響政府設施的任何事宜時代表FSI或GPA，而某一事宜是否直接影響政府設施將由GPA全權決定；及
- (c) 不得於政府設施外牆上安裝或加附煙囪、煙道、喉管或其他構築物或設施，政府設施業主要求或事先得其同意者除外。」

第8.8條

「8.8 管理人權力有關FSI的限制. 即使本公契有任何規定：

- (a) 管理人於按公契行使權力及履行職責時須受制於FSI的權利及特權，且不得以任何方式對本公契及批地書保留給FSI的權利、地役權和特權有不利影響或造成損害；
- (b) 管理人不得在與政府的任何事務往來中代表FSI或GPA；及

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

第8.9條

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

- (a) 呈交所涉開支的估算（連同證明文件及任何其他政府設施業主認為有需要的相關資料）；及
- (b) 獲得政府設施業主就將進行的保養工程及預計保養開支的書面批准。」

第8.10條

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

第10.1條

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

第10.3(h)條

「(i) 即使本公契有任何規定：

- (i) 除本第10.3(h)條其他條文另有規定外，FSI作為政府設施業主須負責政府設施之保養與管理，但毋須就發展項目的餘下部分分擔管理開支及任何管理及保養費用，亦毋須就該等項目分擔管理開支及任何管理及保養費用；
- (ii) FSI作為政府設施業主僅須就實際供政府設施使用或為其佔用人或FSI作為政府設施業主的傭人、承辦商、代理人或訪客使用的設施或服務繳付管理及保養費用，但前提是：

(1) FSI的責任：

- (A) 由GPA或地政總署署長為該目的提名的人士決定；
- (B) 在任何情況下，佔管理及保養費用的比例不超過政府設施的總建築面積(即2,505.897平方米)或其有關部分的總建築面積佔發展項目總建築面積(即21,146.999平方米)的比例；及
- (C) 只從政府設施或其有關部分的轉讓日期或接管日期開始，以較早者為準；

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

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

(iii) FSI須向管理人補還政府設施保養開支；及

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

第10.20條

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

- (a) 管理費按金；
 - (b) 特別基金(就實際供政府設施使用或供政府設施的佔用人、其傭工、承辦商、代理人或訪客使用的設施及服務的資本開支(其須首先經GPA或獲地政總署署長為該目的提名的人士批准)的補還除外)；
 - (c) 有關政府設施之保險費；
 - (d) 廢料清理費；
 - (e) 因逾期或未能繳交管理及保養費用而徵收的利息及罰款或催收費或逾期付款或欠繳管理及保養費支付任何罰款；
- 或類似性質的款項。」

第11.11(e)條

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

第12.8(e)條

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

第12.11條

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

第14.7(e)條

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

第14.13條

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

第14.14條

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

第14.18條

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

附表3第A部分第1(c)段

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

附表3第A部分第2至4段

「〔每位業主享有下列權利（與所有具有類似權利的人士共同享有）：〕

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

3. 輸送公用事業服務的權利. 有權為正當使用與享用其單位經現時或於任何時候可位於該土地之內或之下或穿過該土地的管道暢通無阻地傳送及輸送污物、污水、水、氣體、電、空氣、煙霧、資訊及其他公用事業服務(如有)離開及到達其單位(且就政府設施業主而言，政府設施業主、其承租人、租客、被許可人及獲其或政府設施當其時的佔用人授權的人士有權於任何時候經現時或於批地文件所批出或同意批出的年期內鋪設於或行經該土地任何部分或發展項目任何部分的明渠、污水渠、排水渠、煙道、管道、槽、水道、電纜、管道電線及其他傳導媒介自由傳送及輸電、水、污水、空調、電話及所有其他服務離開及到達政府設施)。
4. 有權進入該土地其他部分進行維修. 任何業主為就其單位進行任何保養及維修工程的目的(該等工程並非管理人於本公契下的責任且該等工程如無該通道則實際上不能進行)，有權在任何合理時間內經通知後(除於緊急情況下則毋須通知可於任何時候進入)進入該土地的其他部分，不論是否隨同測量師、工人及其他人士亦不論是否攜同機械、設備及材料，在合理可能的情況下盡量減少干擾並立即修復因此對該土地任何部分造成的任何損害，唯當對政府設施行使該權利須事先獲政府設施業主批准(緊急情況除外)，且行使權利之業主須承擔所有對政府設施造成的任何損害所招致的支出與開支。」

附表5第2段

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

附表8

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

1. 為政府設施取得遮蓋、支撐及保護的權利；
2. 於任何時候經現時或於批地文件所批出或同意批出的年期內鋪設於或行經該土地任何部分或發展項目任何部分的明渠、污水渠、排水渠、煙道、管道、槽、水道、電纜、管道、電線及其他傳導媒介自由傳送及輸送氣體、電、水、污水、空調、電話及所有其他服務離開及到達政府設施的權利。
3. 於任何時候按其絕對酌情權自費更改、改道、改變、重鋪或修復任何專供政府設施或其任何部分享用的服務及設備(下稱「政府設施服務」)而毋須向業主或管理人支付任何費用的權利，但前提是在對政府設施服務進行更改、改道、改變、重鋪或修復工程時，須採取恰當及充足的謹慎及防範措施，以確保該土地內所有供發展項目除政府設施外的部分的服務及設備不受損害；
4. 往返穿越任何公用部分及使用任何公用部分及收取其利益，作與正當使用及享用政府設施有關連的用途的權利。
5. 於所有合理時間內進入該土地或發展項目的任何部分，不論是否隨同測量師、承辦商、工人及其他人士亦不論是否攜同車輛、機械、設備、材料及機器，以對政府設施或其任何部分提供或進行保養、維修、搭建、更改及其他工程或其任何部分，及對政府設施服務或其任何部分進行保養、維修、更改、改道、變更、重鋪及修復工程的權利；
6. 按地政總署署長要求自由及不受限制地出入政府設施或其任何部分的通行權；
7. 按FSI認為合適者，於政府設施的或其內的、其外圍的或其邊界上的牆壁、支柱和其他結構件上安裝、豎立、展示、陳列、保養、維修、拆除及更新標誌及廣告的獨有權利，及為視察、安裝、豎立、展示、陳列、保養、維修、拆除及更新該等標誌及廣告的目的進出該土地或其任何部分或發展項目的任何部分(不論是否隨同傭人、工人及其他人士亦不論是否攜同機械、設備、機器及材料)的權利；
8. 到達固定於政府設施的天台樓板、牆壁及其他結構件上或其上或其內的照明導管、該等消防設施、通風及其他服務、設備、裝置、固定附着物、輔助工程、機械及材料的權利；
9. 於政府設施的及其內、其周圍、其內部、其上及其下的牆、柱、樑、天花、天台樓板、車道或地台樓板及其他結構件上更改及新增專供政府設施或其任何部分使用及享用的服務的權利，及相關的進入該土地或其任何部分或發展項目的任何部分(不論是否隨同傭人、

工人及其他人士亦不論是否攜同機械、設備、機器及材料)的權利；

10. 按其絕對酌情權於任何時候更改或改動政府設施或其任何部分的用途而毋須取得其他業主或管理人的批准或同意的權利；
11. 進入本公契所附5樓（住宅康樂設施）圖則上以黃色所示之空調機平台以進行政府設施的安老院的空調機的安裝、保養、維修及改動等的權利；及
12. 該等其他地政總署署長認為有需要或屬適宜且獲政府或FSI通知須納入公契條文的權利、特權及地役權(如有)。”

撥出私人地方供公眾使用的契據：

不適用

Plans showing locations of the facilities mentioned in paragraphs 1 and 2

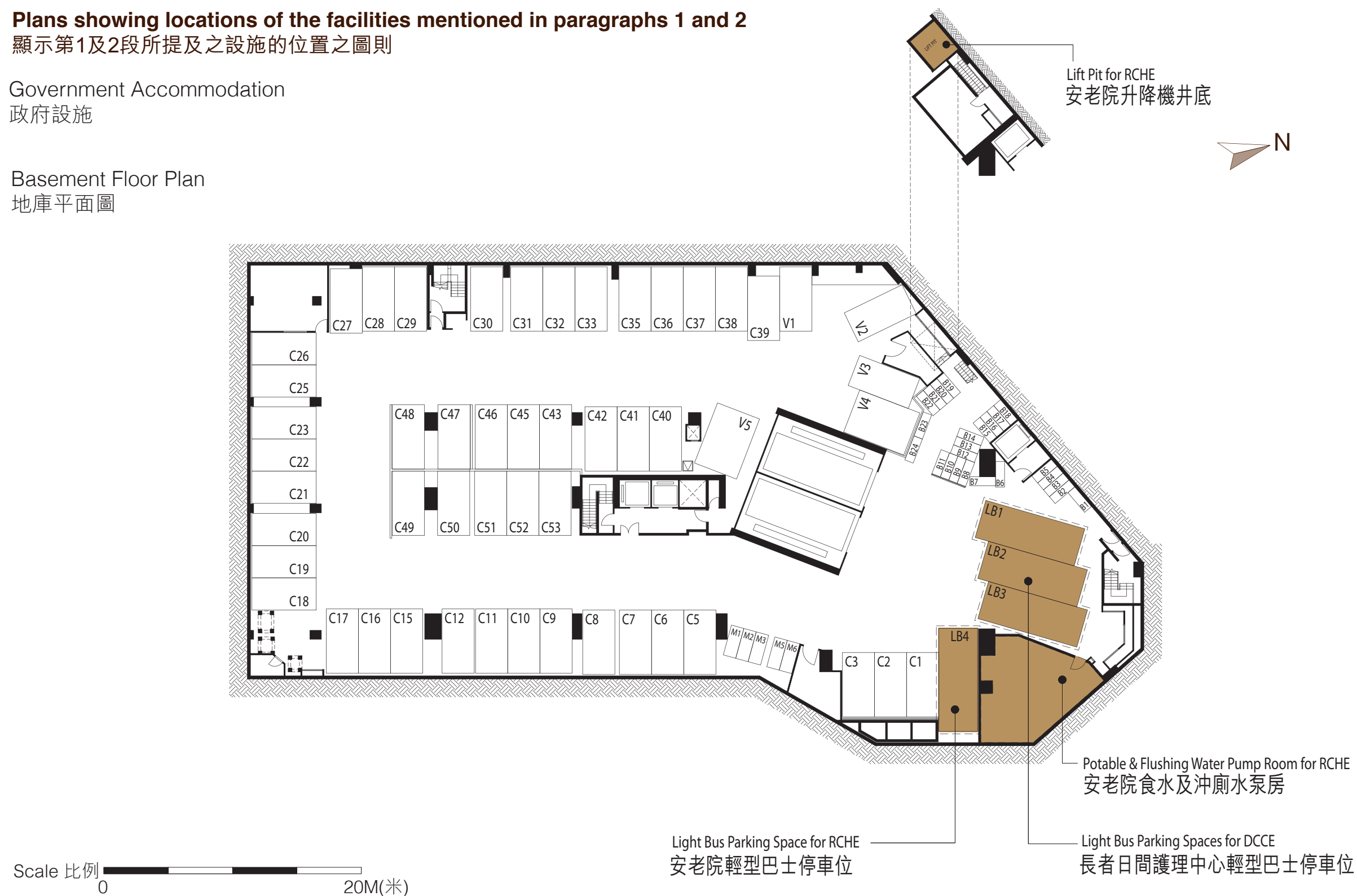
顯示第1及2段所提及之設施的位置之圖則

Government Accommodation

政府設施

Basement Floor Plan

地庫平面圖



Notes :

1. The Government Accommodation is shown coloured brown on this plan.
2. This plan is for showing the locations of the Government Accommodation only. Other matters shown in this plan may not reflect their latest conditions.

備註:

1. 政府設施此圖中以棕色顯示。
2. 此圖僅作政府設施的位置，圖中所示之其他事項未必能反映最新狀況。

Plans showing locations of the facilities mentioned in paragraphs 1 and 2

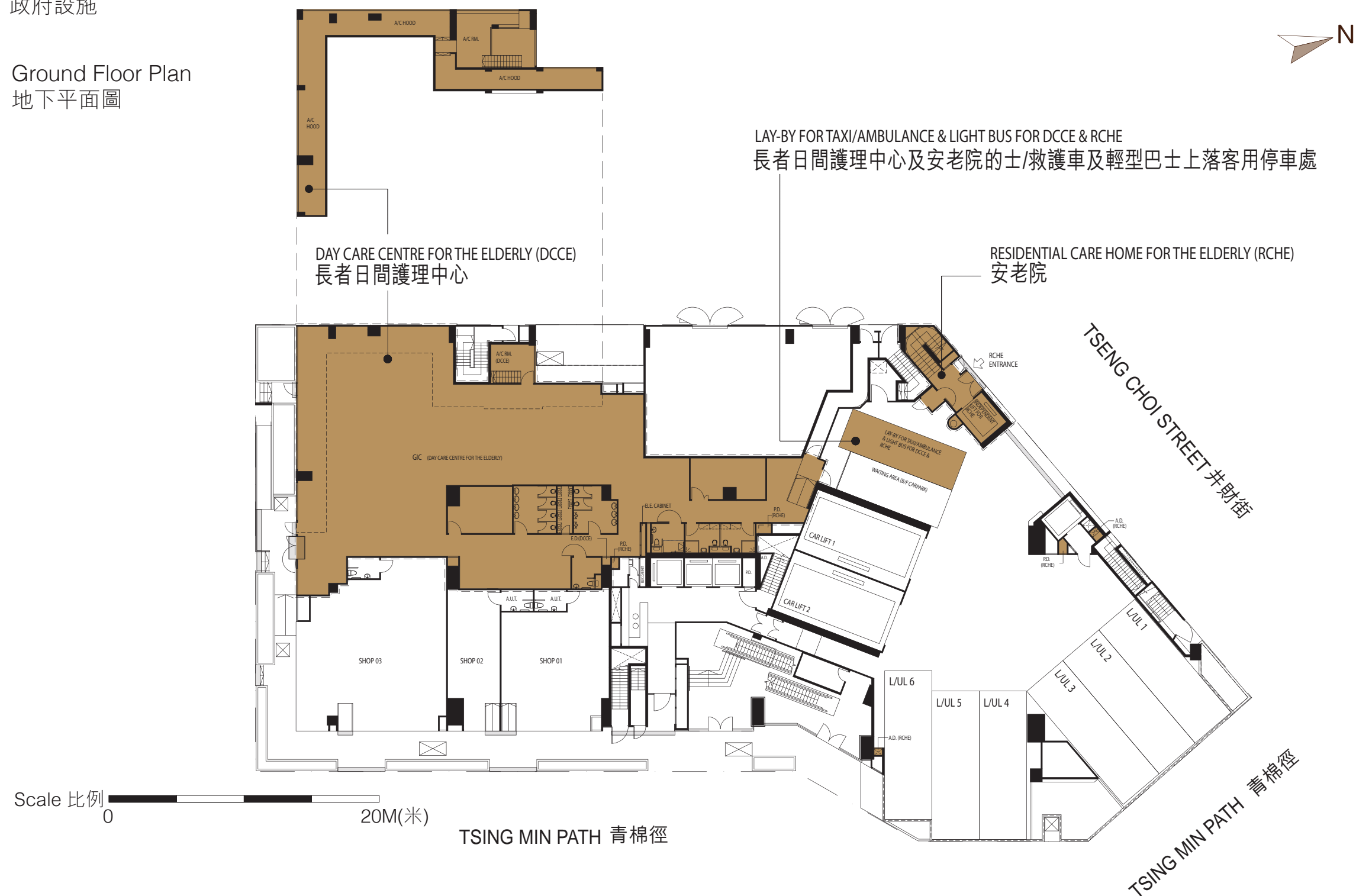
顯示第1及2段所提及之設施的位置之圖則

Government Accommodation

政府設施

Ground Floor Plan

地下平面圖



Notes :

1. The Government Accommodation is shown coloured brown on this plan.
2. This plan is for showing the locations of the Government Accommodation only. Other matters shown in this plan may not reflect their latest conditions.

備註:

1. 政府設施此圖中以棕色顯示。
2. 此圖僅作政府設施的位置，圖中所示之其他事項未必能反映最新狀況。

Plans showing locations of the facilities mentioned in paragraphs 1 and 2

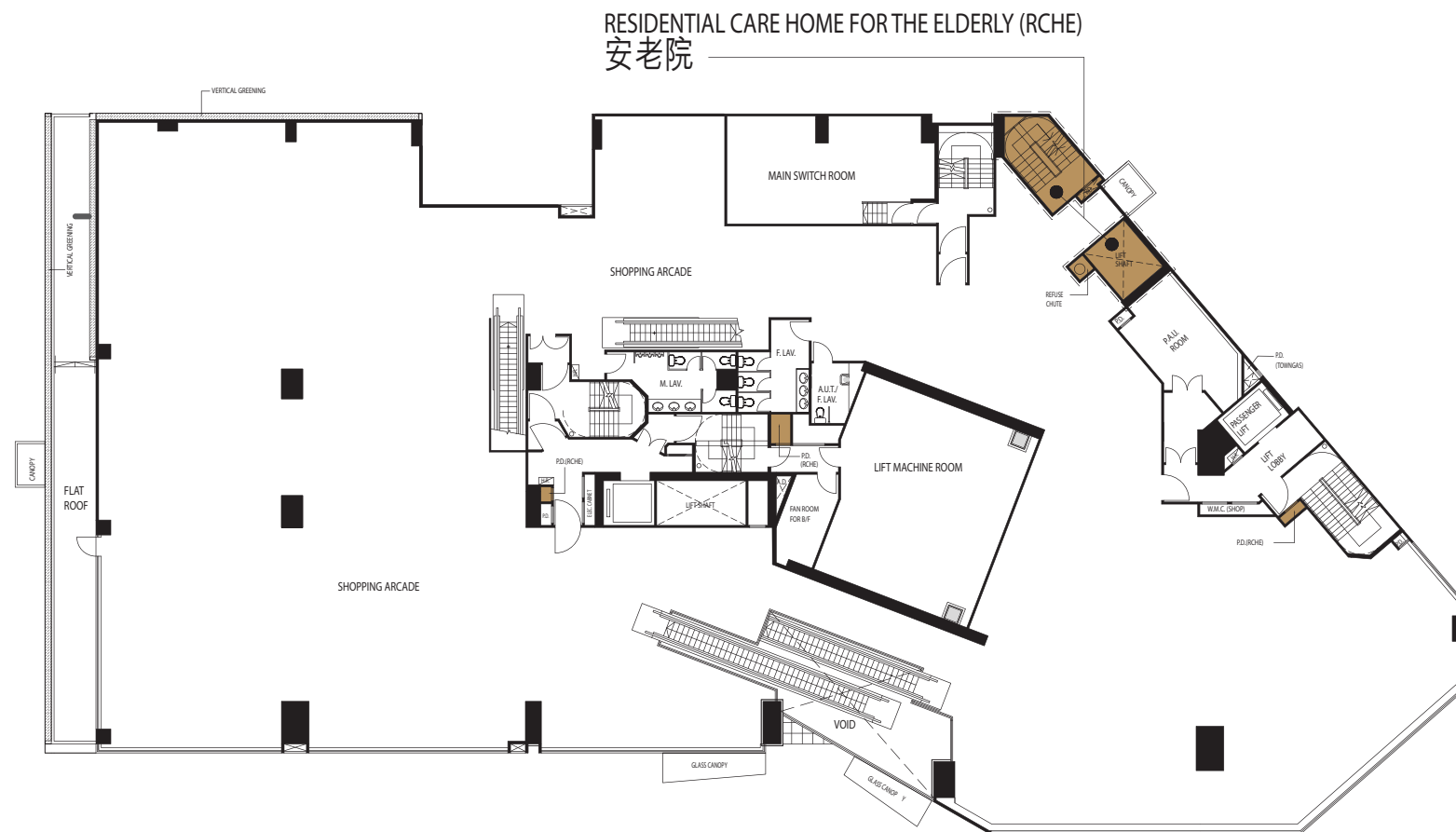
顯示第1及2段所提及之設施的位置之圖則


Government Accommodation

政府設施

First Floor Plan

一樓平面圖



Scale 比例  0 20M(米)

Notes :

1. The Government Accommodation is shown coloured brown on this plan.
2. This plan is for showing the locations of the Government Accommodation only. Other matters shown in this plan may not reflect their latest conditions.

備註:

1. 政府設施此圖中以棕色顯示。
2. 此圖僅作政府設施的位置，圖中所示之其他事項未必能反映最新狀況。

Plans showing locations of the facilities mentioned in paragraphs 1 and 2

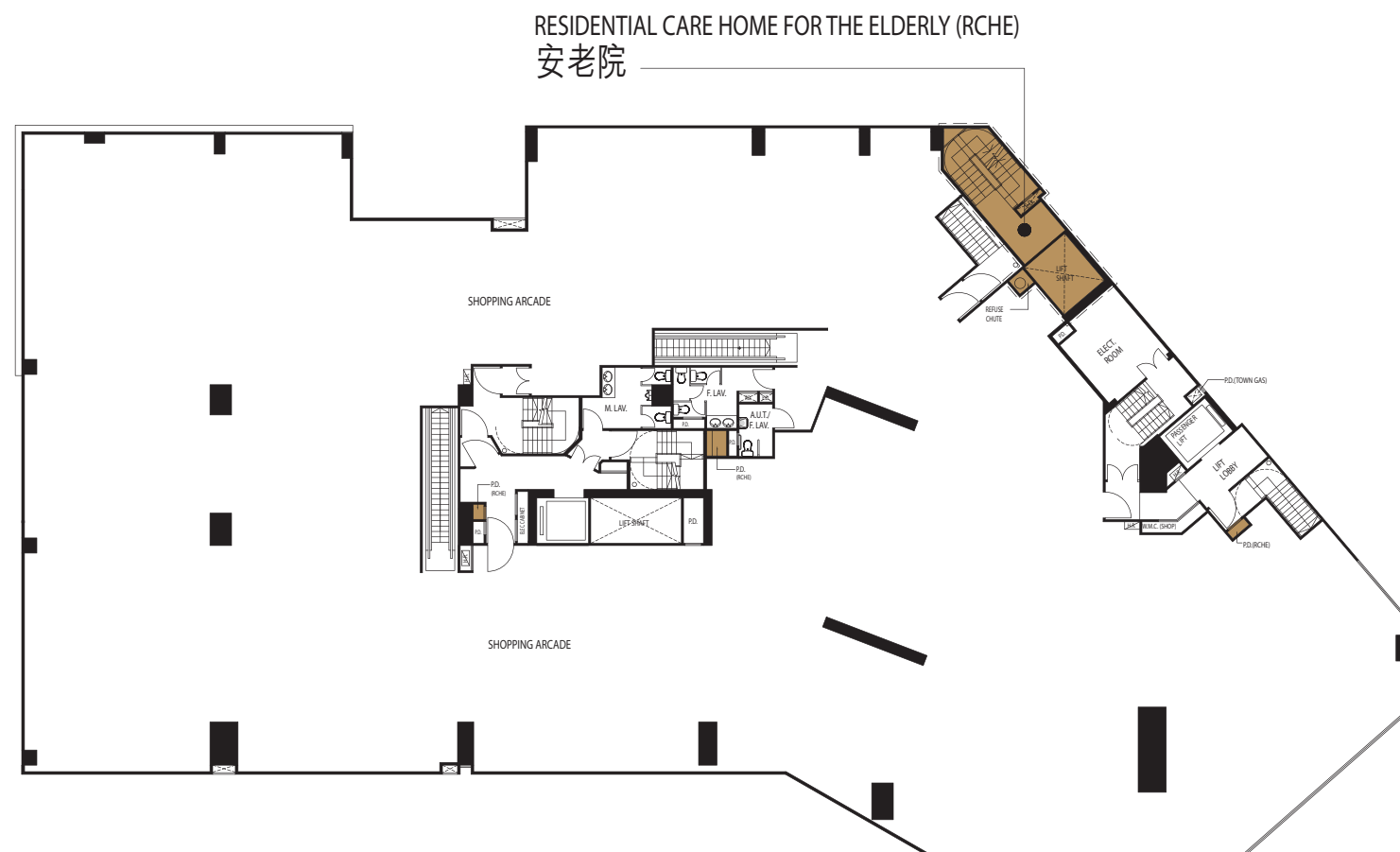
顯示第1及2段所提及之設施的位置之圖則


Government Accommodation

政府設施

Second Floor Plan

二樓平面圖



Scale 比例  0 20M(米)

Notes :

1. The Government Accommodation is shown coloured brown on this plan.
2. This plan is for showing the locations of the Government Accommodation only. Other matters shown in this plan may not reflect their latest conditions.

備註:

1. 政府設施此圖中以棕色顯示。
2. 此圖僅作政府設施的位置，圖中所示之其他事項未必能反映最新狀況。

Plans showing locations of the facilities mentioned in paragraphs 1 and 2

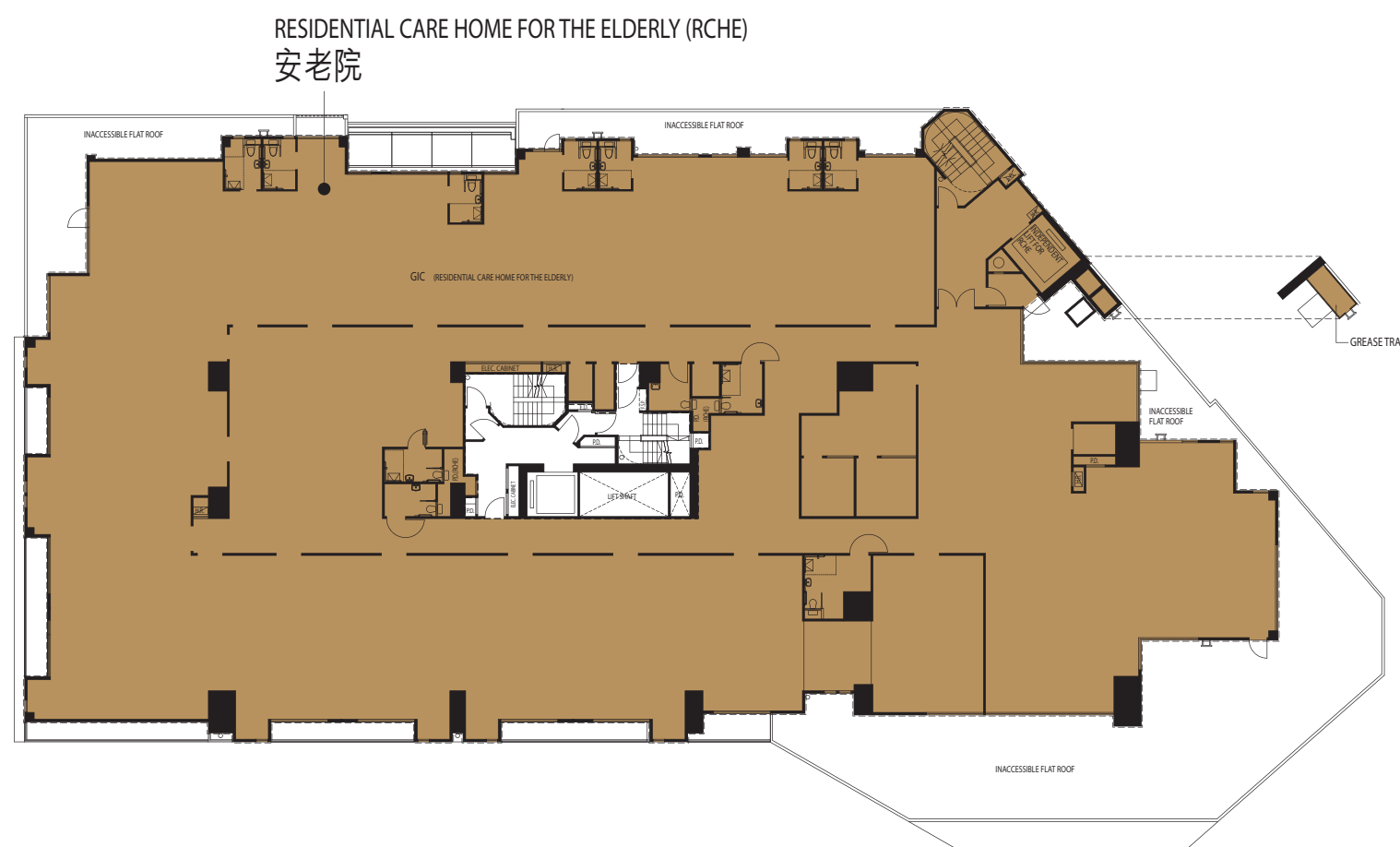
顯示第1及2段所提及之設施的位置之圖則

Government Accommodation

政府設施

Third Floor Plan

三樓平面圖



Scale 比例 0 20M(米)

Notes :

1. The Government Accommodation is shown coloured brown on this plan.
2. This plan is for showing the locations of the Government Accommodation only. Other matters shown in this plan may not reflect their latest conditions.

備註:

1. 政府設施此圖中以棕色顯示。
2. 此圖僅作政府設施的位置，圖中所示之其他事項未必能反映最新狀況。

Plans showing locations of the facilities mentioned in paragraphs 1 and 2

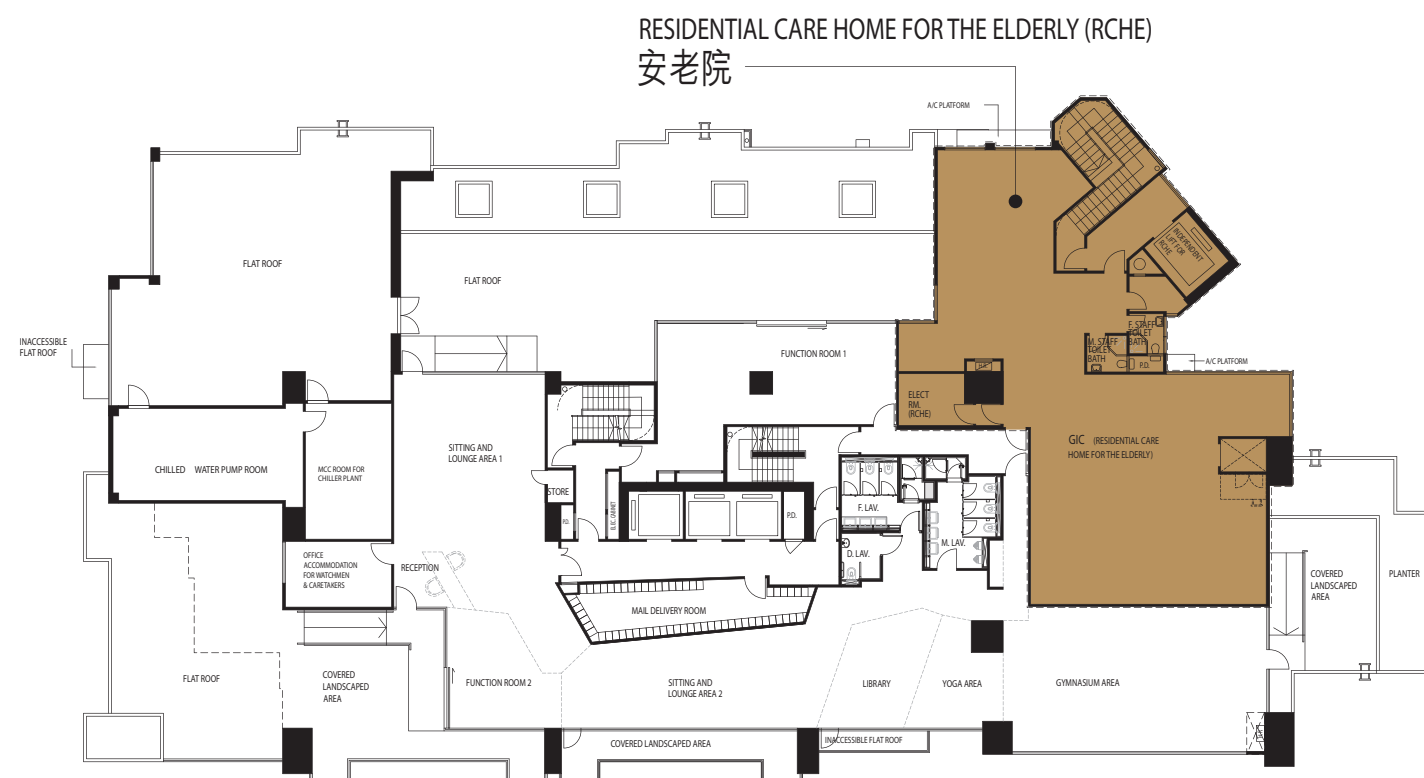
顯示第1及2段所提及之設施的位置之圖則

Government Accommodation

政府設施

Fifth Floor Plan

五樓平面圖



Scale 比例 0 20M(米)

Notes :

1. The Government Accommodation is shown coloured brown on this plan.
2. This plan is for showing the locations of the Government Accommodation only. Other matters shown in this plan may not reflect their latest conditions.

備註:

1. 政府設施此圖中以棕色顯示。
2. 此圖僅作政府設施的位置，圖中所示之其他事項未必能反映最新狀況。

Plan showing locations of the facilities mentioned in paragraphs 1 and 2

顯示第1及2段所提及之設施的位置之圖則

(Extract of Plan 1 annexed to the Land Grant)

(摘錄自附於批地文件的圖一)

Green Areas

綠色範圍



Scale 比例 0 40M(米)

Notes :

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

備註:

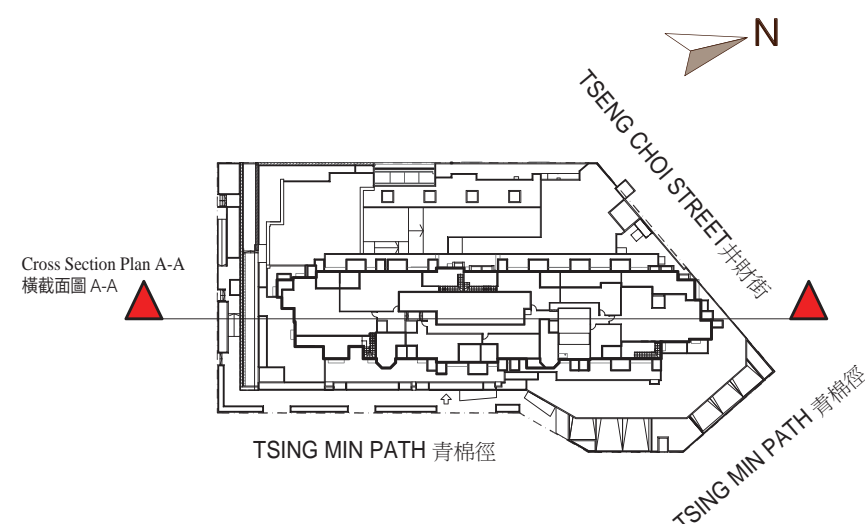
1. 綠色範圍於此圖中以綠色顯示。
2. 此圖僅作顯示綠色範圍的位置,圖中所示之其他事項未必能反映最新狀況。

1. 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.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser-
 - (a) that firm may not be able to protect the purchaser's interests; and
 - (b) the purchaser may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3(b) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

1. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—
 - (a) 該律師事務所可能不能夠保障買方的利益；及
 - (b) 買方可能要聘用一間獨立的律師事務所。
4. 如屬上述3(b)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。

發展項目中的建築物的橫截面圖

橫截面圖 A-A



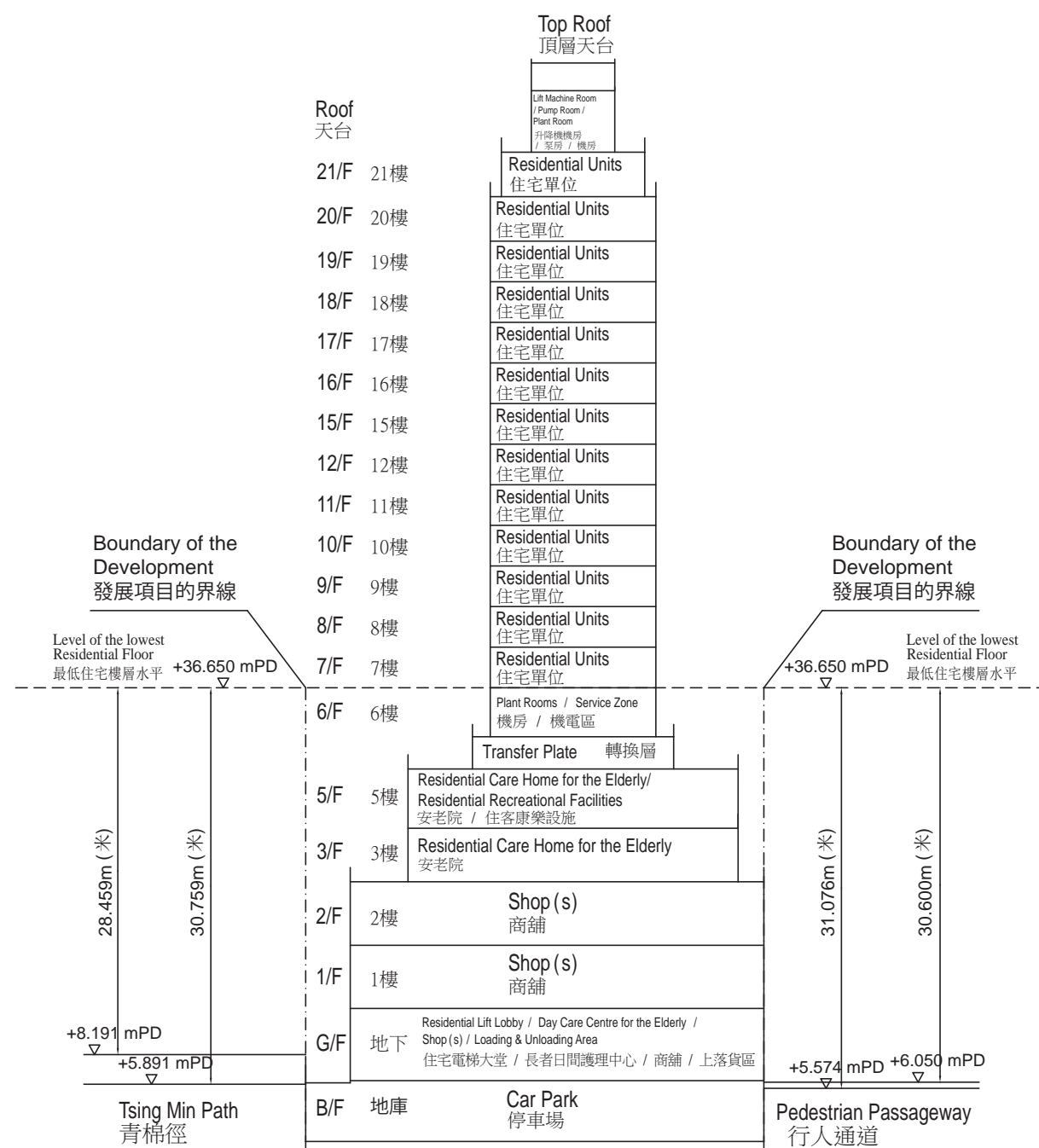
- (a) The part of pedestrian passageway adjacent to the south side of the building is 5.574 metres to 5.891 metres above the Hong Kong principal datum.
- (b) The part of Tseng Choi Street adjacent to the building is 6.214 metres to 8.565 metres above the Hong Kong principal datum.

(a) 毗鄰建築物南面的一段行人通道為香港主水平基準以上5.574米至5.891米。

(b) 毗鄰建築物的一段井財街為香港主水平基準以上6.214米至8.565米。

Cross Section Plan B-B

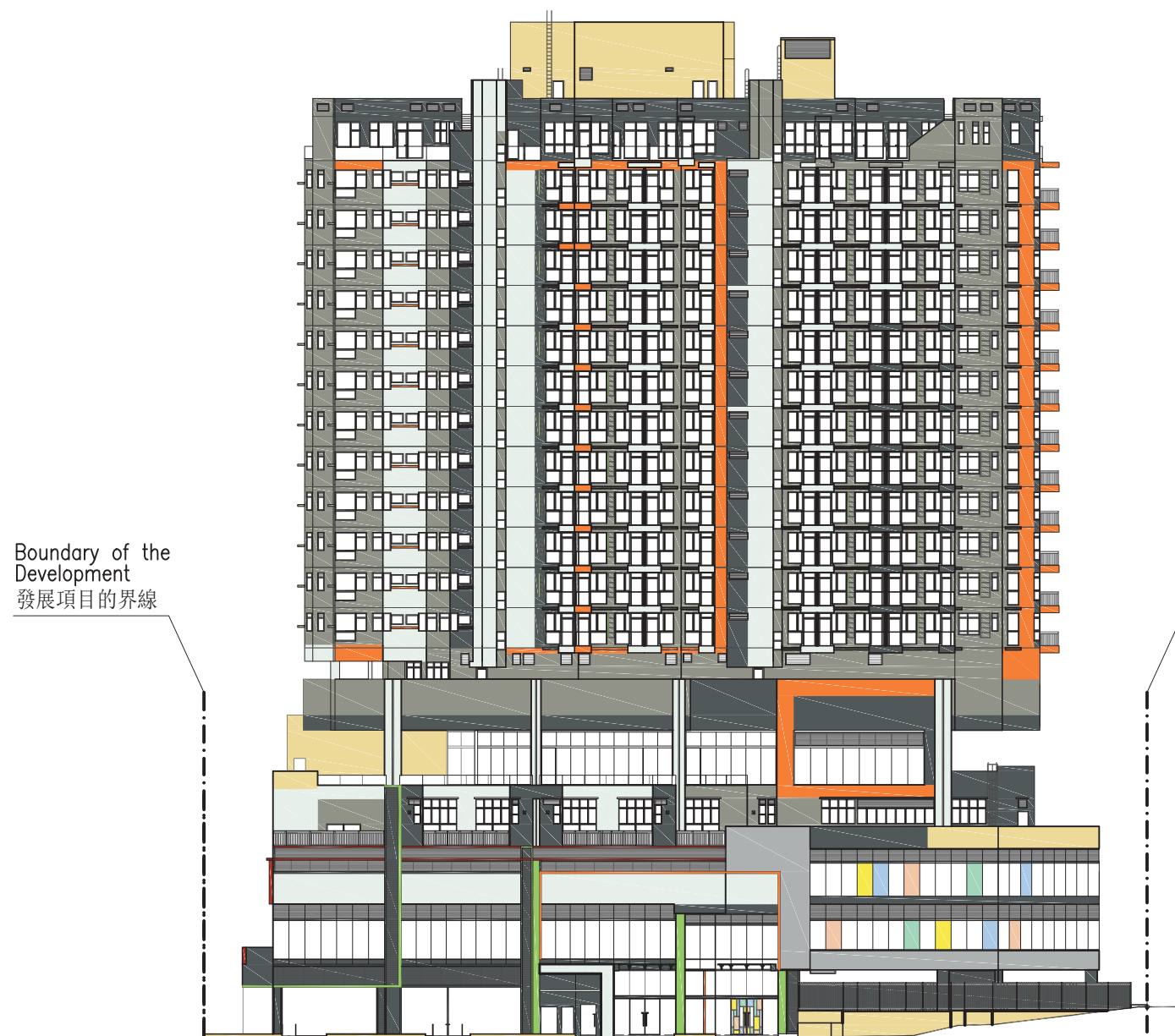
橫截面圖 B-B



height in metres above Hong Kong
Principal Datum (HKPD)
香港主水平基準以上高度(米)

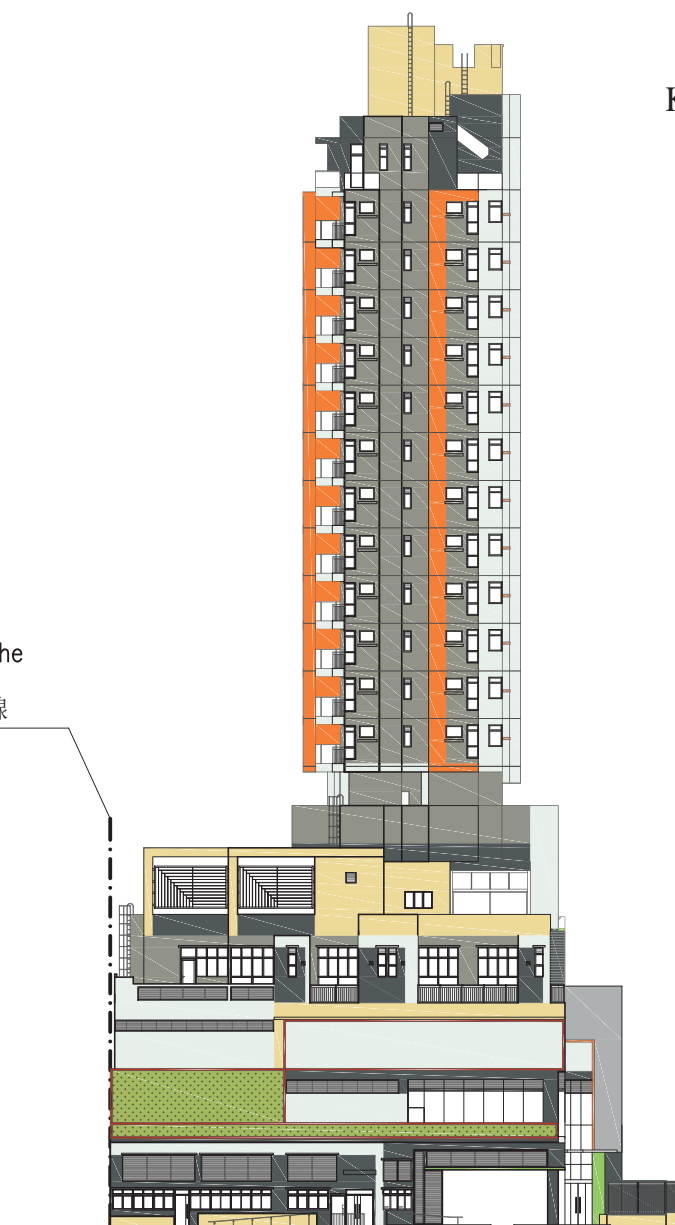
- The part of Tsing Min Path adjacent to the building is 5.891 metres to 8.191 metres above the Hong Kong principal datum.
 - The part of pedestrian passageway adjacent to the west side of the building is 5.574 metres to 6.050 metres above the Hong Kong principal datum.
- 毗鄰建築物的一段青棉徑為香港主水平基準以上5.891米至8.191米。
 - 毗鄰建築物西面的一段行人通道為香港主水平基準以上5.574米至6.050米。

EAST ELEVATION 東面立面圖



Boundary of the
Development
發展項目的界線

SOUTH ELEVATION 南面立面圖



Boundary of the
Development
發展項目的界線

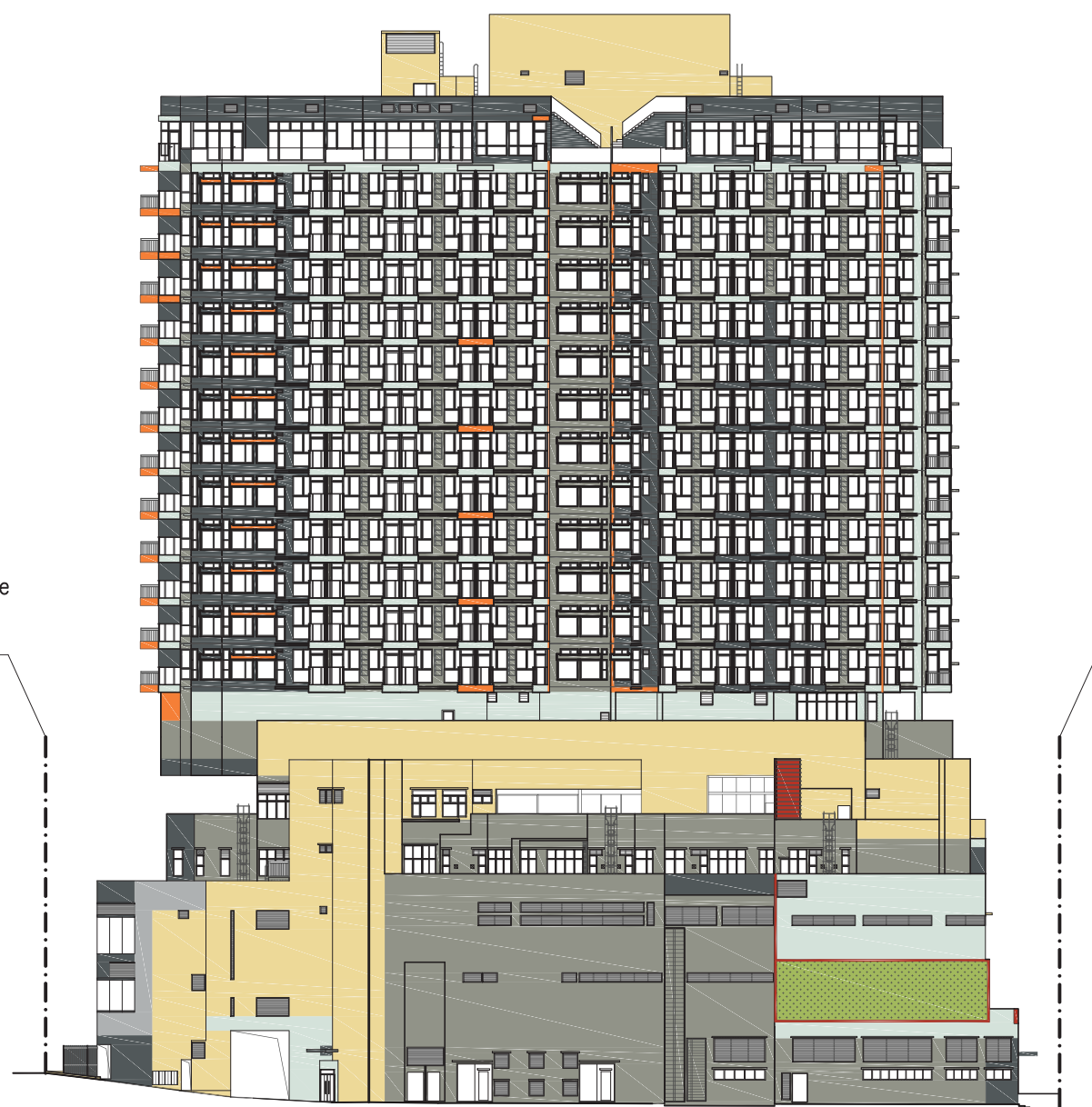
KEY PLAN 指示圖



Authorized Person for the Development certified that the elevations shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as of 04 January, 2019; and
(b) are in general accordance with the outward appearance of the Development.

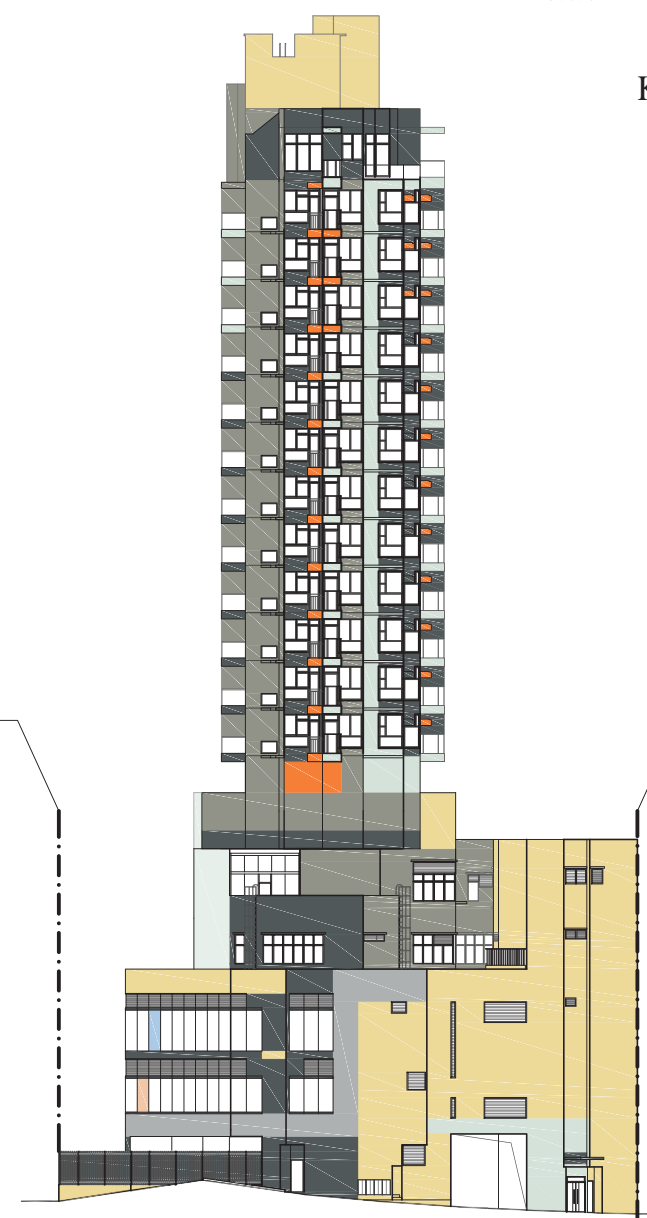
發展項目的認可人士證明本圖所顯示的立面：
(a) 以此發展項目於2019年1月4日經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

WEST ELEVATION 西面立面圖



Boundary of the
Development
發展項目的界線

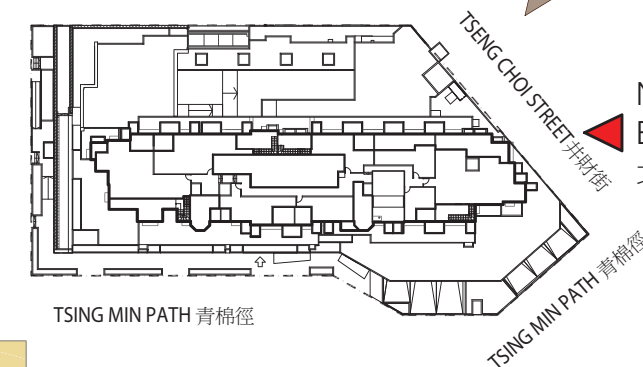
NORTH ELEVATION 北面立面圖



Boundary of the
Development
發展項目的界線

WEST ELEVATION
西面立面圖

N

NORTH
ELEVATION
北面立面圖

KEY PLAN 指示圖

Authorized Person for the Development certified that the elevations shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as of 04 January, 2019; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：
(a) 以此發展項目於2019年1月4日經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

	Covered 有上蓋遮蓋		Uncovered 沒有上蓋遮蓋		Total Area 總面積	
Category of Common Facilities 公用設施的類別	Area 面積 (sq. m. 平方米)	Area 面積 (sq. ft. 平方呎)	Area 面積 (sq. m. 平方米)	Area 面積 (sq. ft. 平方呎)	Area 面積 (sq. m. 平方米)	Area 面積 (sq. ft. 平方呎)
A residents' clubhouse (including any recreational facilities for residents' use) (partly covered, partly not covered) 住客會所（包括供住客使用的任何康樂設施） （部分有上蓋遮蓋，部分沒有上蓋遮蓋）	390.216	4,200	178.695	1,923	568.911	6,124
A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的，供住客使用的公用花園或遊樂地方 （不論是稱為公用空中花園或有其他名稱）	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
A communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) (partly covered, partly not covered) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱） （部分有上蓋遮蓋，部分沒有上蓋遮蓋）	209.153	2,251	190.287	2,048	399.440	4,300

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

備註：
以平方呎列出的面積由以平方米列出的面積以 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。

1. The address of the website on which a copy of the outline zoning plan relating to the Development is available is: www.ozp.tpb.gov.hk.
2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold. The inspection is free of charge.

1. 關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：
www.ozp.tpb.gov.hk
2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。無須為閱覽付費。

1. EXTERIOR FINISHES

a.	External Wall	Type of finishes	Podium : with ceramic tiles, glass wall, aluminium cladding, metal grille, metal louvre, vertical green wall, external painting and natural stone. Residential tower : with ceramic tiles, metal grille, metal louvre and external painting.
b.	Window	Material of frame	Fluorocarbon coated aluminium frame.
		Material of glass	All Flats on 7/F-12/F and 15/F-20/F (except Flats 30, 31 and 32): window in living room and dining room is fitted with laminated frosted ribbed glass, single-glazed clear tempered glass and single-glazed clear glass (except Flat 18 is not fitted with laminated frosted ribbed glass). All Flats on 21/F: window in living room and dining room is fitted with single-glazed clear tempered glass and single-glazed clear glass. Flats 01 and 19 and Flat 18 (Bedroom 1) on 7/F-12/F and 15/F-20/F and all Flats on 21/F: window in bedroom is fitted with single-glazed clear tempered glass and single-glazed clear glass. Flat 01 and Flat 18 (Bedroom 1) on 7/F-12/F and 15/F-20/F are also fitted with laminated frosted ribbed glass. Flats 08, 09, 17 and Flat 18 (Bedroom 2) on 7/F-11/F: window in bedroom is fitted with laminated frosted glass, laminated clear glass and single-glazed clear glass (except Flat 09 is not fitted with laminated frosted glass). Flats 08, 09, 17 and Flat 18 (Bedroom 2) on 12/F-20/F: window in bedroom is fitted with laminated frosted ribbed glass, single-glazed clear tempered glass and single-glazed clear glass (except Flat 09 is not fitted with laminated frosted ribbed glass). Flats 30, 31 and 32 on 7/F-12/F and 15/F-20/F and Flats 01, 02 and 06 on 21/F: window in kitchen is fitted with single-glazed clear glass. Flats 01, 08, 18, 30, 31, 32 and 33 on 7/F-12/F and 15/F-20/F and Flats 01 and 06 on 21/F: window in bathroom is fitted with single-glazed frosted glass (note: applicable to two of the bathrooms only in the case of Flat 06 on 21/F). Flats 01 and 06 on 21/F: window in store is fitted with single-glazed clear glass.
c.	Bay Window	Material	Not applicable.
		Window still finishes	Not applicable.
d.	Planter	Type of finishes	Not applicable
e.	Verandah or balcony	Type of finishes	Floor of balcony: Porcelain tiles. Balustrade: Metal framed clear tempered glass balustrade for the balconies of the following Flats: - Flats 01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12, 15, 16, 17 and 18 on 7/F-12/F and 15/F-20/F. - Flats 01, 02, 03 and 06 on 21/F. Clear tempered glass balustrade with stainless steel top rail for the balconies of the following Flats: - Flats 19, 20, 21, 22, 23, 25, 26, 27, 28 and 29 on 7/F-12/F and 15/F-20/F. - Flats 07, 08 and 09 on 21/F.

1. EXTERIOR FINISHES

e.	Verandah or balcony	Type of finishes	<p>Wall:</p> <p>Acoustic lining and ceramic tiles for the balconies of the following Flats:</p> <ul style="list-style-type: none"> - Flats 01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12, 15, 16, 17 and 18 on 7/F-12/F and 15/F-20/F. - Flat 02 on 21/F. <p>Ceramic tiles for the balconies of the following Flats:</p> <ul style="list-style-type: none"> - Flats 19, 20, 21, 22, 23, 25, 26, 27, 28 and 29 on 7/F-12/F and 15/F-20/F. - Flats 01, 03, 06, 07, 08 and 09 on 21/F. <p>Ceiling:</p> <p>Acoustic lining for the balconies of the following Flats:</p> <ul style="list-style-type: none"> - Flats 01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12, 15, 16, 17 and 18 on 7/F-12/F and 15/F-20/F. - Flat 02 on 21/F. <p>External paint on plaster for the balconies of the following Flats:</p> <ul style="list-style-type: none"> - Flats 19, 20, 21, 22, 23, 25, 26, 27, 28 and 29 on 7/F-12/F and 15/F-20/F. - Flats 01, 03, 06, 07, 08 and 09 on 21/F.
		Whether it is covered	Balcony is covered.
		Verandah	Not applicable.
f.	Drying facilities for clothing	Type	Not applicable.
		Material	Not applicable.

2. INTERIOR FINISHES

			Wall		Floor	Ceiling
a.	Lobby	B/F lift lobby type of finishes	Porcelain tiles		Porcelain tiles	Gypsum board false ceiling with emulsion paint
		G/F residential entrance lobby type of finishes	Natural stones, wood veneer, stainless steel panels and decorative film		Natural stones	Gypsum board false ceiling with emulsion paint
		Common lift lobby type of finishes(7/F-12/F, 15/F-20/F and 21/F)	Porcelain tiles and stainless steel panels		Natural stones	Stainless steel false ceiling with gypsum board light trough and acrylic diffuser
7/F-12/F and 15/F-20/F						
			Wall		Ceiling	
b.	Internal wall and ceiling	Living room and dining room type of finishes for all Flats (except Flats 01,08,17,18 and 30-33)	Emulsion paint, plastic laminate, timber louvre, laminated striped glass with stainless steel side frames and natural stones		Emulsion paint, gypsum board bulkhead with emulsion paint	
		Living room and dining room type of finishes for Flats 01, 08, 17, 18 and 33	Emulsion paint		Emulsion paint, gypsum board bulkhead with emulsion paint	
		Living room and dining room type of finishes for Flats 30, 31 and 32	Emulsion paint and laminated striped glass with stainless steel frame		Emulsion paint, gypsum board bulkhead with emulsion paint	
		Bedroom type of finishes for Flats 01, 08, 09, 17, 18 and 19	Emulsion paint		Emulsion paint, gypsum board bulkhead with emulsion paint	
			Floor		Skirting	
c.	Internal floor	Living room and dining room material	Porcelain tiles		Timber skirting	
		Bedroom material for Flats 01, 08, 09, 17, 18 and 19	Porcelain tiles		Timber skirting	
			Wall		Floor	Ceiling
d.	Bathroom	Type of finishes	Porcelain tiles to exposed surface up to level of false ceiling, plastic laminate, timber louvre, laminated striped glass with stainless steel side frames, natural stones and mirror (except Flats 01, 08, 17 and 18 do not provide plastic laminate, timber louvre, laminated striped glass with stainless steel side frames and natural stones.)		Porcelain tiles to exposed surface	Aluminium false ceiling
			Wall	Floor	Ceiling	Cooking bench
e.	Kitchen	Type of finishes	Emulsion paint to exposed surface up to level of bulkhead	Porcelain tiles	Emulsion paint, gypsum board bulkhead with emulsion paint	Solid surfacing material

2. INTERIOR FINISHES

21/F						
			Wall		Ceiling	
b.	Internal wall and ceiling	Living room and dining room type of finishes	Emulsion paint (except Flat 08 also provides plastic laminate, timber louvre, laminated striped glass with stainless steel side frames and natural stones.)		Emulsion paint, gypsum board bulkhead with emulsion paint	
		Bedroom type of finishes	Emulsion paint		Emulsion paint, gypsum board bulkhead with emulsion paint	
			Floor		Skirting	
c.	Internal floor	Living room and dining room material	Porcelain tiles		Timber skirting	
		Bedroom material	Porcelain tiles		Timber skirting	
			Wall		Floor	Ceiling
d.	Bathroom	Type of finishes	Porcelain tiles to exposed surface up to level of false ceiling and mirror (except Flat 08 also provides plastic laminate, timber louvre, laminated striped glass with stainless steel side frames and natural stones.)		Porcelain tiles to exposed surface	Aluminium false ceiling
			Wall	Floor	Ceiling	Cooking bench
e.	Kitchen	Type of finishes for Flats 03, 05, 07, 08 and 09 (Open Kitchen)	Emulsion Paint to exposed surface up to level of bulkhead	Porcelain tiles	Emulsion paint, gypsum board bulkhead with emulsion paint	Solid surfacing material
		Type of finishes for Flats 01, 02 and 06	Porcelain tiles to exposed surface which up to level of false ceiling	Porcelain tiles	Aluminium false ceiling	Solid surfacing material

3. INTERIOR FITTINGS

7/F-12/F and 15/F-20/F			
			Material, finishes and accessories
a.	Doors	Main entrance door	Solid core fire rated timber door with plastic laminate, wood veneer and stainless steel panel fitted with electronic door lock, door closer, door stopper, eye viewer and door chain.
		Balcony door	Fluorocarbon coated aluminium frame door with clear tempered glass fitted with lockset and door stopper.
		Utility platform door	Fluorocarbon coated aluminium frame door with clear tempered glass fitted with lockset and door stopper.
		Bedroom door	Hollow core timber door with polyurethane coating fitted with lockset and door stopper.
		Bathroom door	Flats 30, 31, 32 and 33: Glass swing door with laminated striped glass fitted with lockset. Flats 02, 03, 05, 06, 07, 09, 10, 11, 12, 15, 16, 19, 20, 21, 22, 23, 25, 26, 27, 28 and 29: Glass sliding door with laminated striped glass fitted with lockset. Flats 01, 08, 17 and 18: Hollow core timber swing door with polyurethane coating fitted with lockset and door stopper.

3. INTERIOR FITTINGS

7/F-12/F and 15/F-20/F						
			Fittings and equipment	Type	Material	
b.	Bathroom	(i) Type and material of fittings and equipment	Vanity cabinet	Countertop	Solid surfacing material	
				Basin cabinet	Wooden cabinet with plastic laminate finish and mirror	
			Bathroom fittings	Wash basin mixer	Chrome plated	
				Wash basin	Vitreous china	
				Water closet	Vitreous china	
				Towel rack	Stainless steel with powder coating in black finish	
				Paper holder affixed to wall (for Flats 01, 08, 17, 18, 30, 31, 32 and 33)	Chrome plated	
				Paper holder forming part of handle of shower compartment door (for other Flats)	Stainless Steel	
		(ii) Type and material of water supply system			See “Water supply” below for type and material of water supply system.	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower compartment	Tempered glass	
Shower mixer and shower set	Chrome plated					
(iv) Size of bath tub, if applicable			Not applicable			
			Material			
c.	Kitchen	(i) Sink unit	Solid surfacing material			
		(ii) Water supply system	See “Water supply” below for material of water supply system.			
			Material	Finishes		
		(iii) Kitchen cabinet for Flats 01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28 and 29	Timber cabinet with timber door panels	Plastic laminate, stainless steel panels, lacquer and solid surfacing material countertop		
		Kitchen cabinet for Flats 30, 31, 32 and 33	Timber cabinet with timber door panels	Plastic laminate, lacquer and solid surfacing material countertop		
		(iv) Type of all other fittings and equipment	Chrome plated sink mixer. Sprinkler head(s) and sounder-base smoke detector are fitted in or near open kitchen for all Flats on 7/F-12/F and 15/F-20/F.			
			Type	Material		
d.	Bedroom	Fittings (including built - in wardrobe)	Not applicable	Not applicable		

3. INTERIOR FITTINGS

21/F					
			Material, finishes and accessories		
a.	Doors	Main entrance door	Solid core fire rated timber door with plastic laminate, wood veneer and stainless steel panel fitted with electronic door lock, door closer, door stopper, eye viewer and door chain.		
		Balcony door	Fluorocarbon coated aluminium frame door with clear tempered glass fitted with lockset.		
		Flat roof door	Fluorocarbon coated aluminium frame door with clear tempered glass fitted with lockset.		
		Roof door	Aluminium door fitted with lockset.		
		Bedroom door	Hollow core timber door with plastic laminate and wooden veneer finish fitted with lockset.		
		Bathroom door	Hollow core timber door with plastic laminate and wooden veneer finish with timber louvre fitted with lockset (except Flat 08 does not provide timber louvre).		
		Kitchen door	Solid core fire rated timber door with plastic laminate and wooden veneer finish fitted with lockset.		
		Store door	Hollow core timber door with plastic laminate and wooden veneer finish fitted with lockset for Flat 09 on 21/F and plastic door fitted with lockset for Flats 01 and 06 on 21/F.		
		Toilet door at store	Plastic door fitted with lockset.		
			Fittings and equipment	Type	Material
b.	Bathroom	(i) Type and material of fittings and equipment	Vanity cabinet	Countertop	Solid surfacing material
				Basin cabinet	Wooden cabinet with plastic laminate finish and mirror
			Bathroom fittings	Wash basin mixer	Chrome plated
				Wash basin	Vitreous china
				Water closet	Vitreous china
				Towel rack	Stainless steel with powder coating in black finish
				Paper holder (except Flat 08) Paper holder forming part of handle of shower compartment door (for Flat 08)	Chrome plated Stainless Steel
			(ii) Type and material of water supply system		See “Water supply” below for type and material of water supply system.
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower compartment	Tempered glass
				Shower mixer and shower set	Chrome plated
		(iv) Size of bath tub, if applicable		Not applicable	
			Material		
c.	Kitchen	(i) Sink unit	Solid surfacing material		
		(ii) Water supply system	See “Water supply” below for material of water supply system.		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet with timber door panels	Plastic laminate, stainless steel panels, lacquer and solid surfacing material countertop	
		(iv) Type of all other fittings and equipment	Chrome plated sink mixer. Sprinkler head(s) and sounder-base smoke detector are fitted in or near open kitchen for Flats 03, 05, 07, 08 and 09 on 21/F.		
			Type	Material	
d.	Bedroom	Fittings (including built- in wardrobe)	Not applicable	Not applicable	

3. INTERIOR FITTINGS

7/F-12/F, 15/F-20/F and 21/F				
e.	Telephone	Location and number of connection points	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units"	
f.	Aerials	Location and number of connection points	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units"	
			Fittings	Type
g.	Electrical Installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phase electricity supply distribution board completed with miniature circuit breaker and residual current device
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ①	
		(iii) Location and number of power points and air-conditioner points	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units"	
h.	Gas supply	Type, system and location	Not applicable	
i.	Washing machine connection point	Location	Please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units"	
		Design	40mm diameter drain point and 22mm diameter water point are provided for washing machine	
j.	Water supply	Material of water pipes	Plastic coated copper pipes for both hot and cold water	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ②	
		Whether hot water is available	Hot water supply to kitchen and bathroom	

Notes:

- ① Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
- ② Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

4. MISCELLANEOUS

a.	Lifts	(i) Brand name and model number	Brand Name	Schindler	Schindler	Anlev
			Model Number	5500MMR	5500MRL	AT Standard 1000
		(ii) Number and floors served by them	Number of lifts	3	2	2
			Floors served by the lifts	a. L-1 (B/F, G/F, 1/F-3/F, 5/F-6/F, 7/F-12/F, 15/F-20/F and 21/F) b. L-2 (B/F, G/F, 5/F, 7/F-12/F, 15/F-20/F and 21/F) c. L-3 (G/F, 5/F, 7/F-12/F, 15/F-20/F and 21/F)	a. L-4 (B/F, G/F, 1/F and 2/F) b. L-5 (G/F, 3/F and 5/F)	a. CL-1 (B/F and G/F) b. CL-2 (B/F and G/F)
b.	Letter box	Material	Stainless steel			
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners			
		(ii) Location of refuse room	Refuse room is provided at the common area on each residential floor. Refuse storage and material recovery chamber is provided on B/F.			
			Water meter	Electricity meter	Gas meter	
d.	Water meter, electricity meter and gas meter	(i) Location	Inside water meter cabinet located at the common area on each residential floor	Inside electrical meter room located at the common area on each residential floor	Not applicable	
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter		

5. SECURITY FACILITIES

Security system and equipment	Access control and security system	a. Visitor doorphone with card reader is installed at the G/F residential entrance lobby for resident access. b. Card reader is provided for access control to the G/F residential entrance lobby, G/F carpark entrance, basement lift lobby and residential lifts.
	CCTV	CCTVs are installed at G/F residential entrance lobby, basement carpark, G/F and R/F staircase exit and all the residential lifts connecting directly to the caretaker office.

6. APPLIANCES

Please refer to the “Appliances Schedule”.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number under items 4(a) and 6 are not installed in the Development, lifts or appliances of comparable quality will be installed.

1. 外部裝修物料

a.	外牆	裝修物料的類型	基座：鋪砌陶質磚、玻璃外牆、鋁飾板、金屬格柵、金屬百葉、綠化牆、外牆漆及天然石。 住宅大樓：鋪砌陶質磚、金屬格柵、金屬百葉及外牆漆。
b.	窗	框的用料	氟碳噴塗鋁窗框。
		玻璃的用料	所有7樓 - 12樓及15樓 - 20樓單位 (除30、31及32單位外)：客廳及飯廳窗配以夾層磨砂坑紋玻璃、單片強化清玻璃及單片清玻璃 (除18單位不配以夾層磨砂坑紋玻璃)。 所有21樓單位：客廳及飯廳窗配以單片強化清玻璃及單片清玻璃。 7樓 - 12樓及15樓 - 20樓01及19單位和18單位(睡房1)及21樓所有單位：睡房窗配以單片強化清玻璃及單片清玻璃。7樓 - 12樓及15樓 - 20樓01單位及18單位(睡房1)同時配以夾層磨砂坑紋玻璃。 7樓 - 11樓08、09、17單位及18單位(睡房2)：睡房窗配以夾層磨砂玻璃、夾層清玻璃及單片清玻璃 (除09單位不配以夾層磨砂玻璃)。 12樓 - 20樓08、09、17單位及18單位(睡房2)：睡房窗配以夾層磨砂坑紋玻璃、單片強化清玻璃及單片清玻璃 (除09單位不配以夾層磨砂坑紋玻璃)。 7樓 - 12樓及15樓 - 20樓30、31及32單位及21樓01、02及06單位：廚房窗配以單片清玻璃。 7樓 - 12樓及15樓 - 20樓01、08、18、30、31、32及33單位及21樓01及06單位：浴室窗配以單片磨砂玻璃 (備註：就21樓06單位而言，僅適用於其中兩個浴室。) 21樓01及06單位：儲物房窗配以單片清玻璃。
c.	窗台	用料	不適用。
		窗台板的裝修物料	不適用。
d.	花槽	裝修物料的類型	不適用。
e.	陽台或露台	裝修物料的類型	露台地台：鋪砌瓷磚。 欄杆： 以下單位露台採用金屬框配以強化清玻璃欄杆： - 7樓 - 12樓及15樓 - 20樓01、02、03、05、06、07、08、09、10、11、12、15、16、17及18單位。 - 21樓01、02、03及06單位。 以下單位露台採用強化清玻璃欄杆配以不銹鋼頂蓋： - 7樓 - 12樓及15樓 - 20樓19、20、21、22、23、25、26、27、28及29單位。 - 21樓07、08及09單位。 牆壁： 以下單位露台鋪砌陶質磚及隔音板： - 7樓 - 12樓及15樓 - 20樓01、02、03、05、06、07、08、09、10、11、12、15、16、17及18單位。 - 21樓02單位。 以下單位露台鋪砌陶質磚： - 7樓 - 12樓及15樓 - 20樓19、20、21、22、23、25、26、27、28及29單位。 - 21樓01、03、06、07、08及09單位。

1. 外部裝修物料

e.	陽台或露台	裝修物料的類型	天花板： 以下單位露台鋪砌隔音板： - 7樓 - 12樓及15樓 - 20樓01、02、03、05、06、07、08、09、10、11、12、15、16、17及18單位。 - 21樓02單位。 以下單位露台批盪塗外牆漆： - 7樓 - 12樓及15樓 - 20樓19、20、21、22、23、25、26、27、28及29單位。 - 21樓01、03、06、07、08及09單位。
		是否有蓋	露台設有上蓋。
		陽台	不適用。
f.	乾衣設施	類型	不適用。
		用料	不適用。

2. 室內裝修物料

			牆壁		地板	天花板
a.	大堂	地庫升降機大堂裝修物料的類型	瓷磚		瓷磚	石膏板假天花髹乳膠漆
		地下住宅入口大堂裝修物料的類型	天然石、木皮飾面、不銹鋼飾面板及裝飾膠貼		天然石	石膏板假天花髹乳膠漆
		公用升降機大堂裝修物料的類型(7樓-12樓, 15樓-20樓及21樓)	瓷磚及不銹鋼飾面板		天然石	不銹鋼假天花、石膏板燈槽及亞克力膠片
7樓至12樓、15樓至20樓						
			牆壁		天花板	
b.	內牆及天花板	所有單位(除01、08、17、18及30-33單位外) 客廳及飯廳裝修物料的類型	乳膠漆、膠板、木百葉、夾層條紋玻璃配不銹鋼側框及天然石		乳膠漆、石膏板假陣髹乳膠漆	
		01、08、17、18 及33單位客廳及飯廳裝修物料的類型	乳膠漆		乳膠漆、石膏板假陣髹乳膠漆	
		30、31及32單位客廳及飯廳裝修物料的類型	乳膠漆及夾層條紋玻璃配不銹鋼框		乳膠漆、石膏板假陣髹乳膠漆	
		01、08、09、17、18及19單位睡房裝修物料的類型	乳膠漆		乳膠漆、石膏板假陣髹乳膠漆	
			地板		牆腳線	
c.	內部地板	客廳及飯廳的用料	瓷磚		木腳線	
		01、08、09、17、18及19單位睡房的用料	瓷磚		木腳線	
			牆壁		地板	天花板
d.	浴室	裝修物料的類型	外露牆身鋪砌瓷磚至假天花底、膠板、木百葉、夾層條紋玻璃配不銹鋼側框、天然石及鏡 (除01、08、17及18單位沒有提供膠板、木百葉、夾層條紋玻璃配不銹鋼側框及天然石)。		外露位置鋪砌瓷磚	鋁板假天花
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	外露牆身髹乳膠漆至假陣	瓷磚	乳膠漆、石膏板假陣髹乳膠漆	實心面料

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. 室內裝修物料

21樓						
			牆壁		天花板	
b.	內牆及天花板	客廳及飯廳裝修物料的類型	乳膠漆(除08單位另提供膠板、木百葉、夾層條紋玻璃配不銹鋼側框及天然石)		乳膠漆、石膏板假陣髹乳膠漆	
		睡房裝修物料的類型	乳膠漆		乳膠漆、石膏板假陣髹乳膠漆	
			地板		牆腳線	
c.	內部地板	客廳及飯廳的用料	瓷磚		木腳線	
		睡房的用料	瓷磚		木腳線	
			牆壁		地板	天花板
d.	浴室	裝修物料的類型	外露牆身鋪砌瓷磚至假天花板底及鏡 (除08單位另提供膠板、木百葉、夾層條紋玻璃配不銹鋼側框及天然石)		外露位置鋪砌瓷磚	鋁板假天花
			牆壁	地板	天花板	灶台
e.	廚房	03、05、07、08及09單位 (開放式廚房)裝修物料的類型	外露牆身髹乳膠漆至假陣	瓷磚	乳膠漆、石膏板假陣髹乳膠漆	實心面料
		01、02及06單位裝修物料的類型	外露牆身鋪砌瓷磚至假天花底	瓷磚	鋁板假天花	實心面料

3. 室內裝置

7樓至12樓、15樓至20樓			
			用料、裝修物料及配件
a.	門	單位大門	實心防火木門配以膠板、木皮飾面及不銹鋼飾面板。裝設電子門鎖、門鼓、門擋、防盜眼及防盜鏈。
		露台門	氟碳噴塗鋁框門配以強化清玻璃。裝設門鎖及門擋。
		工作平台門	氟碳噴塗鋁框門配以強化清玻璃。裝設門鎖及門擋。
		睡房門	中空焗漆木門。裝設門鎖及門擋。
		浴室門	30、31、32及33單位：玻璃掩門配以夾層條紋玻璃。裝設門鎖。 02、03、05、06、07、09、10、11、12、15、16、19、20、21、22、23、25、26、27、28及29單位：玻璃趟門配以夾層條紋玻璃。裝設門鎖。 01、08、17及18單位：中空焗漆木掩門。裝設門鎖及門擋。

3. 室內裝置

7樓至12樓、15樓至20樓					
			裝置及設備	類型	用料
b.	浴室	(i) 裝置及設備的類型及用料	浴室櫃	枱面	實心面料
				洗手盆櫃	配鏡之膠板飾面木櫃
			潔具	洗手盆水龍頭	鍍鉻
				洗手盆	搪瓷
				座廁	搪瓷
				浴巾架	不銹鋼配黑色粉末噴漆
			附於牆上之廁紙架 (適用於01、08、17、18、30、31、32及33單位) 作為淋浴間門之把手一部分之廁紙架(適用於其他單位)	鍍鉻 不銹鋼	
		(ii) 供水系統的類型及用料	供水系統的類型及用料見下文「供水」一欄。		
(iii) 沐浴設施(包括花灑或浴缸(如適用的話))	花灑	淋浴間	強化玻璃		
		花灑龍頭及花灑套裝	鍍鉻		
(iv) 浴缸大小(如適用的話)	不適用				
			用料		
c.	廚房	(i) 洗滌盆	實心面料		
		(ii) 供水系統	供水系統的用料見下文「供水」一欄。		
			用料	裝修物料	
		(iii) 01、02、03、05、06、07、08、09、10、11、12、15、16、17、18、19、20、21、22、23、25、26、27、28及29單位之廚櫃	木櫃配木門板	膠板、不銹鋼飾面板、烤漆及實心面料枱面	
		30、31、32及33單位之廚櫃	木櫃配木門板	膠板、烤漆及實心面料枱面	
		(iv) 所有其他裝置及設備的類型	鍍鉻洗滌盆水龍頭。 7樓-12樓及15樓-20樓所有單位之開放式廚房內或附近安裝消防花灑頭及設有聲響報警基座的煙霧偵測器。		
			類型	用料	
d.	睡房	裝置(包括嵌入式衣櫃)	不適用	不適用	

3. 室內裝置

21樓					
			用料、裝修物料及配件		
a.	門	單位大門	實心防火木門配以膠板、木皮飾面及不銹鋼飾面板，裝設電子門鎖、門鼓、門擋、防盜眼及防盜鏈。		
		露台門	氟碳噴塗鋁框門配以強化清玻璃。裝設門鎖。		
		平台門	氟碳噴塗鋁框門配以強化清玻璃。裝設門鎖。		
		天台門	鋁門。裝設門鎖。		
		睡房門	中空木門配以膠板、木皮飾面。裝設門鎖。		
		浴室門	中空木門配以膠板、木皮飾面及木百葉(除08單位沒有提供木百葉)。裝設門鎖。		
		廚房門	實心防火木門配以膠板、木皮飾面。裝設門鎖。		
		儲物房門	21樓09單位提供中空木門配以膠板、木皮飾面，並裝設門鎖。21樓01及06單位提供塑膠門並裝設門鎖。		
		儲物房之洗手間門	塑膠門。裝設門鎖。		
			裝置及設備	類型	用料
b.	浴室	(i) 裝置及設備的類型及用料	浴室櫃	枱面	實心面料
				洗手盆櫃	配鏡之膠板飾面木櫃
			潔具	洗手盆水龍頭	鍍鉻
				洗手盆	搪瓷
				座廁	搪瓷
				浴巾架	不銹鋼配黑色粉末噴漆
				廁紙架(08單位除外) 作為淋浴間門之把手一部分 之廁紙架(適用於08單位)	鍍鉻 不銹鋼
		(ii) 供水系統的類型及用料		供水系統的類型及用料見下文「供水」一欄。	
		(iii) 沐浴設施(包括花灑或浴缸(如適用的話))	花灑	淋浴間	強化玻璃
				花灑龍頭及花灑套裝	鍍鉻
(iv) 浴缸大小(如適用的話)		不適用			
			用料		
c.	廚房	(i) 洗滌盆	實心面料		
		(ii) 供水系統	供水系統的用料見下文「供水」一欄。		
			用料	裝修物料	
		(iii) 廚櫃	木櫃配木門板	膠板、不銹鋼飾面板、烤漆及實心面料枱面	
		(iv) 所有其他裝置及設備的類型		鍍鉻洗滌盆水龍頭。 21樓03、05、07、08及09單位之開放式廚房內或附近安裝消防花灑頭及設有聲響報警基座的煙霧偵測器。	
			類型	用料	
d.	睡房	裝置 (包括嵌入式衣櫃)	不適用	不適用	

3. 室內裝置

7樓至12樓、15樓至20樓及21樓				
e.	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」	
f.	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」	
			裝置	類型
g.	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及插座之面板
			安全裝置	三相電力配電箱配置微型斷路器及漏電斷路器
		(ii) 導管是隱藏或外露	導管是部份隱藏及部份外露 ①	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」	
h.	氣體供應	類型、系統及位置	不適用	
i.	洗衣機接駁點	位置	請參閱「住宅單位機電裝置數量說明表」	
		設計	設有直徑40毫米的洗衣機去水接駁喉位及直徑22毫米的來水接駁喉位	
j.	供水	水管的用料	設有膠層保護之冷水銅喉和熱水銅喉	
		水管是隱藏或外露	水管是部份隱藏及部份外露 ②	
		有否熱水供應	廚房和浴室設有熱水供應	

備註：

①. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

②. 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

4. 雜項

a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	迅達	迅達	安力
			產品型號	5500MMR	5500MRL	AT Standard 1000
		(ii) 升降機的數目及到達的樓層	升降機的數目	3部	2部	2部
			到達的樓層	a. L-1 (地庫、地下、1樓-3樓、5樓-6樓、7樓-12樓、15樓-20樓及21樓) b. L-2 (地庫、地下、5樓、7樓-12樓、15樓-20樓及21樓) c. L-3 (地下、5樓、7樓-12樓、15樓-20樓及21樓)	a. L-4 (地庫、地下、1樓及2樓) b. L-5 (地下、3樓及5樓)	a. CL-1 (地庫及地下) b. CL-2 (地庫及地下)
b.	信箱	用料	不銹鋼			
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾			
		(ii) 垃圾房的位置	各住宅層之公用地方均設有垃圾及物料回收室。垃圾儲存及物料回收房設於地庫。			
			水錶	電錶	氣體錶	
d.	水錶、電錶及氣體錶	(i) 位置	每層住宅層公共部分之水錶箱內	每層住宅層公共部分之電錶房內	不適用	
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立		

5. 保安設施

保安系統及設備	入口通道控制及保安系統	a. 地下住宅入口大堂設有訪客對講機及讀卡器。 b. 地下住宅入口大堂、地下停車場入口、地庫升降機大堂及住宅升降機裝有讀卡器。
	閉路電視	地下住宅入口大堂、地庫停車場、地下及天台樓梯出口及所有住宅升降機內均裝有閉路電視，並直接連接管理處。

6. 設備

請參閱「設備說明表」。

賣方承諾如發展項目中沒有安裝第4(a)及6細項下指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule 設備說明表
7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Flat 單位													
				01	02	03	05	06	07	08	09	10	11	12	15	16	17
Open Kitchen 開放式廚房	Refrigerator 雪櫃	Philco 飛歌	PBU1153A	-	1	1	1	1	1	-	-	1	1	1	1	1	-
			PBTR122	1	-	-	-	-	-	1	1	-	-	-	-	-	1
	Washer 洗衣機	Philco 飛歌	PW6608	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Cooker Hood 抽油煙機	Philco 飛歌	GH806S	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Induction Hob 電磁爐	Philco 飛歌	PH2313IC	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Steam Oven 蒸氣焗爐	Sanki 山崎	SK-SO35	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Cata	B-15 MATIC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DMH6	1	-	-	-	-	-	1	1	-	-	-	-	-	1
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E24Si	-	1	1	1	1	1	-	-	1	1	1	1	1	-
			HDB-E18Si	1	-	-	-	-	-	1	1	-	-	-	-	-	1
	Thermo Ventilator 浴室寶	Philco 飛歌	PTV08S	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Systemair	CBF 125M	-	1	1	1	1	1	-	1	1	1	1	1	1	1
Living Room, Dining Room and Bedroom 客廳、飯廳及睡房	Refrigerator 雪櫃	Philco 飛歌	PBU1153A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Steam Oven 蒸氣焗爐	Sanki 山崎	SK-S035	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Split Type Air-Conditioner 分體式空調機	Midea 美的	MS11M-09HRDU1 (Indoor室內)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			MS11M-09HRDU1 (Outdoor室外)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			MS11M-12HRDU1 (Indoor室內)	2	1	1	1	1	1	-	2	1	1	1	1	1	-
			MS11M-12HRDU1 (Outdoor室外)	2	1	1	1	1	1	-	-	1	1	1	1	1	-
			MS11M-18HRDU1 (Indoor室內)	-	-	-	-	-	-	1	-	-	-	-	-	-	1
			MS11M-18HRDU1 (Outdoor室外)	-	-	-	-	-	-	1	-	-	-	-	-	-	1
			MS11MU-12HRFN1-Q (Indoor室內)	-	-	-	-	-	-	2	-	-	-	-	-	-	2
			M3OE-27HFN1-Q (Outdoor室外)	-	-	-	-	-	-	1	1	-	-	-	-	-	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes :

1. "-" denotes not applicable
2. "1, 2, ..." denotes the quantity of the appliance(s) provided

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. "-"表示不適用
2. "1, 2, ..." 表示設備提供的數量

Appliances Schedule 設備說明表
7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Flat 單位															
				18	19	20	21	22	23	25	26	27	28	29	30	31	32	33	
Open Kitchen 開放式廚房	Refrigerator 雪櫃	Philco 飛歌	PBU1153A	-	-	1	1	1	1	1	1	1	1	1	-	-	-	-	
			PBTR122	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Washer 洗衣機	Philco 飛歌	PW6608	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Cooker Hood 抽油煙機	Philco 飛歌	GH806S	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	
	Induction Hob 電磁爐	Philco 飛歌	PH2313IC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Steam Oven 蒸氣焗爐	Sanki 山崎	SK-SO35	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	
	Exhaust Fan 抽氣扇	Cata	B-15 MATIC	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DMH6	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E24Si	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	
			HDB-E18Si	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Thermo Ventilator 浴室寶	Philco 飛歌	PTV08S	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Exhaust Fan 抽氣扇	Systemair	CBF 125M	-	1	1	1	1	1	1	1	1	1	1	-	-	-	-	
Living Room, Dining Room and Bedroom 客廳、飯廳及睡房	Refrigerator 雪櫃	Philco 飛歌	PBU1153A	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	
	Steam Oven 蒸氣焗爐	Sanki 山崎	SK-S035	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	
	Split Type Air-Conditioner 分體式空調機	Midea 美的	MS11M-09HRDU1 (Indoor室內)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	
			MS11M-09HRDU1 (Outdoor室外)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	
			MS11M-12HRDU1 (Indoor室內)	3	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
			MS11M-12HRDU1 (Outdoor室外)	3	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
			MS11M-18HRDU1 (Indoor室內)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
			MS11M-18HRDU1 (Outdoor室外)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
			MS11MU-12HRFN1-Q (Indoor室內)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
M3OE-27HFN1-Q (Outdoor室外)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes :

- " - " denotes not applicable
- "1, 2, ..." denotes the quantity of the appliance(s) provided

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

- " - "表示不適用
- "1, 2, ..." 表示設備提供的數量

Appliances Schedule 設備說明表
21/F 21樓

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Flat 單位							
				01	02	03	05	06	07	08	09
Kitchen / Open Kitchen 廚房 / 開放式廚房	Refrigerator 雪櫃	Philco 飛歌	PBTR122	-	-	1	1	-	1	1	1
	Refrigerator 雪櫃	Whirlpool	ART880/A+/NF	1	1	-	-	1	-	-	-
	Washer 洗衣機	Philco 飛歌	PW6608	-	-	1	1	-	1	1	1
	Washer 洗衣機	Whirlpool	AWI 75141	1	1	-	-	1	-	-	-
	Cooker Hood 抽油煙機	Philco 飛歌	GH806S	-	-	1	1	-	1	1	1
	Cooker Hood 抽油煙機	Whirlpool	AKR473/IX	1	1	-	-	1	-	-	-
	Induction Hob 電磁爐	Philco 飛歌	PH2313IC	-	-	1	1	-	1	1	1
	Induction Hob 電磁爐	Whirlpool	ACM809/BA	1	1	-	-	1	-	-	-
	Steam Oven 蒸氣焗爐	Sanki	SK-S035	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Cata	B-15 MATIC	-	1	-	-	-	-	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DMH6	-	1	1	1	-	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18Si	1	-	-	-	1	-	-	-
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 21Si	2	2	1	1	2	1	1	1
	Thermo Ventilator 浴室寶	Philco 飛歌	PTV08S	2	2	1	1	2	1	1	1
	Exhaust Fan 抽氣扇	Systemair	CBF 125M	1	2	1	1	1	1	1	1
Living Room, Dining Room and Bedroom 客廳、飯廳及睡房	Split Type Air-Conditioner 分體式空調機	Midea 美的	MS11M-12HRDU1 (Indoor室內)	1	3	3	3	2	2	-	2
			MS11M-12HRDU1 (Outdoor室外)	1	3	3	3	2	2	-	2
			MS11M-18HRDU1 (Indoor室內)	3	2	1	-	3	-	1	-
			MS11M-18HRDU1 (Outdoor室外)	3	2	1	-	3	-	1	-
			M30E-27HFN1-Ø (Outdoor室外)	-	-	-	-	-	1	-	-
			MS11MU-09HRFN1-Ø (Indoor室內)	-	-	-	-	-	2	-	-
			MS11M-09HRDU1 (Indoor室內)	2	-	-	-	1	-	1	2
			MS11M-09HRDW (Outdoor室外)	2	-	-	-	1	-	1	2

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :
1. " - " denotes not applicable
2. "1, 2, ..." denotes the quantity of the appliance(s) provided

備註：
1. " - "表示不適用
2. "1, 2, ..." 表示設備提供的數量

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓																			
	Flat 單位	01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19	20	21	22	
Living / Dining Room 客廳 / 飯廳	Lighting Point 燈位	2	2	2	2	2	2	3	2	2	2	2	2	2	3	4	2	2	2	2	
	Lighting Switch 燈掣	2	2	2	2	2	2	5	2	2	2	2	2	2	5	3	2	2	2	2	
	Double Pole Switch for A/C Unit 冷氣機雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	13A Single Socket Outlet 13A單位電插座	1	2	2	1	1	2	3	2	2	1	1	2	2	1	3	2	2	2	2	
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	3	3	2	2	2	2	3	3	2	2	3	2	2	2	2	2	
	Socket Outlet for Refrigerator 雪櫃插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Socket Outlet for Steam Oven 蒸氣焗爐插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	MCB Board 配電箱	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Door Bell Button 門鐘按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :

1. "-" denotes not applicable
2. "1, 2, ..." denotes the quantity of the appliance(s) provided

備註：

1. "-"表示不適用
2. "1, 2, ..." 表示設備提供的數量

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓										21/F 21樓							
	Flat 單位	23	25	26	27	28	29	30	31	32	33	01	02	03	05	06	07	08	09
Living / Dining Room 客廳 / 飯廳	Lighting Point 燈位	2	2	2	2	2	2	1	1	1	1	4	3	3	2	3	3	2	2
	Lighting Switch 燈掣	2	2	2	2	2	2	1	1	1	1	5	4	4	2	6	2	2	2
	Double Pole Switch for A/C Unit 冷氣機雙極開關掣	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	1	2
	TV / FM Outlet 電視 / 電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	1	1	2	2	1	2
	13A Single Socket Outlet 13A單位電插座	1	1	1	2	2	2	-	2	2	1	1	2	2	3	2	1	1	-
	13A Twin Socket Outlet 13A雙位電插座	3	3	3	2	2	2	4	3	3	1	4	4	2	2	4	3	3	3
	Socket Outlet for Refrigerator 雪櫃插座	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-	-
	Socket Outlet for Steam Oven 蒸氣焗爐插座	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-	-
	MCB Board 配電箱	-	-	-	-	-	-	1	1	1	1	-	-	-	-	1	-	-	-
	Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell Button 門鐘按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :

1. "-" denotes not applicable
2. "1, 2, ..." denotes the quantity of the appliance(s) provided

備註：

1. "-"表示不適用
2. "1, 2, ..." 表示設備提供的數量

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓																			
	Flat 單位	01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19	20	21	22	
Bedroom 睡房	Lighting Point 燈位	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	
	Lighting Switch 燈掣	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	
	Double Pole Switch for A/C Unit 冷氣機雙極開關掣	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	
	TV / FM Outlet 電視 / 電台天線插座	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	
	Telephone Outlet 電話插座	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	
	13A Single Socket Outlet 13A單位電插座	2	-	-	-	-	-	-	2	-	-	-	-	-	-	-	2	-	-	-	
	5A Fused Connection Unit for Noise Reduction Window Opener 減音窗開關器之5A帶熔斷器接線座	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	
	Switch for Noise Reduction Window Opener 減音窗開關器開關掣	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	
Bedroom 1 睡房1	Lighting Point 燈位	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	-	-	-	-	
	Lighting Switch 燈掣	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	-	-	-	-	
	Double Pole Switch for A/C Unit 冷氣機雙極開關掣	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	-	-	-	-	
	TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	-	-	-	-	
	Telephone Outlet 電話插座	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	-	-	-	-	
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	2	-	-	-	-	-	-	2	2	-	-	-	-	

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

- Notes :
1. " - " denotes not applicable
2. "1, 2, ..." denotes the quantity of the appliance(s) provided
- 備註：
1. " - "表示不適用
2. "1, 2, ..." 表示設備提供的數量

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓																			
	Flat 單位	01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19	20	21	22	
Bedroom 1 睡房1	5A Fused Connection Unit for Noise Reduction Window Opener 減音窗開關器之5A帶熔斷器接線座	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	
	Switch for Noise Reduction Window Opener 減音窗開關器開關掣	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	
Bedroom 2 睡房2	Lighting Point 燈位	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	-	-	-	-	
	Lighting Switch 燈掣	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	-	-	-	-	
	Double Pole Switch for A/C Unit 冷氣機雙極開關掣	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	-	-	-	-	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

- Notes :
- " - " denotes not applicable
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- " - "表示不適用
 - "1, 2, ..." 表示設備提供的數量

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓											21/F 21樓						
	Flat 單位	23	25	26	27	28	29	30	31	32	33	01	02	03	05	06	07	08	09
Bedroom 睡房	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Double Pole Switch for A/C Unit 冷氣機雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5A Fused Connection Unit for Noise Reduction Window Opener 減音窗開關器之5A帶熔斷器接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Noise Reduction Window Opener 減音窗開關器開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bedroom 1 睡房1	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1
	Double Pole Switch for A/C Unit 冷氣機雙極開關掣	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	1	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	2	2	2	2	4	2	2	2

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :

1. " - " denotes not applicable
2. "1, 2, ..." denotes the quantity of the appliance(s) provided

備註：

1. " - "表示不適用
2. "1, 2, ..." 表示設備提供的數量

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓											21/F 21樓						
	Flat 單位	23	25	26	27	28	29	30	31	32	33	01	02	03	05	06	07	08	09
Bedroom 1 睡房1	5A Fused Connection Unit for Noise Reduction Window Opener 減音窗開關器之5A帶熔斷器接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Noise Reduction Window Opener 減音窗開關器開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bedroom 2 睡房2	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	1	1	-	1	1	-	1
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	1	1	-	1	1	-	1
	Double Pole Switch for A/C Unit 冷氣機雙極開關掣	-	-	-	-	-	-	-	-	-	-	1	1	1	-	1	1	-	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :

1. "-" denotes not applicable
2. "1, 2, ..." denotes the quantity of the appliance(s) provided

備註：

1. "-"表示不適用
2. "1, 2, ..." 表示設備提供的數量

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓																			
	Flat 單位	01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19	20	21	22	
Bedroom 2 睡房2	Telephone Outlet 電話插座	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	-	-	-	-	
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	2	-	-	-	-	-	-	2	2	-	-	-	-	
	5A Fused Connection Unit for Noise Reduction Window Opener 減音窗開關器之5A帶熔斷器接線座	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	-	-	-	-	
	Switch for Noise Reduction Window Opener 減音窗開關器開關掣	-	-	-	-	-	-	1	-	-	-	-	-	-	1	1	-	-	-	-	
Master Bedroom / Bedroom 3 主人睡房 / 睡房3	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Double Pole Switch for A/C Unit 冷氣機雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :

1. "-" denotes not applicable
2. "1, 2, ..." denotes the quantity of the appliance(s) provided

備註：

1. "-"表示不適用
2. "1, 2, ..." 表示設備提供的數量

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓											21/F 21樓						
	Flat 單位	23	25	26	27	28	29	30	31	32	33	01	02	03	05	06	07	08	09
Bedroom 2 睡房2	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	1	1	1	-	1	1	-	1
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	2	2	2	-	2	2	-	2
	5A Fused Connection Unit for Noise Reduction Window Opener 減音窗開關器之5A帶熔斷器接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Noise Reduction Window Opener 減音窗開關器開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Bedroom / Bedroom 3 主人睡房 / 睡房3	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-
	Double Pole Switch for A/C Unit 冷氣機雙極開關掣	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	2	2	-	-	2	-	-	-
	TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :

1. "-" denotes not applicable
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備註：

1. "-"表示不適用
2. "1, 2, ..." 表示設備提供的數量

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓																			
	Flat 單位	01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19	20	21	22	
Bathroom 浴室	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Double Pole Switch for Thermo Ventilator 浴室寶雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣	-	1	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1	1	1	
	13A Weatherproof Single Socket Outlet 13A 防水單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13A Fused Spur Unit for Thermo Ventilator 浴室寶之13A帶熔斷器接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	32A Isolator for Water Heater 熱水爐之32A隔離開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	5A Fused Spur Unit for Exhaust Fan 抽氣扇之5A帶熔斷器接線座	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1	1	
Bathroom 浴室 (At Corridor for Flat 01, 02 & 06 on 21/F) (設於20樓01,02及06單位 之走廊位置)	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	32A Isolator for Water Heater 熱水爐之32A隔離開關	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Connection Unit for Water Heater 熱水爐接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	5A Fused Spur Unit for Exhaust Fan 抽氣扇之5A帶熔斷器接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Fused Spur Unit for Thermo Ventilator 浴室寶之13A帶熔斷器接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Double Pole Switch for Thermo Ventilator 浴室寶雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes :

- " - " denotes not applicable
- "1, 2, ..." denotes the quantity of the appliance(s) provided

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

- " - "表示不適用
- "1, 2, ..." 表示設備提供的數量

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓											21/F 21樓						
	Flat 單位	23	25	26	27	28	29	30	31	32	33	01	02	03	05	06	07	08	09
Bathroom 浴室	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Thermo Ventilator 浴室寶雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣	1	1	1	1	1	1	-	-	-	-	-	1	1	1	1	1	1	1
	13A Weatherproof Single Socket Outlet 13A 防水單位電插座	1	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1
	13A Fused Spur Unit for Thermo Ventilator 浴室寶之13A帶熔斷器接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	32A Isolator for Water Heater 熱水爐之32A隔離開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	5A Fused Spur Unit for Exhaust Fan 抽氣扇之5A帶熔斷器接線座	1	1	1	1	1	1	-	-	-	-	-	1	1	1	1	1	1	1
Bathroom 浴室 (At Corridor for Flat 01, 02 & 06 on 21/F) (設於20樓01,02及06單位 之走廊位置)	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-
	32A Isolator for Water Heater 熱水爐之32A隔離開關	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	Connection Unit for Water Heater 熱水爐接線座	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-
	5A Fused Spur Unit for Exhaust Fan 抽氣扇之5A帶熔斷器接線座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	13A Fused Spur Unit for Thermo Ventilator 浴室寶之13A帶熔斷器接線座	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-
	Double Pole Switch for Thermo Ventilator 浴室寶雙極開關掣	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes :

- " - " denotes not applicable
- "1, 2, ..." denotes the quantity of the appliance(s) provided

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

- " - "表示不適用
- "1, 2, ..." 表示設備提供的數量

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓																			
	Flat 單位	01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19	20	21	22	
Kitchen / Open Kitchen 廚房 / 開放式廚房	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關掣	1	-	-	-	-	-	1	1	-	-	-	-	-	1	1	1	-	-	-	
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Single Socket Outlet 13A單位電插座	-	1	1	-	-	1	-	1	1	-	-	1	1	-	-	1	1	1	1	
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Socket Outlet for Refrigerator 雪櫃插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Socket Outlet for Steam Oven 蒸氣焗爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Socket Outlet for Washer 洗衣機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Fused Connection Unit for Exhaust Fan 抽氣扇之帶熔斷器接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	45A Connection Unit for 6kW Electric Water Heater 6kW電熱水爐之45A接線座	1	-	-	-	-	-	1	1	-	-	-	-	-	1	1	1	-	-	-	
	32A Isolator for 18kW Electric Water Heater 18kW電熱水爐之32A隔離開關	1	-	-	-	-	-	1	1	-	-	-	-	-	1	1	1	-	-	-	
	32A Isolator for 21kW Electric Water Heater 21kW電熱水爐之32A隔離開關	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	32A Isolator for 24kW Electric Water Heater 24kW電熱水爐之32A隔離開關	-	1	1	1	1	1	-	-	1	1	1	1	1	-	-	-	1	1	1	
	20A Double Pole Switch for Induction Hob 電磁爐之20A雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Water Point and Drain Point for Washer 洗衣機供水排水接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes :

- " - " denotes not applicable
- "1, 2, ..." denotes the quantity of the appliance(s) provided

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

- " - "表示不適用
- "1, 2, ..." 表示設備提供的數量

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓																			
	Flat 單位	01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19	20	21	22	
Kitchen / Open Kitchen 廚房 / 開放式廚房	13A Fused Spur Unit for Telescopic Cooker Hood 抽油煙機之13A帶熔斷器接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	MCB Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Balcony / Acoustic Balcony 露台 / 減音露台	Balcony Light 露台燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :
1. " - " denotes not applicable
2. "1, 2, ..." denotes the quantity of the appliance(s) provided

備註：
1. " - "表示不適用
2. "1, 2, ..." 表示設備提供的數量

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓											21/F 21樓						
	Flat 單位	23	25	26	27	28	29	30	31	32	33	01	02	03	05	06	07	08	09
Kitchen / Open Kitchen 廚房 / 開放式廚房	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	2	2	-	-	1	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-
	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關掣	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣	-	-	-	-	-	-	1	1	1	1	1	1	-	-	-	-	-	-
	13A Single Socket Outlet 13A單位電插座	-	-	-	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	2	1	2	-	-	2	-	-	1
	Socket Outlet for Refrigerator 雪櫃插座	1	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1
	Socket Outlet for Steam Oven 蒸氣焗爐插座	1	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1
	Socket Outlet for Washer 洗衣機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Connection Unit for Exhaust Fan 抽氣扇之帶熔斷器接線座	-	-	-	-	-	-	1	1	1	1	1	1	-	-	-	-	-	-
	45A Connection Unit for 6kW Electric Water Heater 6kW電熱水爐之45A接線座	-	-	-	-	-	-	-	-	-	-	-	1	1	1	-	1	1	1
	32A Isolator for 18kW Electric Water Heater 18kW電熱水爐之32A隔離開關	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-
	32A Isolator for 21kW Electric Water Heater 21kW電熱水爐之32A隔離開關	-	-	-	-	-	-	-	-	-	-	2	2	1	1	2	1	1	1
	32A Isolator for 24kW Electric Water Heater 24kW電熱水爐之32A隔離開關	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-
	20A Double Pole Switch for Induction Hob 電磁爐之20A雙極開關掣	1	1	1	1	1	1	1	1	1	1	-	-	1	1	-	1	1	1
	32A Double Pole Switch for Induction Hob 電磁爐之32A雙極開關掣	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-
	Water Point and Drain Point for Washer 洗衣機供水排水接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes :

1. " - " denotes not applicable

2. "1, 2, ..." denotes the quantity of the appliance(s) provided

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. " - "表示不適用

2. "1, 2, ..." 表示設備提供的數量

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓											21/F 21樓						
	Flat 單位	23	25	26	27	28	29	30	31	32	33	01	02	03	05	06	07	08	09
Kitchen / Open Kitchen 廚房 / 開放式廚房	13A Fused Spur Unit for Telescopic Cooker Hood 抽油煙機之13A帶熔斷器接線座	1	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1	1	1
	MCB Board 配電箱	1	1	1	1	1	1	-	-	-	-	1	1	1	1	-	1	1	1
Balcony / Acoustic Balcony 露台 / 減音露台	Balcony Light 露台燈	1	1	1	1	1	1	-	-	-	-	1	1	1	-	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	-	-	-	-	1	1	1	-	1	1	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :

- " - " denotes not applicable
- "1, 2, ..." denotes the quantity of the appliance(s) provided

備註：

- " - "表示不適用
- "1, 2, ..." 表示設備提供的數量

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓																			
	Flat 單位	01	02	03	05	06	07	08	09	10	11	12	15	16	17	18	19	20	21	22	
Utility Platform 工作平台	Lighting Point 燈位	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	
Store 儲物房	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Double Pole Switch for A/C Unit 冷氣機雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Toilet at Store 儲物房之洗手間	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	5A Fused Spur Unit for Exhaust Fan 抽氣扇之5A帶熔斷器接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
A/C Platform 冷氣機平台	Weatherproof Isolator for A/C Outdoor Unit 冷氣機室外機之防水隔離開關	2	1	1	1	1	1	2	1	1	1	1	1	1	2	3	2	1	1	1	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :

1. "-" denotes not applicable
2. "1, 2, ..." denotes the quantity of the appliance(s) provided

備註：

1. "-"表示不適用
2. "1, 2, ..." 表示設備提供的數量

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

Location 位置	Floor 樓層	7/F - 12/F and 15/F - 20/F 7樓-12樓及15樓-20樓											21/F 21樓						
	Flat 單位	23	25	26	27	28	29	30	31	32	33	01	02	03	05	06	07	08	09
Utility Platform 工作平台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Store 儲物房	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	1
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	1
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	13A Twin Socket Outlet 雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Double Pole Switch for A/C Unit 冷氣機雙極開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-
Toilet at Store 儲物房之洗手間	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	5A Fused Spur Unit for Exhaust Fan 抽氣扇之5A帶熔斷器接線座	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-
A/C Platform 冷氣機平台	Weatherproof Isolator for A/C Outdoor Unit 冷氣機室外機之防水隔離開關	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :

1. "-" denotes not applicable
2. "1, 2, ..." denotes the quantity of the appliance(s) provided

備註：

1. "-"表示不適用
2. "1, 2, ..." 表示設備提供的數量

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

Location 位置	Floor 樓層	21/F 21樓							
	Flat 單位	01	02	03	05	06	07	08	09
Flat Roof 住宅平台	Lighting Switch 燈掣	3	2	4	1	2	1	1	1
	LED Wall Light LED 牆燈	-	2	2	-	-	-	-	-
	40W Flood Light 40W 泛光燈	7	3	2	3	6	1	1	3
	13A Weatherproof Single Socket Outlet 13A 防水單位電插座	4	1	1	1	2	1	1	1
Private Roof 住宅天台	Lighting Switch 燈掣	2	1	2	1	2	1	1	1
	LED Wall Light LED 牆燈	11	8	5	6	10	4	5	7
	13A Weatherproof Single Socket Outlet 13A 防水單位電插座	2	2	1	1	3	1	1	1
	Weatherproof Isolator for A/C Outdoor Unit 冷氣機室外機之防水隔離開關	6	5	4	3	6	3	2	4
Open Staircase 露天樓梯	LED Wall Light LED 牆燈	4	4	4	-	4	-	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :

1. "-" denotes not applicable
2. "1, 2, ..." denotes the quantity of the appliance(s) provided

備註：

1. "-"表示不適用
2. "1, 2, ..." 表示設備提供的數量

24

SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

No gas supply.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

無氣體供應。

25

GOVERNMENT RENT 地稅

The owner is liable for the Government rent payable for the residential property up to and including the date of completion of the sale and purchase of that residential property. (i.e. the date of the assignment of that property).

擁有人有法律責任繳付住宅物業直至並包括該住宅物業買賣完成日(即該物業轉讓契日期)之地稅。

26

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

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

Note:

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

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

在交付時，買方不須向擁有人支付清理廢料的費用。

備註：

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

27

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

凡物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

28

MAINTENANCE OF SLOPES 斜坡維修

Not applicable

不適用

29

MODIFICATION 修訂

No existing application to the Government for a modification of the land grant for the Development.

發展項目現時並沒有向政府提出申請修訂批地文件。

A. Noise Mitigation Measures

1. Noise Impact Assessment

The Development is enclosed by Tuen Mun Road, Tsing Tin Road Slip Road and Castle Peak Road in Tuen Mun. The adjacent land area is mainly used for residential with public services such as playgrounds and schools with no industrial or other noisy usages. Noise Impact Assessment has been carried out by Vendor as required under Special Condition No. (54) of the Land Grant.

2. Noise Impact Assessment Report

A Noise Impact Assessment Report ("the NIAR") has been approved under Special Condition No. (54) of the Land Grant with reference number 1240-18/0003 dated 1.2.2018. The NIAR will be available in the sales office for inspection by perspective purchaser free of charge.

3. Noise Mitigation Measures

According to Table 4 of the NIAR, the Noise Mitigation Measures specified in the "Schedules of Noise Mitigation Measures" below (i.e. those set out in Appendix 2 in the deed of mutual covenant of the Development (the "DMC")) will be constructed and installed in the Development. The Noise Mitigation Measures are described in details in the NIAR.

4. Schedules of Noise Mitigation Measures

(i) Noise barrier.

- (a) 1.3m solid noise barriers on 3rd Floor of the Development to protect dormitories of Residential Care Home for the Elderly of the Government Accommodation from traffic noise at the following locations: Dorm 1, Dorm 2, Dorm 3, Dorm 4, Dorm 5, Dorm 6 and Dorm 7.
- (b) A noise barrier to protect Dorm 4, Dorm 5 and Dorm 6 of Residential Care Home for the Elderly of the Government Accommodation from traffic noise.

(ii) Acoustic balconies

Acoustic balconies (including acoustic lining therein) for the following Flats for noise affected living rooms and bedrooms:

Flat	Floor	Location
01	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
02	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
02	21st Floor	Bedroom 1
03	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
05	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
06	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
07	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
08	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
09	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
10	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
11	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
12	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
15	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
16	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
17	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
18	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room

(iii) Fixed/maintenance windows

Fixed/maintenance windows for the following Flats for noise affected living rooms, bedrooms and dining rooms:

Flat	Floor	Location
01	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room, Bedroom
01	21st Floor	Master Bedroom
02	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
02	21st Floor	Living Room, Bedroom 1, Bedroom 2
03	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
03	21st Floor	Living Room, Bedroom 2
05	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
05	21st Floor	Bedroom 1
06	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
06	21st Floor	Living Room, Bedroom 1, Bedroom 2, Bedroom 3
07	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
08	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room, Bedroom 1, Bedroom 2
09	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room, Bedroom
10	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
11	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
12	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
15	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
16	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room
17	7th Floor - 12th Floor, 15th Floor - 20th Floor	Living Room, Bedroom 1, Bedroom 2
18	7th Floor - 12th Floor, 15th Floor - 20th Floor	Dining Room, Bedroom 1, Bedroom 2

The fixed/maintenance windows are not designed to open for ventilation. Mistaken usage of these fixed/maintenance windows would subject to traffic noise nuisance.

(iv) Recessed noise reduction windows

Recessed noise reduction windows for the following Flats for noise affected bedrooms:

Flat	Floor	Location
08	7th Floor - 12th Floor, 15th Floor - 20th Floor	Bedroom 1, Bedroom 2
09	7th Floor - 12th Floor, 15th Floor - 20th Floor	Bedroom
17	7th Floor - 12th Floor, 15th Floor - 20th Floor	Bedroom 1, Bedroom 2
18	7th Floor - 12th Floor, 15th Floor - 20th Floor	Bedroom 2

Notes:

1. There are no 13th and 14th floors.
2. Further details of the Noise Mitigation Measures are provided in the NIAR.

5. Under the DMC:

- (i) The Vendor shall deposit a full copy of the NIAR in the management office of the Development within one month of the date of the DMC. After the depositing of the NIAR, all Owners may inspect the same at the management office of the Development during normal office hours free of charge. A photocopy of the NIAR shall be provided to any Owner upon request at the expense of such Owner and on the payment of a reasonable charge. Any monies paid as such a charge shall be credited to the Special Fund. (clause 14.24)
- (ii) An Owner shall at his own expense inspect, maintain and carry out all necessary works for the maintenance of all Noise Mitigation Measures forming part of his Unit in accordance with the NIAR. (paragraph 3(c) of Schedule 5)
- (iii) An Owner shall not alter the design and location of any Noise Mitigation Measures forming part of his Unit. (paragraph 4(i) of Schedule 5)
- (iv) The Manager has the power to take all steps as the Manager may decide for putting and keeping the Common Parts (including Works and Installations and Noise Mitigation Measures forming part thereof) in good and substantial repair, in a clean, tidy and proper working condition and appropriately decorated, landscaped, lit and ventilated. (paragraph 3(a) of Schedule 9)

B. Fire Safety Management Plan

According to the DMC:

- (a) Each Owner and the Manager shall observe and comply with the Fire Safety Management Plan.
- (b) The Owner of any Flat which contains an open kitchen (i.e. a Flat with a marking of "O. KIT." on the plans annexed to the DMC) shall:
 - (i) not remove or obstruct any smoke detector provided inside his Flat or at the common lobby outside any Flat;
 - (ii) not remove or obstruct the sprinkler head provided at the ceiling immediately above the open kitchen in his Flat.
 - (iii) not remove the full height wall having an FRR (fire resistance rating) of not less than -/30/30 adjacent to the exit door of the Flat.
 - (iv) allow the fire service installations mentioned in (i) and (ii) above to be subject to annual or other maintenance, testing and commissioning conducted by the Manager's registered fire service installation contractor, and shall allow access to his Flat to the Manager and the aforesaid contractor for the purpose of carrying out the aforesaid maintenance, testing and commissioning, such maintenance, testing and commissioning shall be at the cost of the Owner concerned.
- (c) The Manager shall:
 - (i) assist the Owners of the Flats which contain open kitchens to carry out the maintenance, testing and commissioning referred to in (b)(iv) above and submit the maintenance certificate to the Fire Services Department at the cost of the Owner concerned Provided That the Manager shall not be under any personal liability to do the same if, having used all reasonable endeavours, the Manager has not been able to obtain access to the Flat concerned from the Owner of the Flat concerned;
 - (ii) conduct and carry out staff training and annual fire drills in accordance with the Fire Safety Management Plan; and
 - (iii) deposit a full copy of the Fire Safety Management Plan in the management office and caretakers counter of the Development within one month of the date of the DMC. After the depositing of the Fire Safety Management Plan, all Owners may inspect the same at the management office and caretakers counter of the Development during normal office hours free of charge. A photocopy of the Fire Safety Management Plan shall be provided to any Owner upon request at the expense of such Owner and on the payment of a reasonable charge. Any monies paid as such a charge shall be credited to the Special Fund.

The above is subject to the provisions of the DMC.

Copies of the DMC and the Fire Safety Management Plan are available for inspection free of charge at the sales office.

C. Signages or Signage Box

There may be signboards with floodlight or backlit signage box on the external walls of the Development on and/or below 2nd Floor. These floodlights or signage box may be lit on during night time. Prospective purchasers please note the possible impact (if any) of the illumination of the said signages on individual residential properties.

D. Exhaust Louvres

There may be exhaust louvres in the Development connecting from the shops/restaurants on Ground Floor to 2nd Floor for exhaust from air-conditioning system or in connection with the business (including restaurant, if any) to be carried on at the shops/restaurants on Ground Floor to 2nd Floor. There may be similar exhaust louvres in the Development connecting from the Day Care Centre for the Elderly on Ground Floor, the Residential Care Home for the Elderly and the clubhouse on 3rd Floor and 5th Floor and plant rooms on 6th Floor. The alignment and position of the exhaust louvres may be changed from time to time and are subject to compliance with the relevant statutory requirements and/or directions from the relevant government authorities. Prospective purchasers please note the possible impact (if any) of such exhaust louvres on individual residential properties.

E. Air-conditioning Units and Equipment for the Residential Care Home for the Elderly, Shopping Arcade and Clubhouse

Part of the air-conditioning units and equipment for the Residential Care Home for the Elderly, shopping arcade and clubhouse will be installed on the flat roofs on 3rd Floor, 5th Floor and 6th Floor of the Development, which may be visible from residential properties of the Development. Prospective purchasers please note the possible impact (if any) of such air-conditioning units and equipment on individual residential properties.

A. 噪音緩解措施

1. 噪音影響評估

發展項目座落於屯門的屯門公路, 青田路支路及青山公路一帶，相連土地主要為住宅及公共設施所使用，例如：遊樂場及學校，並無工業及其他嘈雜設施。賣方已根據批地文件特別條款第（54）條進行了噪音影響評估。

2. 噪音影響評估報告

噪音影響評估報告（「噪音影響評估報告」）已根據批地文件特別條款第（54）條獲批（參考編號為1240-18/0003及日期為2018年2月1日）。噪音影響評估報告可於售樓處供準買家免費參閱。

3. 噪音緩解措施

根據噪音影響評估報告列表4，發展項目內將會興建或安裝下文“噪音緩解措施總覽”所列之（亦即為發展項目公契（「公契」）附錄2所列之）噪音緩解措施（「噪音緩解措施」）。噪音緩解措施之詳情，請參閱噪音影響評估報告。

4. 噪音緩解措施總覽

(i) 隔音屏障

(a) 發展項目三樓設置1.3米實心隔音屏障，以保護政府設施中之安老院中下列位置免受交通噪音騷擾：宿舍1、宿舍2、宿舍3、宿舍4、宿舍5、宿舍6及宿舍7。

(b) 發展項目設置隔音屏障，以保護政府設施中之安老院中下列位置免受交通噪音騷擾：宿舍4、宿舍5及宿舍6。

(ii) 減音露台

下列住宅單位就受噪音影響之客廳及睡房設置減音露台(包括其內鋪設之吸音物料)：

單位	樓層	位置
01	七至十二樓、十五至二十樓	客廳
02	七至十二樓、十五至二十樓	客廳
02	二十一樓	睡房1
03	七至十二樓、十五至二十樓	客廳
05	七至十二樓、十五至二十樓	客廳
06	七至十二樓、十五至二十樓	客廳
07	七至十二樓、十五至二十樓	客廳
08	七至十二樓、十五至二十樓	客廳
09	七至十二樓、十五至二十樓	客廳
10	七至十二樓、十五至二十樓	客廳
11	七至十二樓、十五至二十樓	客廳
12	七至十二樓、十五至二十樓	客廳
15	七至十二樓、十五至二十樓	客廳
16	七至十二樓、十五至二十樓	客廳
17	七至十二樓、十五至二十樓	客廳
18	七至十二樓、十五至二十樓	客廳

(iii) 固定/維修用窗

下列住宅單位就受噪音影響之客廳、睡房及飯廳設置固定/維修用窗：

單位	樓層	位置
01	七至十二樓、十五至二十樓	客廳、睡房
01	二十一樓	主人睡房
02	七至十二樓、十五至二十樓	客廳
02	二十一樓	客廳、睡房1、睡房2
03	七至十二樓、十五至二十樓	客廳
03	二十一樓	客廳、睡房2
05	七至十二樓、十五至二十樓	客廳
05	二十一樓	睡房1
06	七至十二樓、十五至二十樓	客廳
06	二十一樓	客廳、睡房1、睡房2、睡房3
07	七至十二樓、十五至二十樓	客廳
08	七至十二樓、十五至二十樓	客廳、睡房1、睡房2
09	七至十二樓、十五至二十樓	客廳、睡房
10	七至十二樓、十五至二十樓	客廳
11	七至十二樓、十五至二十樓	客廳
12	七至十二樓、十五至二十樓	客廳
15	七至十二樓、十五至二十樓	客廳
16	七至十二樓、十五至二十樓	客廳
17	七至十二樓、十五至二十樓	客廳、睡房1、睡房2
18	七至十二樓、十五至二十樓	飯廳、睡房1、睡房2

固定/維修用窗並非供開啟以通風之用。錯誤使用此等固定/維修用窗會受交通噪音騷擾。

(iv) 嵌入式減音窗

下列住宅單位就受噪音影響之睡房設置嵌入式減音窗：

單位	樓層	位置
08	七至十二樓、十五至二十樓	睡房1、睡房2
09	七至十二樓、十五至二十樓	睡房
17	七至十二樓、十五至二十樓	睡房1、睡房2
18	七至十二樓、十五至二十樓	睡房2

備註：

1. 不設十三樓及十四樓。

2. 噪音緩解設施的進一步詳情見噪音影響評估報告。

5. 根據公契：

- (i) 賣方須於公契之日起一個月內在發展項目的管理處備存一整套噪音影響評估報告副本。在備存噪音影響評估報告後，所有業主可在正常的辦公時間內在發展項目的管理處免費查閱噪音影響評估報告。在業主提出要求並繳交合理的費用後，可提供噪音影響評估報告副本給該業主，所繳付的任何款項須撥入特別基金。（第14.24條）
- (ii) 業主須自費視察、保養及進行一切必要的一切工程，以便按噪音影響評估報告保養屬其單位一部分的一切噪音緩解措施。（第5附表第3(c)段）
- (iii) 業主不得更改屬於其單位一部分之任何噪音緩解措施的設計及位置。（第5附表第4(i)段）
- (iv) 管理人有權力採取管理人決定的一切措施，妥善保養公用部分（包括屬公用部分之工程及設施和噪音緩解措施），使其處於一個整潔、保養、修繕和適當裝修、綠化、照明和通風正常的狀態。（第9附表第3(a)段）

B. 消防安全管理計劃

根據公契：

(a) 每名業主及管理人均須遵守及遵行消防安全管理計劃。

(b) 任何設有開放式廚房的住宅單位(即於公契隨附圖則上標有「O. KIT.」的住宅單位)的業主須：

- (i) 不得移除或阻礙任何於其住宅單位內或任何住宅單位外的公用大堂處提供的煙霧探測器；
- (ii) 不得移除或阻礙任何於其住宅單位的開放式廚房正上方提供的消防花灑頭；
- (iii) 不得移除位於住宅單位出口門旁的具有不低於-/30/30防火等級的全高度牆。

(iv) 容許上文(i)及(ii)提及的消防服務裝置接受每年或其他由管理人的註冊消防服務裝置承辦商進行的保養、測試或運作，及須容許管理人及上述承辦商進入其單位，以進行上述保養、測試或運作；上述保養、測試或運作的費用須由業主承擔。

(c) 管理人須：

- (i) 協助設有開放式廚房的住宅單位的業主進行上文(b)(iv)提及的保養、測試或運作及向消防署呈交保養證書(費用由業主承擔)，但前提是若管理人盡其合理努力後仍無法獲得某單位業主的允許以進入其單位，則管理人並無任何個人法律責任這樣做；
- (ii) 按消防安全管理計劃進行職員培訓及每年防火演習；及
- (iii) 於公契簽立日期起計一個月內於發展項目管理處及管理員櫃檯備存一份消防安全管理計劃全文。備存好消防安全管理計劃後，所有業主均可免費於正常辦公時間內於發展項目管理處及管理員櫃檯參閱消防安全管理計劃。消防安全管理計劃的副本須應業主要求於繳付合理收費後提供，影印費用由該業主承擔。任何為繳付上述收費而收取的款項須撥入特別基金。

上文以公契條款為準。

公契及消防安全管理計劃副本可於售樓處免費參閱。

C. 招牌位或招牌箱

發展項目2樓及/或其下外牆可能有設有泛光燈之招牌或背光招牌箱。該等泛光燈或招牌箱可能會於晚間開燈。準買家請注意上述招牌之照明對個別住宅物業之可能影響（如有）。

D. 廢氣排氣口

發展項目可能有由地下至2樓商舖/餐廳駁出之廢氣排氣口以排出空調系統或與將於地下至2樓商舖/餐廳經營之業務（包括餐廳，如有）有關之廢氣。發展項目可能有由地下長者日間護理中心、3樓及5樓安老院及會所及6樓機房駁出之相類似廢氣排氣口。廢氣排氣口之走線和位置可能不時改變，及以相關法定要求及/或相關政府部門指示作準。準買家請注意該等廢氣排氣口對個別住宅物業之可能影響（如有）。

E. 長者日間護理中心、商場及會所之空調機及設備

長者日間護理中心、商場及會所之部分空調機及設備將安裝於發展項目3樓、5樓及6樓平台上，可能從發展項目住宅物業能看見。準買家請注意該等空調機及設備對個別住宅物業之可能影響（如有）。

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INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked(#) may be based on information provided by the Authorized Person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the Development.

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有 (#) 號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前， 以下分項資料仍可能有所修改。

		Area (m ²) 面積(平方米)
	Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積	
1(#)	Carpark and loading / unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	2254.964
2	Plant rooms and similar services 機房及相類設施	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房， 例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	272.620
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房， 例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1014.844
2.3(#)	Non-mandatory or non-essential plant room such as air conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房， 例如空調機房、風櫃房等	205.707
	Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1號及第2號提供的環保設施	
3(#)	Balcony 露台	307.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降梯大堂	Not applicable 不適用
5	Communal sky garden 公用空中花園	Not applicable 不適用
6	Acoustic fin 隔聲鰭	Not applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	Not applicable 不適用
9(#)	Utility platform 工作平台	18.000
10	Noise barrier 隔音屏障	Not applicable 不適用

		Area (m ²) 面積(平方米)
	Amenity Features 適意設施	
11 (#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	34.672
12 (#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	390.216
13 (#)	Covered landscaped and play area 有上蓋的園景區及遊樂場	209.153
14	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	Not applicable 不適用
15	Larger lift shaft 擴大升降機井道	Not applicable 不適用
16	Chimney shaft 煙囪管道	Not applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not applicable 不適用
18 (#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	285.735
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用
21 (#)	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development 非住用發展項目中的電影院、商場等的較高淨高及前方中空	36.993
22	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not applicable 不適用
23	Other projections such as air-conditioning box and platform with a projection of more than 750mm from the external walls 其他伸出物，如空調機箱或伸出外牆超過750毫米的平台	Not applicable 不適用

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INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
 申請建築物總樓面面積寬免的資料

		Area (m ²) 面積(平方米)
	Other Exempted Items 其他項目	
24	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not applicable 不適用
25	Other projections 其他伸出物	Not applicable 不適用
26	Public transport terminus 公共交通總站	Not applicable 不適用
27	Party structure and common staircase 共用構築物及樓梯	Not applicable 不適用
28 (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	488.454
29	Public passage 公眾通道	Not applicable 不適用
30	Covered set back area 因建築物後移導致的覆蓋面積	Not applicable 不適用
	Bonus GFA 額外總樓面面積	
31	Bonus GFA 額外總樓面面積	Not applicable 不適用

Note:
The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

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

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申請建築物總樓面面積寬免的資料

The Environmental Assessment of the Building 有關建築物的環境評估



Estimated Energy Performance or Consumption for the Common Parts of the Development

發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第I部分			
Provision of Central Air Conditioning	提供中央空調	Yes 是	
Provision of Energy Efficient Features	提供具能源效益的設施	Yes 是	
Energy Efficient Features Proposed:	擬安裝的具能源效益的設施：	1. T5 & LED Light Fittings	T5 及 LED 燈具
		2. Better COP for Cooling System	較高性能系數之空調系統
		3. Low Power Consumption Lift System	低耗電量升降機系統

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申請建築物總樓面面積寬免的資料

Part II : Predicted Annual Energy Use of Completed Building <small>(Note 1)</small> 第II部分：已竣工樓宇預計每年能源消耗量 <small>(註腳1)</small> ：-					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building <small>(Note 2)</small> 基線樓宇 <small>(註腳2)</small> 每年能源消耗量		Annual Energy Use of Completed Building 已竣工樓宇每年能源消耗量	
		Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation <small>(Note 3)</small> 有使用中央屋宇裝備裝置 <small>(註腳3)</small> 的部分	Domestic portion 住用部份 2,224.50	211.37	N/A	174.63	N/A
	Non-domestic portion (Podium) <small>(Note 4)</small> 非住用部份（平台） <small>(註腳4)</small> 3334.92	566.51	N/A	462.16	N/A

Part III : Installation(s) completed in accordance with the relevant Codes of Practice published by the Electrical & Mechanical Services Department (EMSD) 第 III 部分：按機電工程署公佈的相關實務守則完成的裝置：			
Type of Installations	裝置類型	Yes 是	No 否
Lighting Installations	照明裝置	✓	
Air Conditioning Installations	空調裝置	✓	
Electrical Installations	電力裝置	✓	
Lift & Escalator Installations	升降機及自動梯的裝置	✓	
Performance-based Approach	以總能源為本的方法		✓

Notes:

In general, the lower the estimated “Annual Energy Use” of the building, the more efficient the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

- The predicted annual energy use per m² per annum, in terms of electricity consumption (kWh) and town gas/LPG consumption (unit) of the development by the internal floor area served, where:-
 - “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version); and
 - “internal floor area”, in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.
- Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

註腳：

一般來說，樓宇的預計每年每平方米能源消耗量愈低，樓宇的能源消耗愈有效。例如，如果擬興建樓宇的預計每年能源消耗量少於基線樓宇預計的每年能源消耗量，則表示擬興建樓宇的預計能源使用較基線樓宇有效。減少愈多，效能愈大。

- 預計每年每平方米能源消耗量〔以耗電量(千瓦小時)及煤氣/石油氣消耗量(用量單位)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：
 - “每年能源消耗量”與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及
 - 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- “基線樓宇”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的“基準建築物模型（零分標準）”具有相同涵義。
- “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。
- 平台一般指發展項目的最低部分（通常為發展項目最低15米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the Agreement for Sale and Purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
2. If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.
3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.
4. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
5. (1) According to Special Condition No.(11)(e) of the Land Grant, the minimum number of residential units in the Development is 140.
(2) According to Special Condition No.(58) of the Land Grant, except with the prior written consent of the Director of Lands, the owner shall not carry out or permit or suffer to be carried out any works in connection with any residential unit in the Development, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit. The decision of the Director of Lands as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the owner.
- (3) The Deed of Mutual Covenant and Management Agreement of the Development contains the following provisions:
 - (a) Clause 8.13: "The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under paragraph 4(j) of Schedule 5 for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund."
 - (b) Paragraph 4(j) of Schedule 5: "No owner shall carry out or permit or suffer to be carried out any works in connection with any Flat, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Flat being internally linked to and accessible from any adjoining or adjacent Flat, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion."
- (4) A total number of 356 residential units are provided in the Development.
6. Information and requirements relating to "the Green Area" as referred to in Special Condition Nos.(3), (4), (5) and (6) of the Land Grant: please refer to the sections "Summary of Land Grant" and "Information on public facilities and public open spaces".
7. Information and requirements relating to "the Existing Storm-water Drain", "the Drainage Reserve Area", "the Utilities", "the Diverted Storm-water Drain" and "the New Drainage Reserve Area" as respectively referred to in Special Condition No.(53) of the Land Grant: please refer to the section "Summary of Land Grant".
8. Information and requirements relating to certain provisions in the approved form of deed of mutual covenant of the Development regarding the noise impact assessment prepared under Special Condition No.(54) of the Land Grant and the noise mitigation measures mentioned therein: please refer to the section "Relevant Information".

1. 買方須於正式買賣合約(「買賣合約」)下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益，或訂立任何有關上述提名、轉售或轉移權益之協議。
2. 若賣方應買賣合約下買方要求同意(同意與否賣方有酌情權決定)取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方繳付或補還(視屬何情況而定)所有與取消買賣合約有關之法律費用、收費及開銷(包括任何印花稅)。
3. 賣方將會支付或已經支付(視情況而定)由批地文件之日起直至有關個別買方簽署轉讓契之日(包括簽署轉讓契當日)止，所有有關該正在興建的發展項目所處地段的地稅。
4. 已簽署買賣合約之買方，如已支付不多於港幣\$100之象徵式費用，有權獲取(而當其要求時須獲提供)以下資料之最新紀錄印本：完成發展項目的總建築費用及總專業費用及截至該要求作出當月前之月份完結時已支出和繳付之總建築費用及總專業費用。
5. (1) 根據批地文件特別條件第(11)(e)條，發展項目住宅單位數目最少為140個。
- (2) 根據批地文件特別條件第(58)條，除非獲地政總署署長事先書面同意，業主不得進行或容許或容受進行任何與發展項目任何住宅單位有關連而會導致該單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建）。地政總署署長就何等工程會導致一單位與毗連或鄰近住宅單位內部相通及可從毗連或鄰近住宅單位到達的決定為最終決定及對業主有約束力。
- (3) 發展項目公共契約暨管理合約有以下條款：
 - (a) 第8.13條：「管理人須在發展項目的管理處備存由地政總署署長或任何其他政府部門提供、載有關於附表5第4(j)段條提及之同意書的資訊的紀錄。所有業主可在發展項目管理處於正常辦公時間內免費查閱上述備存的紀錄。應業主要求，該備存的紀錄的副本須提供予該業主，而該業主須承擔有關支出及繳付合理費用。任何就該費用而支付的款項須撥入特別基金。」
 - (b) 附表5第4(j)段：「任何業主不得進行或容許或容受進行任何與任何住宅單位有關連而會導致該單位與毗連或鄰近單位內部相通及可從毗連或鄰近單位到達的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改建），除非獲地政總署署長或任何其他不時替代他的政府當局的事先書面同意，地政總署署長可按其絕對酌情權發出或拒絕同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用）。」
- (4) 發展項目共提供356個住宅單位。
6. 關於批地文件特別條件第(3)、(4)、(5)及(6)條提及的「綠色範圍」的資料及要求：請參閱以下兩節：「批地文件的摘要」及「公共設施及公眾休憩用地的資料」。
7. 關於批地文件特別條件第(53)條提及的「現存雨水渠」、「渠務專用範圍」、「公用事業」、「經改道之雨水渠」、「新渠務專用範圍」的資料及要求：請參閱「批地文件的摘要」一節。
8. 關於有關按批地文件特別條件第(54)條擬備的噪音影響評估及其內提及的噪音緩解措施的獲批之發展項目公契個別條款的資料及要求：請參閱「有關資料」一節。

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap 621)

賣方為施行《一手住宅物業銷售條例》(第621章)

第2部而就發展項目指定的互聯網網站的網址

www.t-plus.hk

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made (If no revisions is required, please state "no revision made") (如無須作出修改，請註明「並無作出修改」)		
	Page number in version with print date on 27 November 2018 2018年11月27日印製版本之頁數	Page number in revised version with examination date on 6 June 2019 2019年6月6日檢視版本之頁數	Revision Made 所作修改
6 June 2019 2019年6月6日	7	7	Information on the Development is updated. 更新發展項目的資料。
	10	10	Information on design of the Development is updated. 更新發展項目的設計的資料。
	12	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	13, 14	13	Aerial Photograph of the Development is updated. Aerial Photograph of the Development on the original p.14 removed. 更新發展項目的鳥瞰照片。刪除原第14頁之發展項目的鳥瞰照片。
	15	14	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
	16	15	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	17 - 18, 20, 23, 25	16 - 17, 19, 22, 24	Floor Plans of Residential Properties in the Development are updated. 更新發展項目的住宅物業的樓面平面圖。
	74 - 75	73 - 74	Elevation Plans are updated. 更新立面圖。
	96, 98	95, 97	Fittings, Finishes and Appliances are updated. 更新裝置、裝修物料及設備。
	126 - 127	125 - 126	Information in Application for Concession on Gross Floor Area of Building are updated. 更新申請建築物總樓面面積寬免的資料。

