EIGHT 珀御 REGENCY

SALES BROCHURE 售樓説明書

EIGHT 珀御
REGENCY

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following –
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.

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

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 date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

[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.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority

Transport and Housing Bureau

August 2017

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

[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。

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

[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。

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網址 ： www.srpa.gov.hk
電話 ： 2817 3313
電郵 ： enquiry_srpa@hd.gov.hk
傳真 ： 2219 2220

其他相關聯絡資料：

消費者委員會
網址 ： www.consumer.org.hk
電話 ： 2929 2222
電郵 ： cc@consumer.org.hk
傳真 ： 2856 3611

地產代理監管局
網址 ： www.eaa.org.hk
電話 ： 2111 2777
電郵 ： enquiry@eaa.org.hk
傳真 ： 2598 9596

香港地產建設商會
電話 ： 2826 0111
傳真 ： 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

Name of the Development
Eight Regency

Name of the street and the street number
8 Leung Tak Street

The Development consists of 1 multi-unit building

Total number of storeys of the multi-unit building
29 storeys (excluding B/F, Transfer Plate, Roof, Lift Machine Room Floor, Pump Room Floor and Upper Roof)

Floor numbering in the multi-unit building as provided in the approved building plans for the Development
B/F, G/F, 1/F–3/F, 5/F–12/F, 15/F–23/F, 25/F–32/F

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

Refuge floor (if any) of the multi-unit building
Roof

發展項目名稱
珀御

街道名稱及門牌號數
良德街8號

發展項目包含1幢多單位建築物

該幢多單位建築物的樓層的總數
29層(不包括地庫、轉換層、天台、升降機機房層、泵房層及高層天台)

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23樓、25樓至32樓

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

該幢多單位建築物內的庇護層(如有的話)
天台

Vendor

Top State Development Limited

賣方

高港發展有限公司

Holding companies of the Vendor

Verda Limited
Time Effort Limited
Sun Hung Kai Properties Limited

賣方的控權公司

Verda Limited
Time Effort Limited
新鴻基地產發展有限公司

Authorized Person

Lee Kar-yan, Douglas

認可人士

李嘉胤

The firm or corporation of which the Authorized Person is a proprietor, director or employee in her professional capacity

Andrew Lee King Fun & Associates Architects Limited

認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

李景勳、雷煥庭建築師有限公司

Building Contractor

Yee Fai Construction Company Limited

承建商

怡輝建築有限公司

Solicitors for Vendor

Mayer Brown
Wong & Poon

賣方代表律師

孖士打律師行
王潘律師行

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

The Hongkong and Shanghai Banking Corporation Limited (The relevant undertaking has been cancelled)

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海匯豐銀行有限公司(有關承諾書已經取消)

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

Sun Hung Kai Properties Holding Investment Limited

已為發展項目的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not Applicable
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not Applicable
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	Not Applicable
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	Not Applicable
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	Not Applicable
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(k)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not Applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(o)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	The Building Contractor, Yee Fai Construction Company Limited, is an associate corporation of the Vendor and its holding companies.

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	不適用
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	不適用
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	不適用
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	不適用
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	不適用
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	不適用
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	不適用
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	不適用
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	承建商怡輝建築有限公司屬賣方及其控權公司的有聯繫法團。

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

The range of thickness of the non-structural prefabricated external walls of each block is 150 mm and 300 mm.
每幢建築物的非結構的預製外牆的厚度範圍為 150 毫米及 300 毫米。

Schedule of total area of the non-structural prefabricated external walls of each residential property
每個住宅物業的非結構的預製外牆的總面積表

Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
5/F 5樓	A	1.283
	B	0.368
	C	0.866
	D	1.313
	E	0.518
	F	0.345
	G	0.345
	H	0.746
	J	0.506
	K	0.743
	L	0.814
	M	0.814
	N	0.368
6/F 6樓	A	1.665
	B	0.799
	C	1.279
	D	1.695
	E	0.518
	F	0.724
	G	0.746
	H	1.148
	J	0.506
	K	0.743
	L	1.223
	M	1.103
	N	0.803
7/F–10/F 7樓至10樓	A	1.830
	B	0.799
	C	1.279
	D	1.695
	E	0.518
	F	0.724
	G	0.746
	H	1.148
	J	0.506
	K	0.743
	L	1.223
	M	1.103
	N	0.803

Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
11/F–12/F & 15/F–22/F 11樓至12樓及15樓至22樓	A	1.913
	B	0.896
	C	1.279
	D	1.695
	E	0.518
	F	0.724
	G	0.746
	H	1.148
	J	0.506
	K	0.743
	L	1.223
	M	1.268
	N	0.803
23/F & 25/F–31/F 23樓及25樓至31樓	A	1.921
	B	0.892
	C	1.283
	D	1.695
	E	0.518
	F	0.724
	G	0.746
	H	1.148
	J	0.506
	K	0.743
	L	1.223
	M	1.210
	N	0.810

Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
32/F 32樓	A	2.655
	B	2.362
	C	0.518
	D	0.724
	E	0.746
	F	1.148
	G	0.506
	H	2.138
	J	2.040

There will be no curtain walls forming part of the enclosing walls of the Development.
發展項目將沒有構成圍封牆的一部分的幕牆。

The Manager appointed under the deed of mutual covenant that has been executed

Kai Shing Management Services Limited

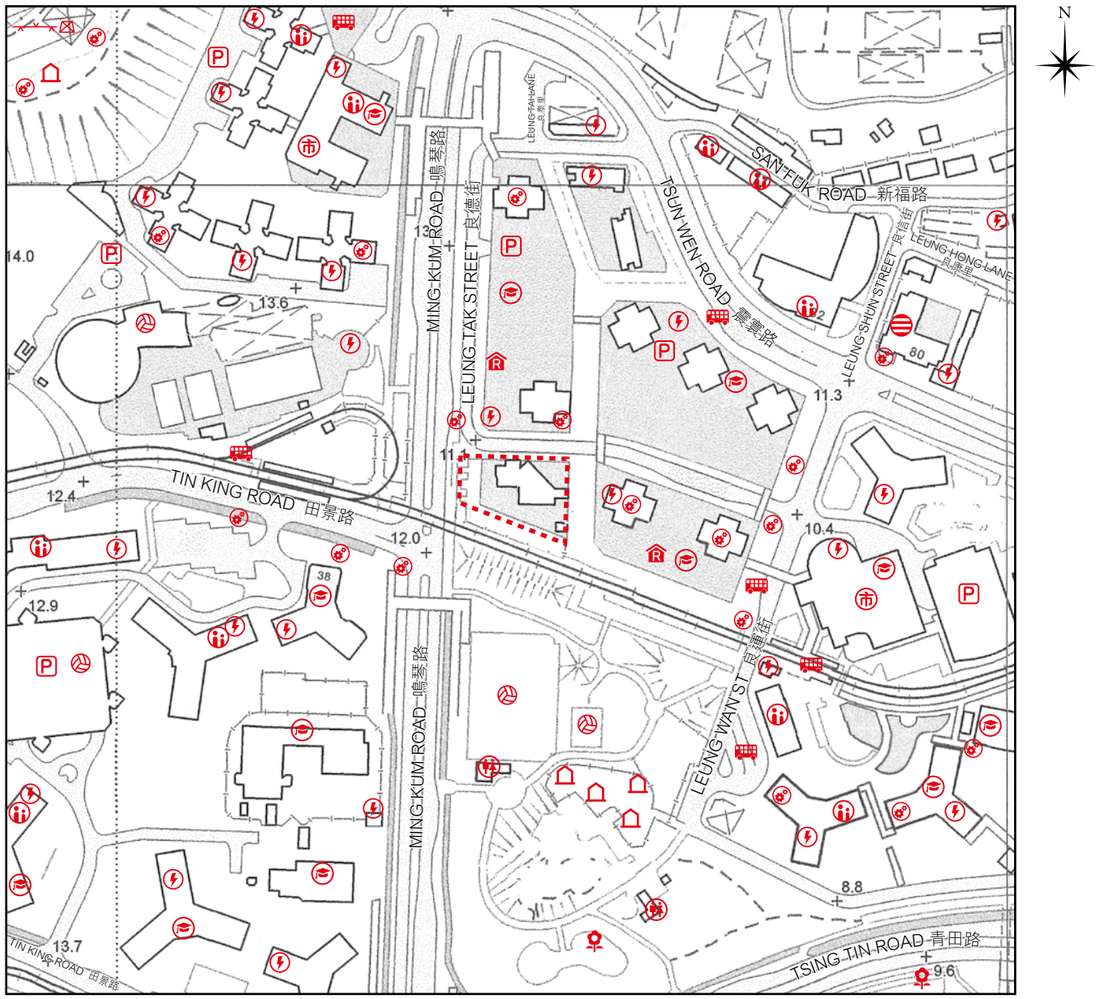
根據已簽立的公契獲委任的管理人

啟勝管理服務有限公司

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

This Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No. 5-SE-B dated 6 March 2019, 5-NE-D dated 21 March 2019, 6-NW-C dated 14 June 2019 and 6-SW-A dated 21 May 2019 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是參考地政總署測繪處之測繪圖(組別編號HP5C)，圖幅編號5-SE-B於2019年3月6日出版、5-NE-D 於2019年3月21日出版、6-NW-C 於2019年6月14日出版及圖幅編號6-SW-A於2019年5月21日出版，並由賣方擬備，有需要處經修正處理。



Location of the Development
發展項目的位置

Scale比例： 0 50 100 150 200 250M(米)

Notation 圖例

Cemetery	墳場
Market (including Wet Market and Wholesale Market)	市場 (包括濕貨市場及批發市場)
Police Station	警署
Power Plant (including Electricity Sub-stations)	發電廠(包括電力分站)
Public Carpark (including Lorry Park)	公眾停車場(包括貨車停泊處)
Public Convenience	公廁
Public Park	公園
Public Transport Terminal (including Rail Station)	公共交通總站(包括鐵路車站)
Public Utility Installation	公用事業設施裝置
Pylon	輸電塔架
Religious Institution (including Church, Temple and Tsz Tong)	宗教場所 (包括教堂、廟宇及祠堂)
School (including Kindergarten)	學校(包括幼稚園)
Social Welfare Facilities (including Elderly Centre and 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)
Sports Facilities (including Sports Ground and Swimming Pool)	體育設施 (包括運動場及游泳池)

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Note:

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

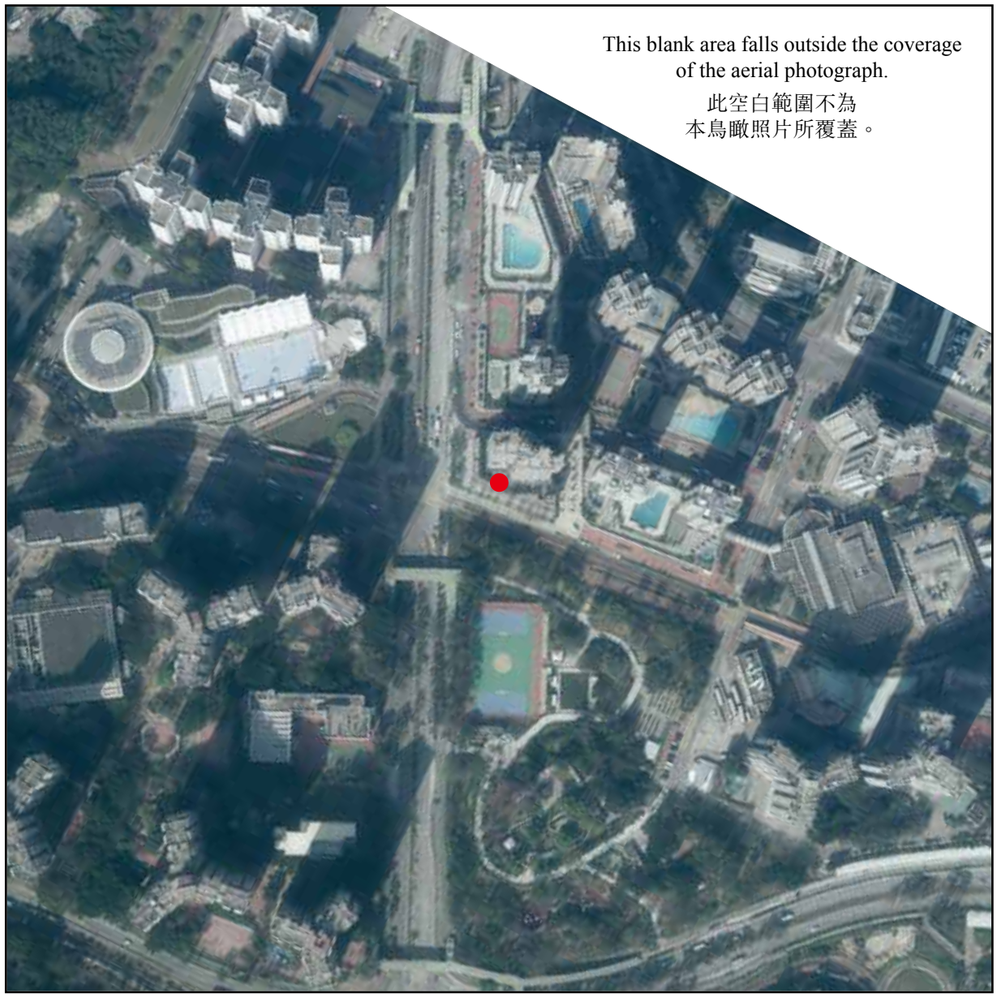
備註：

1. 賣方建議準買家到該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. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

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. E055465C, date of flight: 24 January 2019.

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，照片編號為E055465C，飛行日期：2019年1月24日。



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● Location of the Development
發展項目的位置

Note:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

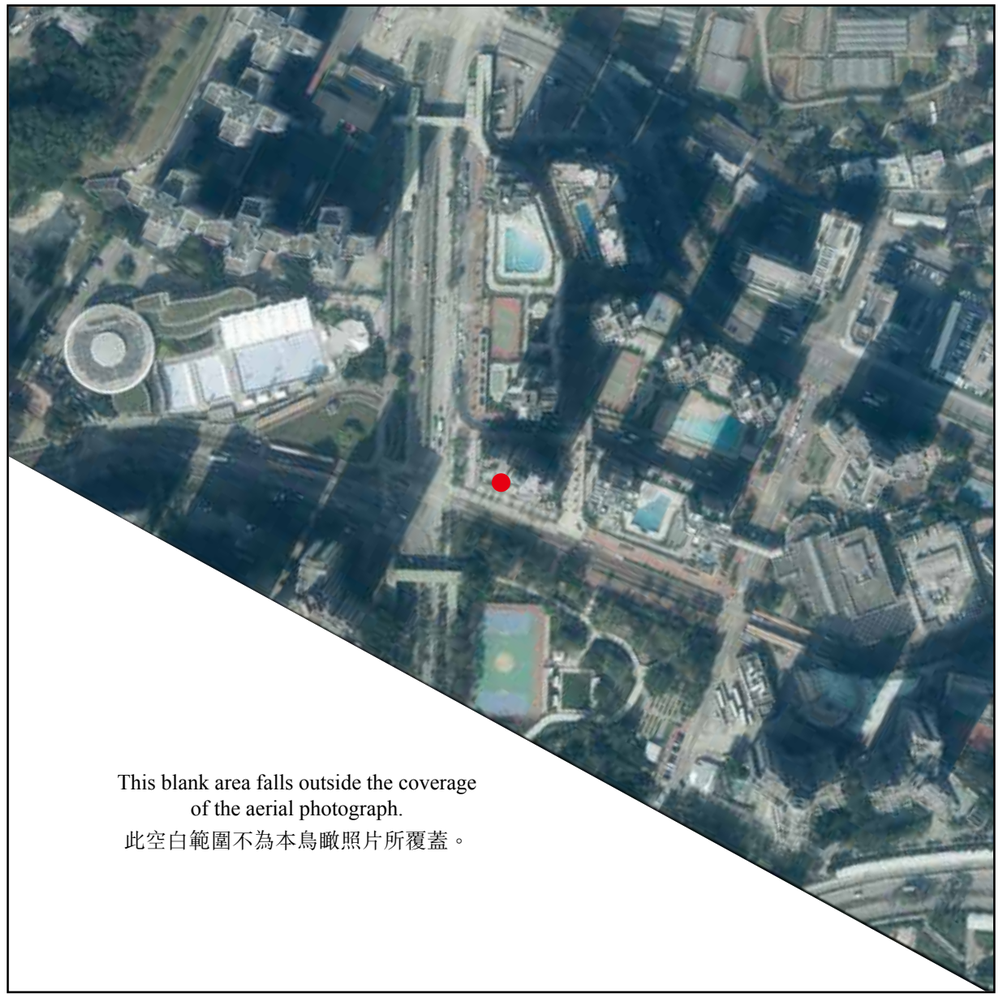
備註：

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

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

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. E055467C, date of flight: 24 January 2019.

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，照片編號為E055467C，飛行日期：2019年1月24日。



● Location of the Development
發展項目的位置

Note:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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

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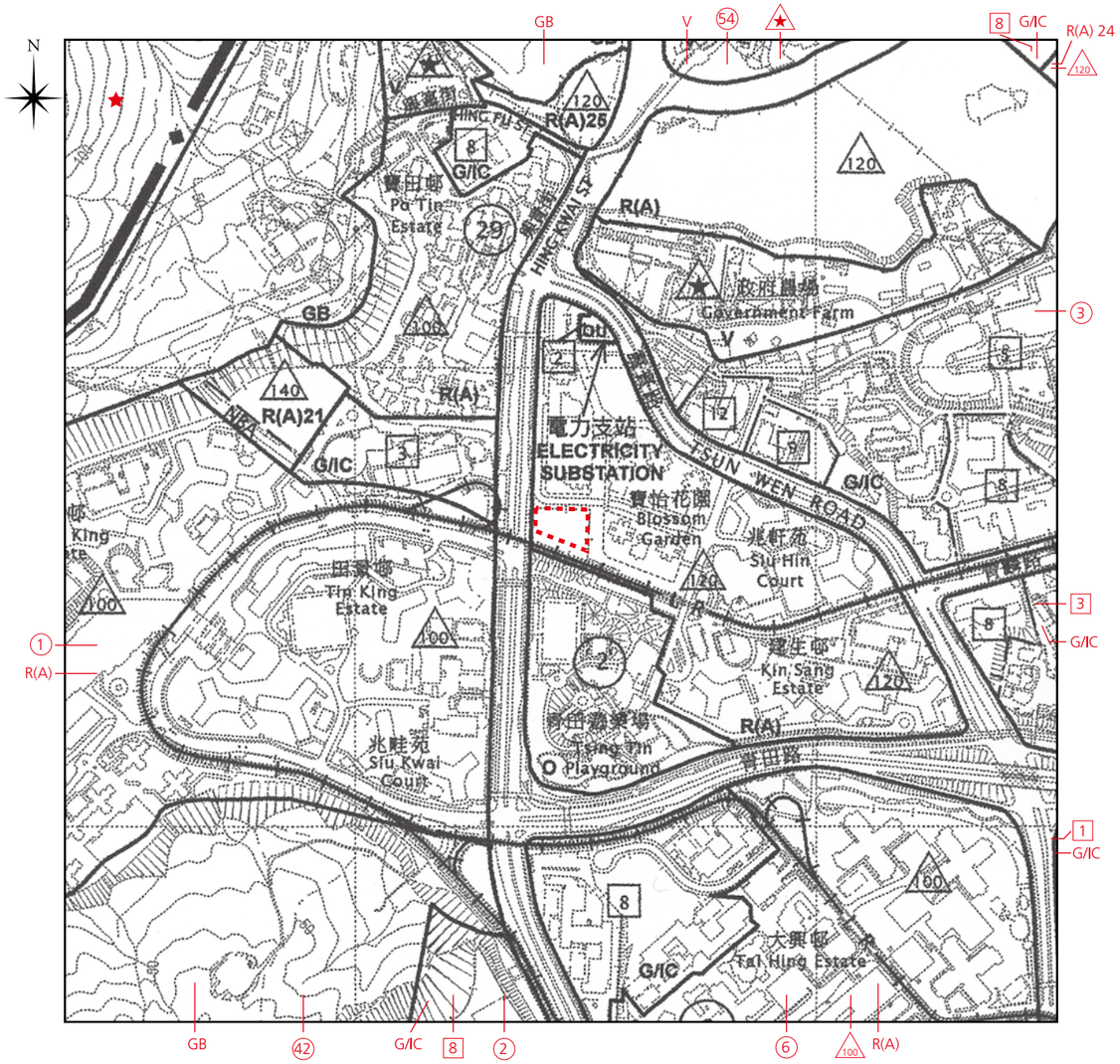
Adopted from part of the Approved Tuen Mun Outline Zoning Plan No. S/TM/35, gazetted on 21 December 2018, with adjustment where necessary as shown in red.

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，以紅色顯示。



Location of the Development
發展項目的位置

Scale比例： 100 0 100 200 300 400 500M(米)

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/IC	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
O	OPEN SPACE	休憩用地
OU	OTHER SPECIFIED USES	其他指定用途
GB	GREEN BELT	綠化地帶
COMMUNICATIONS 交通		
	MAJOR ROAD AND JUNCTION	主要道路及路口
L R	LIGHT RAIL	輕鐵
MISCELLANEOUS 其他		
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
100	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)
3	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度(樓層數目)
NBA	NON-BUILDING AREA	非建築用地
★	MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES	《註釋》內訂明最高建築物高度限制
1	PLANNING AREA NUMBER	規劃區編號

★ The area is not covered under outline zoning plan or development permission area plan, or the plan deemed to be a draft plan.
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

Note:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is 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. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
4. The map, 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.

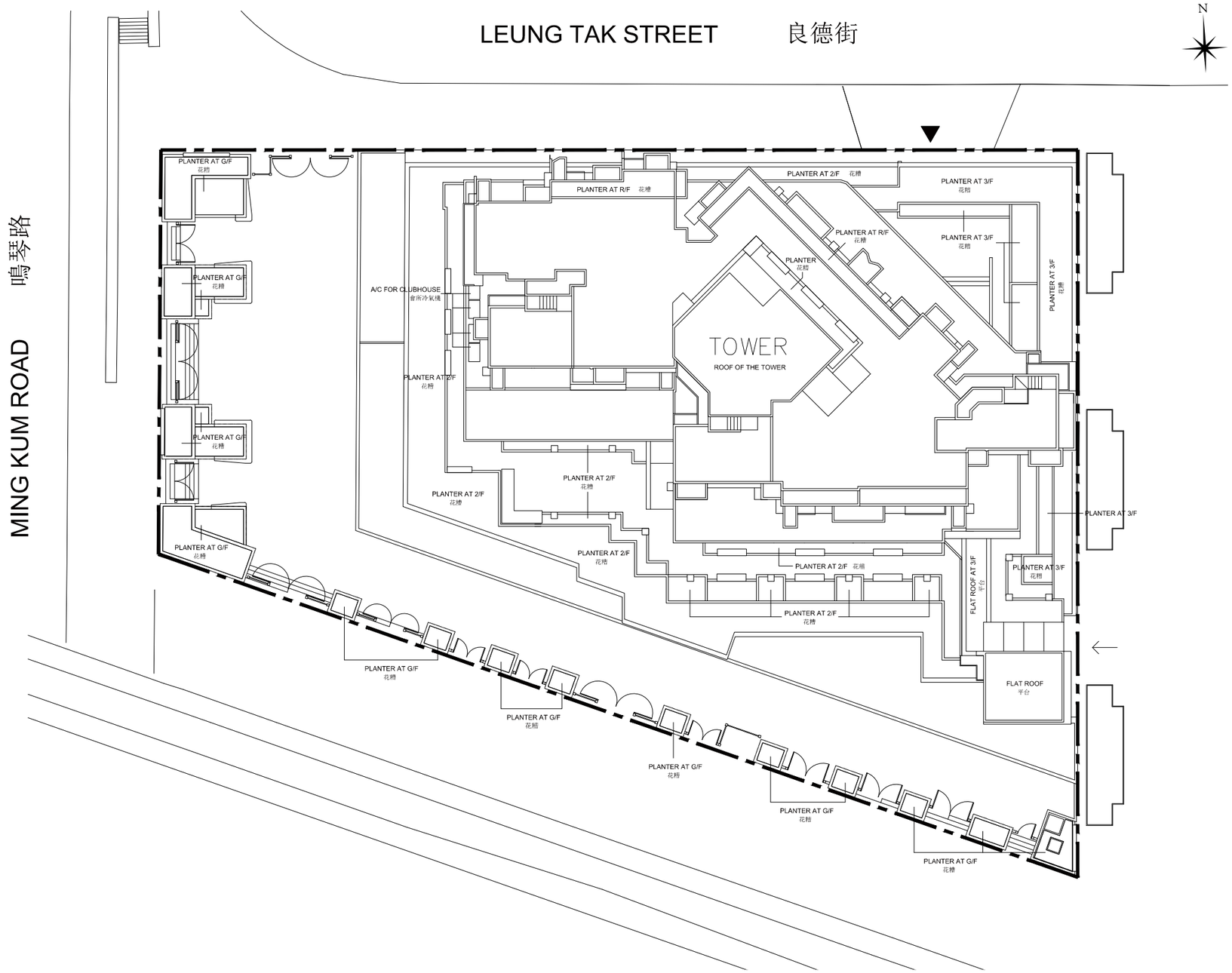
備註：

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

Boundary line of Development
發展項目邊界線

Run in/out of the Development
發展項目出入口

Residents' Entrance
住客入口



Scale比例： 0 6 12M(米)

AK

5/F
5樓

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Scale比例： 0 2 4M(米)

5/F
5樓

	Flat 單位												
	A	B	C	D	E	F	G	H	J	K	L	M	N
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150	150	150, 175	150	150, 175	150	150	150	150, 175	150	150	150, 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page AL17 and page AL18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.
3. There is no Flat I on this floor.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL17頁及第AL18頁。
3. 本樓層不設I單位。

1. Under Special Condition No. (10)(e) of the Land Grant, the total number of residential units erected or to be erected on the Lot shall not be less than 290.
2. Under Special Condition No. 42 of the Land Grant, except with the prior written consent of the Director of Lands, the Purchaser 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.
3. Clause 75(a) of the DMC stipulates that :–
   "(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, 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 Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, 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. The total number of residential units in the Development is 321.

1. 批地文件特別條款第(10)(e)條規定，在該地段已建或擬建的住宅單位總數不得少過290個。
2. 批地文件特別條款第(42)條規定，除非獲地政總署署長事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何已建或擬建於該地段的住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連已建或擬建於該地段的住宅單位。
3. 公契第75(a)條規定：–
   「(a) 除非獲地政總署署長或不時代替他的任何其他政府當局事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該住宅單位，而且署長可絕對酌情決定是否給予同意；若給予同意，則可能須受其絕對酌情決定下所訂的條款及條件(包括支付費用)限制。」
4. 發展項目的住宅單位總數為321個。

6/F
6樓

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Scale比例：0 2 4M(米)

6/F
6樓

	Flat 單位												
	A	B	C	D	E	F	G	H	J	K	L	M	N
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150	150	150, 175	150	150, 175	150	150	150	150, 175	150	150	150, 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page AL17 and page AL18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.
3. There is no Flat I on this floor.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL17頁及第AL18頁。
3. 本樓層不設I單位。

1. Under Special Condition No. (10)(e) of the Land Grant, the total number of residential units erected or to be erected on the Lot shall not be less than 290.
2. Under Special Condition No. 42 of the Land Grant, except with the prior written consent of the Director of Lands, the Purchaser 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.
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4. The total number of residential units in the Development is 321.

1. 批地文件特別條款第(10)(e)條規定，在該地段已建或擬建的住宅單位總數不得少過290個。
2. 批地文件特別條款第(42)條規定，除非獲地政總署署長事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何已建或擬建於該地段的住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連已建或擬建於該地段的住宅單位。
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4. 發展項目的住宅單位總數為321個。

7/F–10/F
7樓至10樓

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Scale比例：0 2 4M(米)

7/F–10/F
7樓至10樓

	Flat 單位												
	A	B	C	D	E	F	G	H	J	K	L	M	N
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	150	150	150, 175	150	150, 175	150	150	150	150, 175	150	150	150, 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page AL17 and page AL18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.
3. There is no Flat I on these floors.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL17頁及第AL18頁。
3. 樓層均不設I單位。

1. Under Special Condition No. (10)(e) of the Land Grant, the total number of residential units erected or to be erected on the Lot shall not be less than 290.
2. Under Special Condition No. 42 of the Land Grant, except with the prior written consent of the Director of Lands, the Purchaser 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.
3. Clause 75(a) of the DMC stipulates that :–
   "(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, 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 Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, 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. The total number of residential units in the Development is 321.

1. 批地文件特別條款第(10)(e)條規定，在該地段已建或擬建的住宅單位總數不得少過290個。
2. 批地文件特別條款第(42)條規定，除非獲地政總署署長事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何已建或擬建於該地段的住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連已建或擬建於該地段的住宅單位。
3. 公契第75(a)條規定：–
   「(a) 除非獲地政總署署長或不時代替他的任何其他政府當局事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該住宅單位，而且署長可絕對酌情決定是否給予同意；若給予同意，則可能須受其絕對酌情決定下所訂的條款及條件（包括支付費用）限制。」
4. 發展項目的住宅單位總數為321個。

11/F–12/F & 15/F–22/F
11樓至12樓及15樓至22樓

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Scale比例：0 2 4M(米)

11/F–12/F & 15/F–22/F
11樓至12樓及15樓至22樓

	Flat 單位												
	A	B	C	D	E	F	G	H	J	K	L	M	N
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	150	150	150, 175	150	150, 175	150	150	150	150, 175	150	150	150, 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page AL17 and page AL18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.
3. There is no 13/F & 14/F in the Development.
4. There is no Flat I on these floors.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL17頁及第AL18頁。
3. 發展項目不設13樓及14樓。
4. 樓層均不設I單位。

1. Under Special Condition No. (10)(e) of the Land Grant, the total number of residential units erected or to be erected on the Lot shall not be less than 290.
2. Under Special Condition No. 42 of the Land Grant, except with the prior written consent of the Director of Lands, the Purchaser 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.
3. Clause 75(a) of the DMC stipulates that :–
   "(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, 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 Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, 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. The total number of residential units in the Development is 321.

1. 批地文件特別條款第(10)(e)條規定，在該地段已建或擬建的住宅單位總數不得少過290個。
2. 批地文件特別條款第(42)條規定，除非獲地政總署署長事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何已建或擬建於該地段的住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連已建或擬建於該地段的住宅單位。
3. 公契第75(a)條規定：–
   「(a) 除非獲地政總署署長或不時代替他的任何其他政府當局事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該住宅單位，而且署長可絕對酌情決定是否給予同意；若給予同意，則可能須受其絕對酌情決定下所訂的條款及條件（包括支付費用）限制。」
4. 發展項目的住宅單位總數為321個。

23/F & 25/F–30/F
23樓及25樓至30樓

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Scale比例：0 2 4M(米)

23/F & 25/F–30/F
23樓及25樓至30樓

	Flat 單位												
	A	B	C	D	E	F	G	H	J	K	L	M	N
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150	150	150, 175	150	150, 175	150	150	150	150, 175	150	150	150, 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page AL17 and page AL18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.
3. There is no 24/F in the Development.
4. There is no Flat I on these floors.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL17頁及第AL18頁。
3. 發展項目不設24樓。
4. 樓層均不設I單位。

1. Under Special Condition No. (10)(e) of the Land Grant, the total number of residential units erected or to be erected on the Lot shall not be less than 290.
2. Under Special Condition No. 42 of the Land Grant, except with the prior written consent of the Director of Lands, the Purchaser 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.
3. Clause 75(a) of the DMC stipulates that :–
   "(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, 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 Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, 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. The total number of residential units in the Development is 321.

1. 批地文件特別條款第(10)(e)條規定，在該地段已建或擬建的住宅單位總數不得少過290個。
2. 批地文件特別條款第(42)條規定，除非獲地政總署署長事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何已建或擬建於該地段的住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連已建或擬建於該地段的住宅單位。
3. 公契第75(a)條規定：–
   「(a) 除非獲地政總署署長或不時代替他的任何其他政府當局事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該住宅單位，而且署長可絕對酌情決定是否給予同意；若給予同意，則可能須受其絕對酌情決定下所訂的條款及條件(包括支付費用)限制。」
4. 發展項目的住宅單位總數為321個。

31/F
31樓

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Scale比例：0 2 4M(米)

31/F
31樓

	Flat 單位												
	A	B	C	D	E	F	G	H	J	K	L	M	N
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150	150	150, 175	150	150, 175	150	150	150	150, 175	150	150	125, 150, 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3100, 3250, 3400, 3450, 3500	3150, 3250, 3400, 3500	3350, 3500	3150, 3400, 3500	3150, 3400, 3500	3500	3500	3500	3250, 3500	3500	3150, 3500	3100, 3150, 3250, 3400, 3500	3350, 3500

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page AL17 and page AL18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.
3. There is no Flat I on this floor.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL17頁及第AL18頁。
3. 本樓層不設I單位。

1. Under Special Condition No. (10)(e) of the Land Grant, the total number of residential units erected or to be erected on the Lot shall not be less than 290.
2. Under Special Condition No. 42 of the Land Grant, except with the prior written consent of the Director of Lands, the Purchaser 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.
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4. The total number of residential units in the Development is 321.

1. 批地文件特別條款第(10)(e)條規定，在該地段已建或擬建的住宅單位總數不得少過290個。
2. 批地文件特別條款第(42)條規定，除非獲地政總署署長事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何已建或擬建於該地段的住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連已建或擬建於該地段的住宅單位。
3. 公契第75(a)條規定：–
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4. 發展項目的住宅單位總數為321個。

32/F
32樓

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Scale比例： 0 2 4M(米)

32/F
32樓

	Flat 單位								
	A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 175, 200	150, 175, 200	150, 175	150, 200	150, 200	150, 200	150, 200	150, 200	150, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3050, 3300, 3500	2555, 2805, 3500	3500	3500	3500	3500	3500	3500	2885, 3135, 3500

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page AL17 and page AL18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.
3. There is no Flat I on this floor.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL17頁及第AL18頁。
3. 本樓層不設I單位。

1. Under Special Condition No. (10)(e) of the Land Grant, the total number of residential units erected or to be erected on the Lot shall not be less than 290.
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4. The total number of residential units in the Development is 321.

1. 批地文件特別條款第(10)(e)條規定，在該地段已建或擬建的住宅單位總數不得少過290個。
2. 批地文件特別條款第(42)條規定，除非獲地政總署署長事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何已建或擬建於該地段的住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連已建或擬建於該地段的住宅單位。
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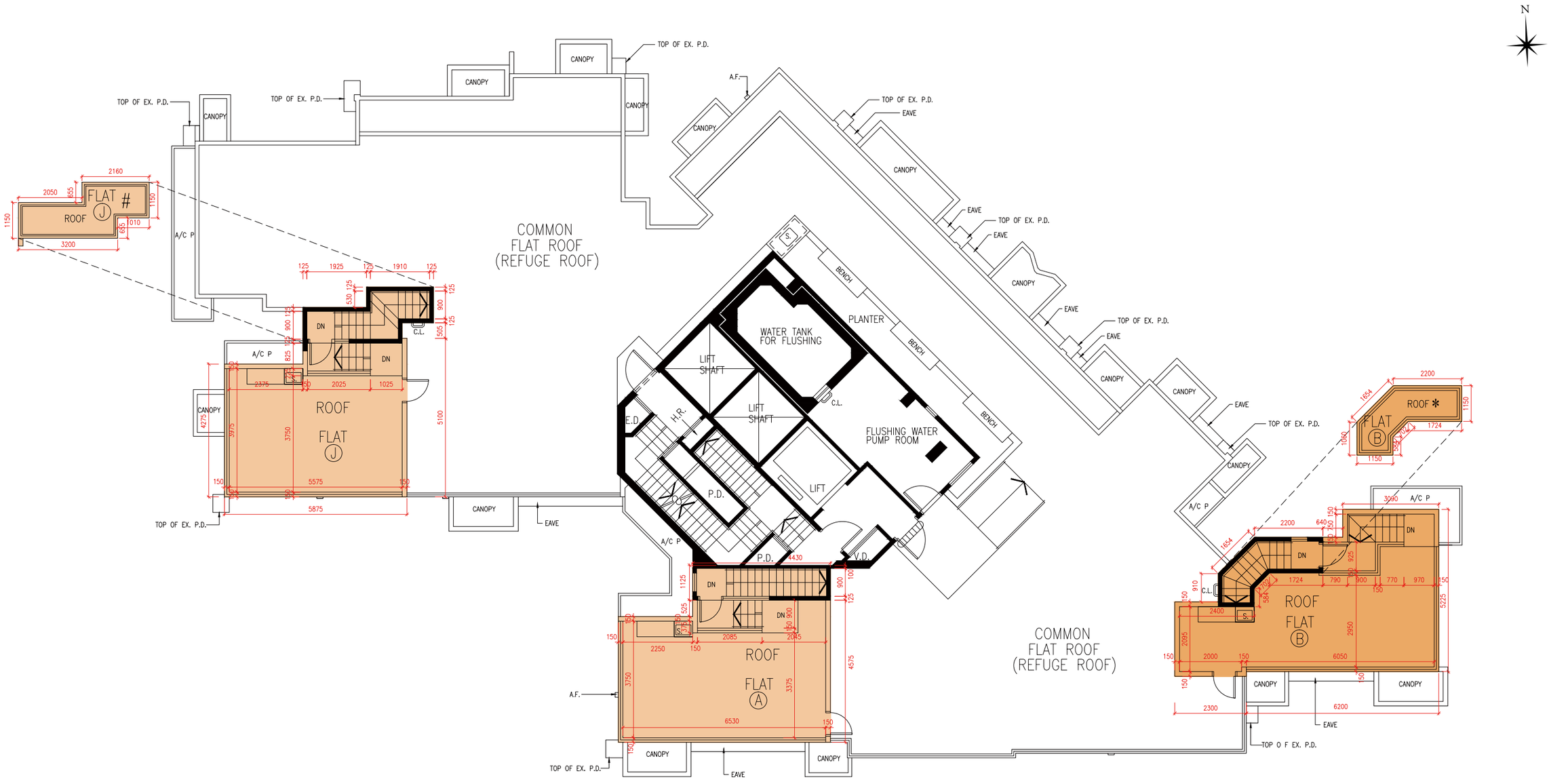
4. 發展項目的住宅單位總數為321個。

ROOF
天台



Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Scale比例：0 2 4M(米)

ROOF
天台

	Flat 單位		
	A	B	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page AL17 and page AL18 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.
3. *denotes area above stairhood. Its area is 2.672 sq. metres (29 sq. ft.). Ladder to the area above stairhood will be provided.
4. # denotes area above stairhood. Its area is 3.612 sq. metres (39 sq. ft.). Ladder to the area above stairhood will be provided.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL17頁及第AL18頁。
3. *代表梯屋頂部，其面積為2.672平方米(29平方尺)。設有梯子到達梯屋頂部。
4. #代表梯屋頂部，其面積為3.612平方米(39平方尺)。設有梯子到達梯屋頂部。

1. Under Special Condition No. (10)(e) of the Land Grant, the total number of residential units erected or to be erected on the Lot shall not be less than 290.
2. Under Special Condition No. 42 of the Land Grant, except with the prior written consent of the Director of Lands, the Purchaser 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.
3. Clause 75(a) of the DMC stipulates that :–
   "(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, 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 Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, 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. The total number of residential units in the Development is 321.

1. 批地文件特別條款第(10)(e)條規定，在該地段已建或擬建的住宅單位總數不得少過290個。
2. 批地文件特別條款第(42)條規定，除非獲地政總署署長事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何已建或擬建於該地段的住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連已建或擬建於該地段的住宅單位。
3. 公契第75(a)條規定：–
   「(a) 除非獲地政總署署長或不時代替他的任何其他政府當局事先書面同意，否則任何業主不得進行或允許或容許進行任何涉及任何住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位及可從任何毗鄰或毗連住宅單位通往該住宅單位，而且署長可絕對酌情決定是否給予同意；若給予同意，則可能須受其絕對酌情決定下所訂的條款及條件(包括支付費用)限制。」
4. 發展項目的住宅單位總數為321個。

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

A/C P = A/C PLATFORM = AIR CONDITIONING PLATFORM = 冷氣機平台
A/C P ABOVE = AIR CONDITIONING PLATFORM ABOVE = 冷氣機平台置上
A/C A. FOR CLUBHOUSE = AIR CONDITIONING AREA FOR CLUBHOUSE = 會所冷氣機放置位置
A/C A. FOR FLAT A AT 5/F = AIR CONDITIONING AREA FOR FLAT A AT 5/F = 5樓A單位冷氣機放置位置
A/C A. FOR FLAT B AT 5/F = AIR CONDITIONING AREA FOR FLAT B AT 5/F = 5樓B單位冷氣機放置位置
A/C A. FOR FLAT C AT 5/F = AIR CONDITIONING AREA FOR FLAT C AT 5/F = 5樓C單位冷氣機放置位置
A/C A. FOR FLAT E AT 5/F = AIR CONDITIONING AREA FOR FLAT E AT 5/F = 5樓E單位冷氣機放置位置
A/C A. FOR FLAT F AT 5/F = AIR CONDITIONING AREA FOR FLAT F AT 5/F = 5樓F單位冷氣機放置位置
A/C A. FOR FLAT G AT 5/F = AIR CONDITIONING AREA FOR FLAT G AT 5/F = 5樓G單位冷氣機放置位置
A/C A. FOR FLAT H AT 5/F = AIR CONDITIONING AREA FOR FLAT H AT 5/F = 5樓H單位冷氣機放置位置
A/C A. FOR FLAT L AT 5/F = AIR CONDITIONING AREA FOR FLAT L AT 5/F = 5樓L單位冷氣機放置位置
A/C A. FOR FLAT M AT 5/F = AIR CONDITIONING AREA FOR FLAT M AT 5/F = 5樓M單位冷氣機放置位置
A/C A. FOR FLAT N AT 5/F = AIR CONDITIONING AREA FOR FLAT N AT 5/F = 5樓N單位冷氣機放置位置
A.F. = ARCHITECTURAL FEATURE = 建築裝飾
A.F. ABOVE = ARCHITECTURAL FEATURE ABOVE = 建築裝飾置上
A.P. = ACCESS PANEL = 維修門
A.P. (AT 23/F – 28/F ONLY) = ACCESS PANEL (AT 23/F – 28/F ONLY) = 維修門(只供23樓至28樓)
ACOUSTIC BAL. = ACOUSTIC BALCONY = 隔聲露台
ACOUSTIC FIN = 隔聲鰭
ACOUSTIC FIN (AT 11/F ONLY) = 隔聲鰭(只於11樓)
ACOUSTIC FIN (AT 11/F – 12/F ONLY) = 隔聲鰭(只於11樓至12樓)
ACOUSTIC FIN (AT 11/F – 21/F ONLY) = 隔聲鰭(只於11樓至21樓)
ACOUSTIC FIN (AT 23/F – 26/F ONLY) = 隔聲鰭(只於23樓至26樓)
BAL. = BALCONY = 露台
BAL. (ACOUSTIC BAL. AT 7/F – 8/F) = BALCONY (ACOUSTIC BALCONY AT 7/F – 8/F) = 露台(隔聲露台於7樓至8樓)
BATH = BATHROOM = 浴室
BENCH = 長凳
BR. 1 = BEDROOM 1 = 睡房1
BR. 2 = BEDROOM 2 = 睡房2
BUILDING LINE ABOVE = 建築線置上
C.L. = CAT LADDER = 豎梯
CANOPY = 簷篷
CANOPY AT 11/F ONLY = 簷篷只於11樓
COMMON FLAT ROOF (REFUGE ROOF) = 公用平台(庇護平台)
D.H. = DOGHOUSE = 管道房
DIN. = DINING ROOM = 飯廳
DN = DOWN = 落
EAVE = 屋簷
EAVE ABOVE = 屋簷置上
EAVE BELOW = 屋簷置下
E.D. = ELECTRIC DUCT = 電槽
E.M.C. = ELECTRICAL METER CABINET = 電錶櫃
EX. P.D. = EXTERNAL PIPE DUCT = 外露管道槽
EX. P.D. ABOVE = EXTERNAL PIPE DUCT ABOVE = 外露管道槽置上
FLAT = 單位
FLAT ROOF = 平台
FLAT ROOF (COMMON) = 平台(公用)
FLUSH WATER PUMP ROOM = 沖廁水泵房
H.R. = HOSE REEL = 消防喉轆
KIT. = KITCHEN = 廚房
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LIFT SHAFT = 升降機槽

Explanatory note:

1. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc. are architectural symbols retrieved from the latest approved general building plans and are for general indication only.
2. There may be architectural features and exposed pipes/ductings on external walls of some of the floors.
3. There may be ceiling bulkheads and sunken slab of the above units at living room, dining room, bedrooms, store, kitchen, bathroom, lavatory and/or corridors of some residential units for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. There may be communal pipes and/or mechanical and electrical services within the balconies, utilities platforms, flat roofs and roofs of some residential units.
6. Dotted line in a residential unit with open kitchen delineates the area under protection by the automatic sprinkler system.
7. Balconies and utility platforms are non-enclosed areas.

附註：

1. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
2. 部份樓層外牆或設有建築裝飾及外露喉管/管道。
3. 部份住宅單位之客廳、飯廳、睡房、儲物房、廚房、浴室、洗手間及/或走廊，或設有假天花及上層跌級樓板，內裝有冷氣系統及/或其他機電設備。
4. 部份單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
5. 部份住宅單位之露台、工作平台、平台及天台內或裝有公用喉管及/或其他機電設備。
6. 於設有開放式廚房內的住宅單位內所顯示的虛線代表其自動灑水系統的保護範圍。
7. 露台及工作平台為不可封閉的地方。

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

LIV./DIN. = LIVING ROOM / DINING ROOM = 客廳／飯廳
M.B.R. = MASTER BEDROOM = 主人睡房
M. BATH = MASTER BATHROOM = 主人浴室
P.D. = PIPE DUCT = 管道槽
PLANTER = 花槽
ROOF = 天台
R.S.M.R.R. = REFUSE STORAGE MATERIAL RECOVERY ROOM = 垃圾及物料回收房
S. = SINK = 洗滌盆
ST. = STORE = 儲物房
T.D. = TELEPHONE DUCT = 電話線槽
TOP OF A.F. = TOP OF ARCHITECTURAL FEATURE = 建築裝飾上
TOP OF EX. P.D. = TOP OF EXTERNAL PIPE DUCT = 外露管道槽上
UP = 上
U.P. = UTILITY PLATFORM = 工作平台
U.P. ABOVE = UTILITY PLATFORM ABOVE = 工作平台置上
W.M.C. = WATER METER CABINET = 水錶櫃
WATER TANK FOR FLUSHING = 沖廁水缸房
WINDOW (AT 29/F – 30/F ONLY) = 窗戶（只於29樓至30樓）
WINDOW AT 10/F ONLY = 窗戶（只於10樓）
WINDOW AT 30/F ONLY = 窗戶（只於30樓）
V.D. = VENTILATION DUCT = 風槽

Explanatory note:

1. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc. are architectural symbols retrieved from the latest approved general building plans and are for general indication only.
2. There may be architectural features and exposed pipes/ductings on external walls of some of the floors.
3. There may be ceiling bulkheads and sunken slab of the above units at living room, dining room, bedrooms, store, kitchen, bathroom, lavatory and/or corridors of some residential units for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. There may be communal pipes and/or mechanical and electrical services within the balconies, utilities platforms, flat roofs and roofs of some residential units.
6. Dotted line in a residential unit with open kitchen delineates the area under protection by the automatic sprinkler system.
7. Balconies and utility platforms are non-enclosed areas.

附註：

1. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
2. 部份樓層外牆或設有建築裝飾及外露喉管／管道。
3. 部份住宅單位之客廳、飯廳、睡房、儲物房、廚房、浴室、洗手間及／或走廊，或設有假天花及上層跌級樓板，內裝有冷氣系統及／或其他機電設備。
4. 部份單位之天花高度將會因應結構、建築設計及／或裝修設計上的需要而有差異。
5. 部份住宅單位之露台、工作平台、平台及天台內或裝有公用喉管及／或其他機電設備。
6. 於設有開放式廚房內的住宅單位內所顯示的虛線代表其自動灑水系統的保護範圍。
7. 露台及工作平台為不可封閉的地方。

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	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5樓	A	46.170 (497) Balcony 露台：2.166 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	23.210 (250)	–	–	–	–	–	–
	B	32.866 (354) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	6.135 (66)	–	–	–	–	–	–
	C	44.093 (475) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.721 (19) Verandah 陽台：–	–	–	–	8.989 (97)	–	–	–	–	–	–
	D	44.567 (480) Balcony 露台：2.166 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	16.251 (175)	–	–	–	–	–	–
	E	27.532 (296) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.556 (17) Verandah 陽台：–	–	–	–	7.216 (78)	–	–	–	–	–	–
	F	31.765 (342) Balcony 露台：2.166 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	12.664 (136)	–	–	–	–	–	–
	G	32.211 (347) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	13.473 (145)	–	–	–	–	–	–

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5樓	H	33.637 (362) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	4.022 (43)	–	–	–	–	–	–
	J	28.813 (310) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	K	30.481 (328) Balcony 露台：2.158 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	L	36.850 (397) Balcony 露台：2.842 (31) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	2.523 (27)	–	–	–	–	–	–
	M	44.285 (477) Balcony 露台：2.666 (29) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	5.473 (59)	–	–	–	–	–	–
	N	33.185 (357) Balcony 露台：2.666 (29) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	2.723 (29)	–	–	–	–	–	–

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
6/F–10/F 6樓至10樓	A	46.170 (497) Balcony 露台：2.166 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	B	32.856 (354) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	C	43.872 (472) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	D	44.567 (480) Balcony 露台：2.166 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	E	27.476 (296) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	F	31.765 (342) Balcony 露台：2.166 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	G	32.211 (347) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
6/F–10/F 6樓至10樓	H	33.637 (362) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	J	28.813 (310) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	K	30.532 (329) Balcony 露台：2.158 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	L	36.164 (389) Balcony 露台：2.166 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	M	43.619 (470) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	N	32.509 (350) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
11/F–12/F & 15/F–22/F 11樓至12樓及 15樓至22樓	A	46.170 (497) Balcony 露台 : 2.166 (23) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	B	32.856 (354) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	C	43.872 (472) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	D	44.249 (476) Balcony 露台 : 2.166 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	E	27.476 (296) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	F	31.765 (342) Balcony 露台 : 2.166 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	G	32.211 (347) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
11/F–12/F & 15/F–22/F 11樓至12樓及 15樓至22樓	H	33.637 (362) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	J	28.771 (310) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	K	30.513 (328) Balcony 露台 : 2.127 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	L	36.164 (389) Balcony 露台 : 2.166 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	M	43.499 (468) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	N	32.509 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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	Flat 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
23/F & 25/F–30/F 23樓及 25樓至30樓	A	46.170 (497) Balcony 露台：2.166 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	B	32.708 (352) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	C	44.019 (474) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	D	44.249 (476) Balcony 露台：2.166 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	E	27.476 (296) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	F	31.758 (342) Balcony 露台：2.166 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	G	32.214 (347) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

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Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台，如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 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
23/F & 25/F–30/F 23樓及 25樓至30樓	H	33.637 (362) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	J	28.771 (310) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	K	30.513 (328) Balcony 露台 : 2.127 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	L	36.164 (389) Balcony 露台 : 2.166 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	M	43.213 (465) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	N	32.795 (353) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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	Flat 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
31/F 31樓	A	46.168 (497) Balcony 露台：2.166 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	B	32.708 (352) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	C	44.019 (474) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	D	44.249 (476) Balcony 露台：2.166 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	E	27.476 (296) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	F	31.758 (342) Balcony 露台：2.166 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	G	32.214 (347) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

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Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台，如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 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
31/F 31樓	H	33.637 (362) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	J	28.771 (310) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	K	30.513 (328) Balcony 露台 : 2.127 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	L	36.164 (389) Balcony 露台 : 2.166 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	M	43.213 (465) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	N	32.795 (353) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

備註：

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Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台，如有) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 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
32/F 32樓	A	73.361 (790) Balcony 露台：2.438 (26) Utility Platform 工作平台：1.501 (16) Verandah 陽台：–	–	–	–	4.020 (43)	–	–	26.190 (282)	3.762 (40)	–	–
	B	80.207 (863) Balcony 露台：2.648 (29) Utility Platform 工作平台：1.501 (16) Verandah 陽台：–	–	–	–	13.369 (144)	–	–	29.842 (321)	3.341 (36)	–	–
	C	29.105 (313) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	D	31.381 (338) Balcony 露台：2.138 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	E	32.214 (347) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	F	33.637 (362) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	G	28.572 (308) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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	Flat 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
32/F 32樓	H	63.007 (678) Balcony 露台 : 2.127 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	J	78.427 (844) Balcony 露台 : 2.512 (27) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	27.261 (293)	4.154 (45)	–	–

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

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

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

備註：

上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

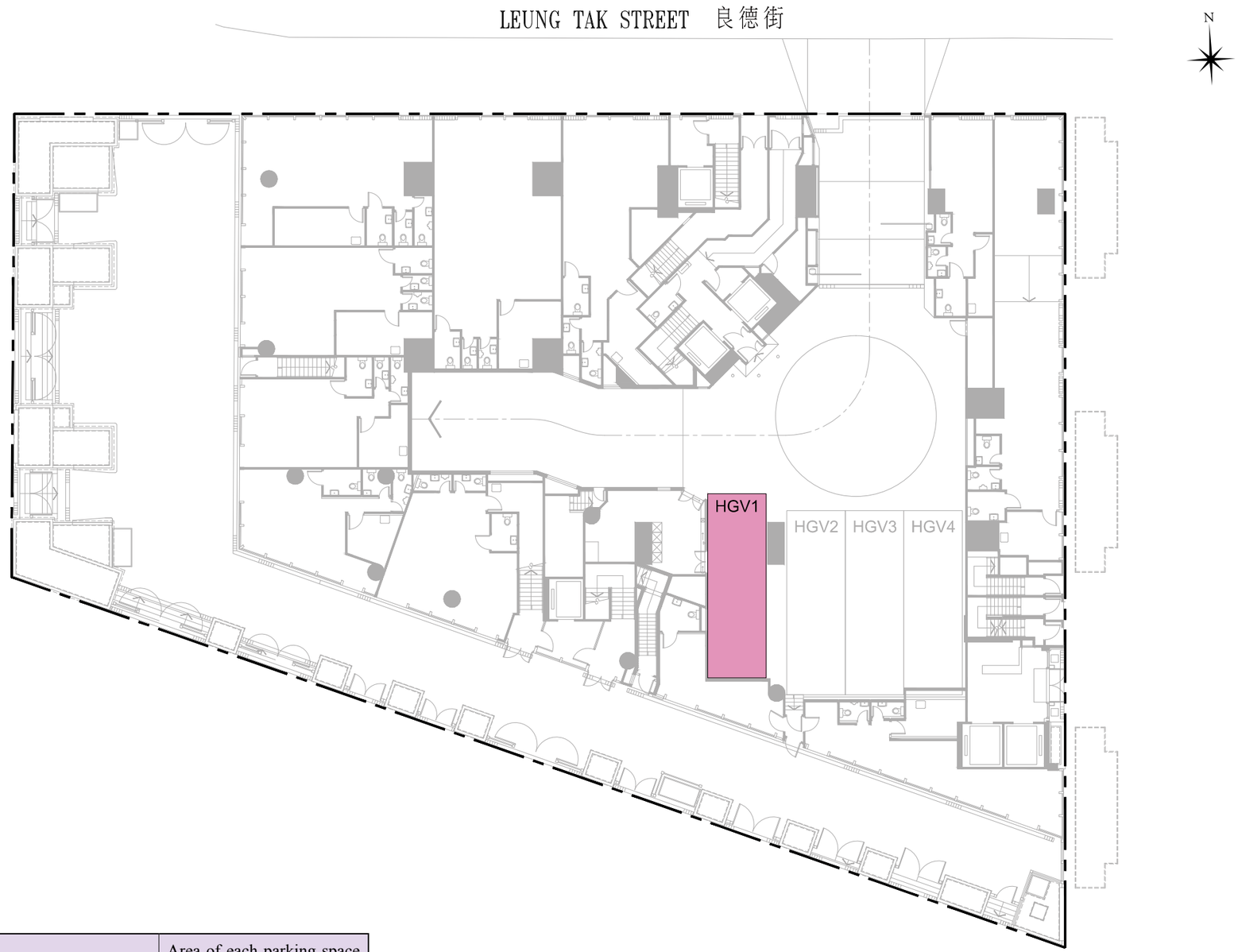
BASEMENT FLOOR PLAN
地庫平面圖

Location, Number, Dimensions and Area of Parking Spaces:
停車位位置、數目、尺寸及面積：

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m.) 尺寸（長x闊)(米)	Area of each parking space (sq.m.) 每個停車位面積(平方米)
Residential Car Parking Space 住戶停車位	B/F 地庫	33	5 x 2.5	12.5
Visitors' Car Parking Space (Residential) 訪客停車位(住戶)	B/F 地庫	4	5 x 2.5	12.5
		1*	5 x 3.5	17.5
Bicycle Parking Space 單車停車位	B/F 地庫	22	1.8 x 0.5	0.9
Residential Motorcycle Parking Space 住戶電單車停車位	B/F 地庫	4	2.4 x 1	2.4

* Accessible Parking Space
暢通易達停車位

G/F FLOOR PLAN
地下平面圖



Location, Number, Dimensions and Area of Parking Spaces:
停車位位置、數目、尺寸及面積：

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m.) 尺寸（長x闊)(米)	Area of each parking space (sq.m.) 每個停車位面積(平方米)
Residential Loading and Unloading Parking Space 住戶上落貨停車位	G/F 地下	1	11 x 3.5	38.5

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

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

The Deed of Mutual Covenant and Management Agreement of the Development (the "DMC") provides that :-

A. Common parts of the Development

"Common Areas and Facilities"

mean collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities, the Commercial and Carpark Common Areas and Facilities, the Commercial and Residential Common Areas and Facilities and the Commercial Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed(s);

"Development Common Areas and Facilities"

mean and include :–

(a) such parts of the Development which are intended for common use and benefit of the Development including but not limited to the greenery area (which for the purposes of identification shown coloured Green dotted Black on the plans certified as to accuracy by the Authorized Person and annexed to the DMC), passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, lobbies, service areas, driveways, roadways and pavements, ramps, transformer room, switch rooms, pump rooms, fire control centre, electricity rooms, water meter cabinet, cable riser ducts, planters, opening for hoist well, sprinkler control valve room, emergency generator room, fuel tank room, sprinkler fixed fire pump, sprinkler pump, F.S. transfer pump & F.S. immediate booster pump room, management office, meter rooms, telecommunication broadcasting equipment rooms and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank and drainage connection, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development; which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification shown coloured Green on the plans certified as to accuracy by the Authorized Person and annexed to the DMC;

(b) and such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Development Common Areas and Facilities in accordance with the DMC or any Sub-Deed(s) or any other deed(s);

(c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of the Lot and the Development :–

  (i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344); and/or

  (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344);

but EXCLUDING :–

(i) the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities, the Commercial and Carpark Common Areas and Facilities, the Commercial and Residential Common Areas and Facilities and the Commercial Common Areas and Facilities; and

(ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

"Residential Common Areas and Facilities"

mean and include :–

(a) those parts of the Residential Accommodation (including the external walls thereof) in the Development intended for the common use and benefit of the Owners, occupiers and licensees of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, includes but not limited to the Party Wall (excluding its interior surface abutting the relevant Residential Units), the Recreational Areas and Facilities, the Residential Loading and Unloading Space, Accessible Parking Spaces, Visitors' Parking Spaces, Bicycle Parking Spaces, the greenery area (which for the purposes of identification shown coloured Red dotted Black on the plans certified as to accuracy by the Authorized Person and annexed to the DMC), landscaped area, landscaped gardens, planters, water feature, acoustic fins (which for the purpose of identification shown coloured Pink on the plans certified as to accuracy by the Authorized Person and annexed to the DMC), access to the Commercial Accommodation on Second Floor (which for the purpose of identification shown coloured Red hatched Black on the Second Floor Plan certified as to accuracy by the Authorized Person and annexed to the DMC), mail boxes, refuse storage and material recovery chamber, and such of the passages, common corridors and lift lobbies, entrances, landings, halls, entrance lobbies, common flat roofs, dog houses, guard rooms, air conditioning platforms, structural walls, stairways, walkways, sprinkler water pump room, F.S. pump room, pump room for open kitchen sprinkler and clubhouse, pump room for potable, flushing water pump room, guard house, flat roof (refuge roof), flat roof, caretaker's quarter on Third Floor, caretaker's office(s) on Ground Floor and Third Floor respectively, meter rooms and meter spaces and such of the lifts, lift shafts, firemen's lifts, lift pits, water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development intended for common use and benefit of the Residential Accommodation in accordance with the DMC which are (insofar as they are capable of being shown on plans) for the purposes of identification shown coloured Red on the plans certified as to accuracy by Authorized Person and annexed to the DMC;

(b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within the Residential Accommodation designated as Residential Common Areas and Facilities in accordance with the DMC or any Sub-Deed(s) or any other deed(s).

but EXCLUDING :–

(i) the Development Common Areas and Facilities, the Carpark Common Areas and Facilities, the Commercial and Carpark Common Areas and Facilities, the Commercial and Residential Common Areas and Facilities and the Commercial Common Areas and Facilities; and

(ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

"Carpark Common Areas and Facilities"

mean and include :–

(a) those parts of the Development including but not limited to driveways, passages, ramps and such other areas and facilities which are intended for the common use and benefit of all the Accessible Parking Spaces, Bicycle Parking Spaces, Visitors' Parking Spaces, Residential Car Parking Spaces, Commercial Car Parking Spaces, Residential Motor Cycle Parking Spaces and Commercial Motor Cycle Parking Spaces (insofar as they are capable of being shown on plans) for the purposes of identification shown coloured Yellow on the plans certified as to accuracy by the Authorized Person and annexed to the DMC;

(b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Carpark Common Areas and Facilities in accordance with the DMC;

but EXCLUDING :–

(i) the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial and Carpark Common Areas and Facilities, the Commercial and Residential Common Areas and Facilities and the Commercial Common Areas and Facilities; and

(ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

"Commercial and Carpark Common Areas and Facilities"

mean and include :–

(a) those parts of the Development including but not limited to carpark ventilation room (including such areas and facilities over and above the grease traps), fan room (including such areas and facilities over and above the grease traps), ventilation shafts, staircase for basement carpark only, floor type smoke outlets, pump room, water tank and such other areas and facilities which are intended for the common use and benefit of all the Commercial Accommodation, Residential Car Parking Spaces, Commercial Car Parking Spaces, Residential Motor Cycle Parking Spaces and Commercial Motor Cycle Parking Spaces (insofar as they are capable of being shown on plans) for the purposes of identification shown coloured Orange on the plans certified as to accuracy by the Authorized Person and annexed to the DMC;

(b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development be designated as Commercial and Carpark Common Areas and Facilities in accordance with the DMC;

but EXCLUDING :–

(i) the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities, the Commercial and Residential Common Areas and Facilities and the Commercial Common Areas and Facilities; and

(ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

"Commercial and Residential Common Areas and Facilities"

mean and include :–

(a) those parts of the Development including but not limited to pump room(s), water tank(s), lift lobby(ies), staircases and such other areas and facilities which are intended for the common use and benefit of all the Commercial Accommodation and the Residential Units (insofar as they are capable of being shown on plans) for the purposes of identification shown coloured Grey on the plans certified as to accuracy by the Authorized Person and annexed to the DMC;

(b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development be designated as Commercial and Residential Common Areas and Facilities in accordance with the DMC;

but EXCLUDING :–

(i) the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities, the Commercial and Carpark Common Areas and Facilities and the Commercial Common Areas and Facilities; and

(ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

"Commercial Common Areas and Facilities"

mean and include :–

(a) the Commercial Loading and Unloading Spaces and the refuse storage and material recovery chamber on the Ground Floor which are intended for the common use and benefit of the Owners, occupiers and licensees of the Commercial Accommodation and the bona fide guests, visitors or invitees thereof and for the purposes of identification shown coloured Indigo Hatched Black on the plan certified as to accuracy by Authorized Person and annexed to the DMC;

(b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within the Commercial Accommodation to be designated as Commercial Common Areas and Facilities where appropriate in accordance with any Sub-Deed(s).

but EXCLUDING :–

(i) the Development Common Areas and Facilities, the Carpark Common Areas and Facilities, the Commercial and Carpark Common Areas and Facilities, the Commercial and Residential Common Areas and Facilities and the Residential Common Areas and Facilities; and

(ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

B. Number of Undivided Shares Assigned To Each Residential Property In The Development

Flat \ Floor	5/F	6/F–10/F	11/F–12/F & 15/F–22/F	23/F & 25/F–30/F	31/F	32/F
A	904	857	857	857	857	1464
B	607	594	594	591	591	1623
C	833	814	814	817	817	519
D	858	825	819	819	819	562
E	501	487	487	487	487	581
F	595	569	569	569	569	610
G	608	581	581	581	581	508
H	618	610	610	610	610	1195
J	513	513	512	512	512	1559
K	544	545	545	545	545	–
L	664	657	657	657	657	–
M	822	809	807	801	801	–
N	594	587	587	593	593	–

Note: (i) 4/F, 13/F, 14/F & 24/F are omitted.
(ii) There is no Flat I.

C. Terms of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for an initial term of not exceeding two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated by not less than three (3) calendar months' notice in writing in accordance with the terms of the DMC.

D. Basis on which the management expenses are shared among the owners of the residential properties in the Development;

Each Owner shall contribute his due proportion of the budgeted management expenses by paying (i) a fraction of the total amount assessed under the first part of the annual adopted budget, which proportion shall be equal to the undivided shares of all Unit(s) (as defined in the DMC) owned by him divided by the total undivided shares of all Units of the Development and (ii) a fraction of the total amount calculated in accordance with the formula set out in Clause 16(c)(i) and (ii) of the DMC.

E. Basis on which the management fee deposit is fixed

A sum as security equivalent to three (3) months' monthly management contribution and such security amount shall be non-refundable but transferable.

F. The area in the Development retained by the Vendor for the Vendor's own use

Not applicable.

Note:

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

發展項目已簽立的公契及管理協議(「公契」)訂明：

A. 發展項目的公用部分

「公用地方及設施」

合指發展項目公用地方及設施、住宅公用地方及設施、停車場公用地方及設施、商業及停車場公用地方及設施、商業及住宅公用地方及設施、商業公用地方及設施，以及在任何副公契中指定為公用地方及設施的發展項目所有部分與設施；

「發展項目公用地方及設施」

指及包括：

(a) 發展項目內擬供發展項目共用與共享的部分，包括但不限於綠化地方(在經由認可人士核實準確並附於公契的圖則上以綠色加黑點顯示以資識別)、通道、入口、人行道、樓梯、梯台、平台、邊界圍牆、大堂、服務設施用地、車道、道路及行人道、坡道、變壓器房、電掣房、泵房、消防控制中心、電力房、水錶櫃、電纜立管、花槽、吊重機槽開口、灑水器控制閥室、緊急發電機房、燃料箱室、灑水器固定消防泵、灑水器泵、消防輸送泵及消防中途加壓泵房、管理辦事處、錶房、電訊廣播設備室，以及現時或於任何時候在該地段之內、之下或之上或通過該地段的以使淡水或鹹水、污水、氣體、電話、電力及其他服務得以供應予發展項目的排水渠、渠道、總水管、污水渠、淡水及鹹水儲水箱、淡水及鹹水進水口及水管、雨水儲水箱及排水連接設施、用於接收電視及無線電廣播的公用電視及無線電天線系統、電訊及廣播播送網絡、有線電視系統(如有)、電線、電纜及其他設施，不論有無管道；樹木、灌木和其他植物及植被、燈柱與其他照明設施、防火和救火設備及器具、保安系統和器材、通風系統，以及發展項目內安裝或提供擬供發展項目共用與共享的任何其他機械系統、裝置或設施，以上各項在經由認可人士核實準確並附於公契的圖則上以綠色顯示以資識別(在其能夠在圖則上識別和顯示的範圍內)；

(b) 按照公契或任何副公契或任何其他契據指定為發展項目公用地方及設施的屬於和位於該地段及發展項目的其他地方、器具、裝置、系統及設施；

(c) 在以上 (a) 及 (b) 段沒有具體規定的情況下，包括該地段及發展項目的以下其他部分：

(i) 《建築物管理條例》(第344章)第2條所列「公用部分」定義 (a) 段所涵蓋的發展項目之任何部分；及／或

(ii) 《建築物管理條例》(第344章)附表1指明的並包括在《建築物管理條例》(第344章)第2條所列「公用部分」定義 (b) 段之下的任何部分；

但不包括：

(i) 住宅公用地方及設施、停車場公用地方及設施、商業及停車場公用地方及設施、商業及住宅公用地方及設施，以及商業公用地方及設施；及

(ii) 在發展項目之內而其持有、使用、佔用和享用的獨有權利及特權屬於任何特定業主的地方，以及在發展項目之內僅供任何特定業主使用的設施；

「住宅公用地方及設施」

指及包括：

(a) 發展項目的住宅樓宇之中(包括其外牆)擬供於住宅樓宇的業主、佔用人、被許可人以及其真正客人、訪客或受邀人共用與共享之部分，包括但不限於共用牆(不包括其緊靠相關住宅單位之表面)康樂地方及設施、住宅上落貨區、無障礙車位、訪客車位、單車車位、綠化地方(在經由認可人士核實準確並附於公契的圖則上以紅色加黑點顯示以資識別)、園藝區、園藝花園、花槽、特色水景、隔聲鰭(在經由認可人士核實準確並附於公契的圖則上以粉紅色顯示以資識別)、通道往二樓商業樓宇(在經由認可人士核實準確並附於公契的二樓圖則上以紅色間黑斜線顯示以資識別)信箱、垃圾及物料回收房、通道、公用走廊及電梯大堂、入口、梯台、廳堂、入口大堂、公用平台、狗屋、守衛室、冷氣平台、結構牆、樓梯、人行道、灑水器水泵房、消防泵房、用於開放式廚房灑水器及會所的泵房、飲用水泵房、沖厠水泵房、守衛房、平台(避難頂)、平台、三樓的管理員宿舍、分別設於地面層和三樓的管理員室；錶房和儀錶區；電梯、電梯槽、消防員電梯、電梯井坑、水箱、天線、儀錶、照明、排水渠、渠道、污水渠、鹹水及淡水進水口和總水管、電線、電纜、空調和通風系統，以及淡水或鹹水、污水、氣體、電力及其他服務藉以供應予住宅樓宇的其他設施，不論有無管道；泵、水箱、衛生裝置、電力裝置；裝置、設備及儀器、防火和救火設備及器具、保安系統和器材、通風系統以和其他地方，及發展項目內現有或提供或安裝擬供住宅樓宇的業主和住戶或租戶及其真正客人、訪客或受邀人共用與共享的任何其他機械系統、裝置或設施，以及按照公契擬供住宅樓宇共用與共享的該地段內其他地方和發展項目內其他系統、裝置及設施，以上各項在經由認可人士核實準確並附於公契的圖則上以紅色顯示以資識別(在其能夠在圖則上顯示的範圍內)；

(b) 在住宅樓宇之內按照公契或任何副公契或任何其他契據指定為住宅公用地方及設施的屬於和位於該地段及發展項目的其他地方、器具、裝置、系統及設施；

但不包括：

(i) 發展項目公用地方及設施、停車場公用地方及設施、商業及停車場公用地方及設施、商業及住宅公用地方及設施，以及商業公用地方及設施；及

(ii) 在發展項目之內而其持有、使用、佔用和享用的獨有權利及特權屬於任何特定業主的地方，以及在發展項目之內僅供任何特定業主使用的設施；

「停車場公用地方及設施」

指及包括：

(a) 發展項目的某些部分，包括但不限於擬供所有無障礙車位、訪客車位、單車車位、住宅車位、商業車位、住宅電單車車位及商業電單車車位共用與共享的車道、通道、坡道和其他地方及設施，在其能夠在圖則上顯示的範圍內，在經由認可人士核實準確並附於公契的圖則上以黃色顯示以資識別；

(b) 按照公契指定為停車場公用地方及設施的屬於和位於該地段及發展項目的其他地方、器具、裝置、系統及設施；

但不包括：

(i) 發展項目公用地方及設施、住宅公用地方及設施、商業及停車場公用地方及設施、商業及住宅公用地方及設施，以及商業公用地方及設施；及

(ii) 在發展項目之內而其持有、使用、佔用和享用的獨有權利及特權屬於任何特定業主的地方，以及在發展項目之內僅供任何特定業主使用的設施；

「商業及停車場公用地方及設施」

指及包括：

(a) 發展項目的某些部分，包括但不限於擬供所有商業樓宇、住宅車位、商業車位、住宅電單車車位及商業電單車車位共用與共享的停車場通風室(包括隔油池上方的地方及設施)、風扇室(包括隔油池上方的地方及設施)、通風槽、僅供地庫停車場使用的樓梯、落地式排煙口、泵房、水箱及其他地方及設施，在其能夠在圖則上顯示的範圍內，在經由認可人士核實準確並附於公契的圖則上以橙色顯示以資識別；

(b) 按照公契指定為商業及停車場公用地方及設施的屬於和位於該地段及發展項目的其他地方、器具、裝置、系統及設施；

但不包括：

(i) 發展項目公用地方及設施、住宅公用地方及設施、停車場公用地方及設施、商業及住宅公用地方及設施，以及商業公用地方及設施；及

(ii) 在發展項目之內而其持有、使用、佔用和享用的獨有權利及特權屬於任何特定業主的地方，以及在發展項目之內僅供任何特定業主使用的設施；

「商業及住宅公用地方及設施」

指及包括：

(a) 發展項目的某些部分，包括但不限於擬供所有商業樓宇和住宅單位共用與共享的泵房、水箱、電梯大堂、樓梯和其他地方及設施，在其能夠在圖則上顯示的範圍內，在經由認可人士核實準確並附於本摘要的圖則上以灰色顯示以資識別；

(b) 按照公契指定為商業及住宅公用地方及設施的屬於和位於該地段及發展項目的其他地方、器具、裝置、系統及設施；

但不包括：

(i) 發展項目公用地方及設施、住宅公用地方及設施、停車場公用地方及設施、商業及停車場公用地方及設施，以及商業公用地方及設施；及

(ii) 在發展項目之內而其持有、使用、佔用和享用的獨有權利及特權屬於任何特定業主的地方，以及在發展項目之內僅供任何特定業主使用的設施；

「商業公用地方及設施」

指及包括：

(a) 擬供商業樓宇的業主、佔用人及被許可人以及其真正客人、訪客或受邀人共用與共享的位於地下層的商業上落貨區和垃圾及物料回收房，在經由認可人士核實準確並附於公契的圖則上以靛色間黑斜線顯示以資識別；

(b) 在商業樓宇之內按照任何副公契在適當情況下指定為商業公用地方及設施的屬於和位於該地段及發展項目的其他地方、器具、裝置、系統及設施；

但不包括：

(i) 發展項目公用地方及設施、停車場公用地方及設施、商業及停車場公用地方及設施、商業及住宅公用地方及設施，以及住宅公用地方及設施；及

(ii) 在發展項目之內而其持有、使用、佔用和享用的獨有權利及特權屬於任何特定業主的地方，以及在發展項目之內僅供任何特定業主使用的設施。

B. 分配予發展項目中每個住宅物業的不分割份數數目

單位 \ 樓層	5樓	6樓至10樓	11樓至12樓及15樓至22樓	23樓及25樓至30樓	31樓	32樓
A	904	857	857	857	857	1464
B	607	594	594	591	591	1623
C	833	814	814	817	817	519
D	858	825	819	819	819	562
E	501	487	487	487	487	581
F	595	569	569	569	569	610
G	608	581	581	581	581	508
H	618	610	610	610	610	1195
J	513	513	512	512	512	1559
K	544	545	545	545	545	–
L	664	657	657	657	657	–
M	822	809	807	801	801	–
N	594	587	587	593	593	–

附註：(i) 不設4樓、13樓、14樓及24樓。
(ii) 沒有I單位。

C. 發展項目管理人的委任年期

發展項目管理人首個任期由公契簽訂日期起計不超過兩(2)年，其後除非按照公契條款提前不少於三(3)個曆月以書面方式終止，否則委任繼續有效。

D. 管理開支在發展項目住宅物業業主之間的分擔基準

每名業主均須按以下比例付款從而分擔管理開支：(i) 已通過的年度預算第一部分之下評定的總金額的一個分數數額，該比例相等於該名業主擁有的所有單位(定義見公契)的不分割份數除以發展項目所有單位的不分割份數總數，(ii)按照公契第16(c)(i)及(ii)條所列的方程式計算的一個分數數額。

E. 計算管理費按金的基準

按金相等於三(3)個月的每月須繳管理費金額。按金不可退回，但可轉讓。

F. 賣方在發展項目中保留自用的地方

不適用。

註：

公契全部詳情於售樓處開放時間內供免費查閱。公契全文可供索閱；如要求取得公契的複印本，可於支付所需影印費後取得。

A. Lot number of the land on which the Development is situated

1. The Development is constructed on Tuen Mun Town Lot No. 509 (the "**Lot**").

B. Term of years

2. The lease term granted under the New Grant No. 21783 of the Lot (the "**Land Grant**") is 50 years from 19 March 2014.

C. User restrictions applicable to the Lot

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

"User

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

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

(i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for the avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;

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

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

(c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Conditions Nos. (23) (as may be adjusted pursuant to Special Condition No. (25) hereof) and (24) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause (c) shall be final and binding on the Purchaser.

(d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors and whether a floor or floors constitute a basement level or basement levels shall be final and binding on the Purchaser."

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

"Restriction on use of the Green and Green Stippled Black Areas

The Purchaser shall not without the prior written consent of the Director use the Green and Green Stippled Black 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. (2) hereof."

D. Facilities that are required to be constructed and provided for the Government, or for public use

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

"Formation of the Green and Green Stippled Black Areas (time limit, manner and purpose)

(a) The Purchaser shall:

(i) within 69 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form that portion of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as "the Green Area") and that portion of future public roads shown coloured green stippled black on the plan annexed hereto (hereinafter, referred to as "the Green Stippled Black Area"); and

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

so that building, vehicular and pedestrian traffic may be carried on the Green Area and the Green Stippled Black Area (hereinafter collectively referred to as the "Green and Green Stippled Black Areas");

(ii) within 69 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 and Green Stippled Black 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 and Green Stippled Black 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 and Green Stippled Black Areas has been re-delivered to the Government in accordance with Special Condition No. (3) hereof.

Formation of the Green and Green Stippled Black Areas (non-fulfilment)

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

No claim on works on the Green and Green Stippled Black Areas

(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."

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

"Possession of the Green and Green Stippled Black Areas

(a) For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall:

(i) on the date of this Agreement be granted possession of the Green Area; and

(ii) on the 1st day of September 2014 or such other earlier date to be specified in a letter from the Director to the Purchaser be granted possession of the Green Stippled Black Area.

(b) The Green and Green Stippled Black 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 and Green Stippled Black Areas allow free access over and along the Green and Green Stippled Black 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. (2) hereof or otherwise."

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

"Access to the Green and Green Stippled Black Areas for inspection

(a) The Purchaser shall at all reasonable times while he is in possession of the Green and Green Stippled Black Areas permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director the right of ingress, egress and regress to, from and through the lot and the Green and Green Stippled Black Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green and Green Stippled Black Areas.

(b) The Purchaser shall at all times while he is in possession of the Green Area permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, and the Corporation (as defined in Special Condition No. (39) hereof) and its duly authorized officers, contractors and agents the right of ingress, egress and regress to, from and through the Green Area, with or without tools, vehicles, machinery or equipment, to carry out any works in relation to the inspection, repair and maintenance of the LRT Interface Box shown and marked on the plan annexed hereto and located within the Green Area, and for the purposes of any survey, inspection, examination, maintenance, improvement, development or operation in connection with the Railway (as defined in Special Condition No. (39) hereof).

(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 exercise of the rights by the Government, the Director and his officers, contractors and agents and persons authorized by the Director or the Corporation (as defined in Special Condition No. (39) hereof) under sub-clause (a) or (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."

E. Grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

8. Special Conditions Nos. (2), (3) and (5) in relation to the "Green Area" as stipulated in the above Section D.

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

"Building Covenant

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

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

"Preservation of trees

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."

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

"Landscaping

(a) The Purchaser shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.

(b) (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.

(ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.

(iii) The decision of the Director as to which landscaping works proposed by the Purchaser constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Purchaser.

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

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

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

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (20)(a)(v) hereof."

12. Special Condition No. (13) of the Land Grant stipulates that:–

"Recreational facilities

(a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (10)(c) hereof, subject to Special Condition No. (41)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

(c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (20)(a)(v) hereof;

(ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and

(iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons."

13. Special Condition No. (23) of the Land Grant stipulates, inter alia, that:–

"Parking Requirements

(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for private residential purposes and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at the following rates:

(I) where a block or blocks of residential units (other than detached, semi-detached or terraced house or houses which is or are intended for use as a single family residence or residences) are provided within the lot, at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below:

Size of each residential unit	**Number of the Residential Parking Spaces to be provided**
Less than 40 square metres	One space for every 13.3 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.2 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.6 residential units or part thereof
Not less than 160 square metres but less than 220 square metres	One space for every 0.8 residential unit or part thereof
Not less than 220 square metres	One space for every 0.6 residential unit or part thereof

(II) where detached, semi-detached or terraced house or houses which is or are intended for use as a single family residence or residences are provided within the lot, at the rates of:

(A) one space for each such house where its gross floor area is less than 160 square metres;

(B) 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres, provided that if the number of spaces to be provided under this sub-clause (a)(i)(II)(B) is a decimal number, the same shall be rounded up to the next whole number; and

(C) two spaces for each such house where its gross floor area is not less than 220 square metres.

For the purpose of this sub-clause (a)(i), the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

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

(I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of the gross floor area stipulated in Special Condition No. (10)(c) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of the gross floor area stipulated in Special Condition No. (10)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

Visitors' parking spaces

(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for private residential purposes shall be provided at the following rates or at such other rates as may be approved by the Director:

(I) five spaces for every block of residential units erected or to be erected on the lot which contains more than 75 residential units (hereinafter referred to as "block of more than 75 residential units"); and

(II) one space for every 15 residential units (excluding the residential units in any block of more than 75 residential units) or part thereof subject to a minimum of two spaces being provided.

(iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be respectively adjusted pursuant to Special Condition No. (25) hereof) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at the following rates unless the Director consents to another rate:

Parking spaces for office purpose

(I) one space for every 150 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings to be used for office purposes; and

Parking spaces for other non-industrial purpose

(II) one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings to be used for non-industrial (excluding office, godown, hotel, petrol filling station and private residence) purposes.

(ii) For the purpose of calculating the number of spaces to be provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be respectively adjusted pursuant to Special Condition No. (25) hereof), any floor area to be used for parking, loading and unloading purposes shall be excluded.

(iii) The spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be respectively adjusted pursuant to Special Condition No. (25) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

Parking Spaces for the Disabled Persons

(c) (i) Out of the spaces provided under sub-clauses (a)(i)(I), (a)(iii), (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be respectively adjusted pursuant to Special Condition No. (25) hereof) and sub-clause (a)(i)(II) of this Special Condition, the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be adjusted pursuant to Special Condition No. (25) hereof) and that the Purchaser shall not designate or reserve all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be adjusted pursuant to Special Condition No. (25) hereof) to become the Parking Spaces for the Disabled Persons.

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

Motor cycle parking spaces

(d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates unless the Director consents to another rate:

Residential Motor Cycle Parking Spaces

(I) 10 percent of the total number of the Residential Parking Spaces required to be provided under sub-clause (a)(i)(I) of this Special Condition (as may be adjusted pursuant to Special Condition No. (25) hereof) (hereinafter referred to as "the Residential Motor Cycle Parking Spaces");

(II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition (as may be adjusted pursuant to Special Condition No. (25) hereof); and

(III) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition (as may be adjusted pursuant to Special Condition No. (25) hereof).

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

(ii) The Residential Motor Cycle Parking Spaces (as may be adjusted pursuant to Special Condition No. (25) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for private residential purposes and their bona fide guests, visitors or invitees and in particular the Residential Motor Cycle Parking Spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(iii) The spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of this Special Condition (as may be respectively adjusted pursuant to Special Condition No. (25) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

Bicycle parking spaces

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

Dimensions of parking spaces

(f) (i) Except the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a) and (b) of this Special Condition (as may be respectively adjusted pursuant to Special Condition No. (25) hereof) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

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

(iii) Each of the spaces provided under sub-clause (d) of this Special Condition (as may be adjusted pursuant to Special Condition No. (25) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

(iv) Each of the spaces provided under sub-clause (e) of this Special Condition shall be of such dimensions as may be approved in writing by the Director."

14. Special Condition No. (24) of the Land Grant stipulates, inter alia, that:–

"Loading and unloading requirements

(a) Spaces for the loading and unloading of goods vehicles shall be provided within the lot to the satisfaction of the Director at the following rates:

(i) one space for every 800 residential units or part thereof in the building or buildings or any part or parts of the building or buildings erected or to be erected on the lot to be used for private residential purposes or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units;

(ii) one space for every 2,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings to be used for office purposes; and

(iii) one space for every 800 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings to be used for non-industrial (excluding office, godown, hotel, petrol filling station and private residential) purposes.

For the purpose of sub-clause (a)(i) of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units, and the decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 meters in length with a minimum headroom of 4.7 metres. The spaces provided under sub-clauses (a)(i), (a)(ii) and (a)(iii) of this Special Condition shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings or any part or parts of the building or buildings referred to respectively in the said sub-clauses.

(c) For the purpose of calculating the number of spaces to be provided under sub-clauses (a)(ii) and (a)(iii) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded."

15. Special Condition No. (25) of the Land Grant stipulates, inter alia, that:–

"Flexibility in parking provisions

(a) Notwithstanding sub-clauses (a)(i)(I), (a)(iii), (b)(i)(I), (b)(i)(II), (d)(i)(I), (d)(i)(II) and (d)(i)(III) of Special Condition No. (23) hereof, the Purchaser may increase or reduce the respective numbers of spaces required to be provided under the said sub-clauses by not more than 5 percent provided that the total number of spaces so increased or reduced shall not exceed 50.

(b) In addition to sub-clause (a) of this Special Condition, the Purchaser may increase or reduce the respective number of spaces required to be provided under Special Conditions Nos. (23)(a)(i)(I) and (23)(a)(iii) hereof (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent."

16. Special Condition No. (31) of the Land Grant stipulates that:–

"Cutting away

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (30) hereof.

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

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

17. Special Condition No. (33) of the Land Grant stipulates that:–

"Anchor maintenance

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

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

"Construction of drains and channels

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

Connecting drains and sewers

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

(c) For the purpose of sub-clause (b) of this Special Condition, the decision of the Director as to what constitutes a connection point shall be final and binding on the Purchaser."

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

"Noise impact assessment

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

(b) The Purchaser shall at his own expenses 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 (hereinafter referred to as "the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director.

(c) No building works (other than ground investigation and site formation works) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director. For the purpose of these Conditions, "ground investigation" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

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

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

"Noise barrier

In the event that the Approved Noise Mitigation Measures comprise the erection or construction of noise barrier or noise barriers on the lot with projection extending beyond the boundary of the lot and over and above any portion of the adjoining Government land (hereinafter referred to as "the Noise Barrier"), the following conditions shall apply:

(a) the Purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;

(c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;

(d) the Purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director and if temporary traffic closure or diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;

(e) the Noise Barrier shall not be used for any purpose other than for noise barrier and the Purchaser shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written consent of the Director;

(f) subject to the prior written approval of the Director, the Purchaser, his contractors, workmen or any other persons authorized by the Purchaser shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;

(g) the Government shall have no responsibility or liability for 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 their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;

(h) the Purchaser shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;

(i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Purchaser a written notice requiring the Purchaser to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the Purchaser shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;

(j) in the event of the non-fulfillment of any of the Purchaser's obligations under this Special Condition, the Director may carry out the necessary works and the Purchaser shall pay to the Director on demand the cost of such works;

(k) the Purchaser shall at all times permit the Director, his officers, contractors, his or their workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purpose of inspecting, checking, and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carrying out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;

(l) neither the Government nor the Director shall have any responsibility or 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 fulfillment of the Purchaser's obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Purchaser shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and

(m) the Purchaser shall at all times indemnify and keep indemnified the Government, the Director, its and his officers and workmen from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition."

F. Lease conditions that are onerous to a purchaser

21. Special Condition No. (27) of the Land Grant stipulates that:–

"Restriction on alienation of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces

(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:

(i) assigned except

(I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for private residential purposes; or

(II) to person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for private residential purposes; or

(ii) underlet except to residents of the residential units in the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for private residential purposes.

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

(b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.

(c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.

(d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for the Disabled Persons."

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

"Restriction on merging of residential units

Except with the prior written consent of the Director, the Purchaser 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 Purchaser."

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

"No grave or columbarium permitted

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."

Notes:

1. 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.
2. Please refer to the Land Grant for full details. A copy of the Land Grant is available for inspection free of charge during opening hours at the sales office upon request and copies will be provided on payment of photocopy in charges.

AQ7

A. 發展項目所位於的土地的地段編號

1. 發展項目興建於屯門市地段第509號(「**該地段**」)。

B. 年期

2. 根據第21783號新批地規約(「**批地文件**」),該地段的批地年期由2014年3月19日起計50年期。

C. 適用於該地段的用途限制

3. 批地文件特別條款第 (7) 條規定:–

「用途

(a) 在本特別條款 (b) 款的規限下,該地段或其任何部分或在該地段或其任何部分上已建或擬建的任何建築物不能用作非工業(不包括倉庫、酒店及加油站)用途以外的任何其他用途。

(b) 除以下用途外,在該地段上已建或擬建的建築物或其任何部分不能作任何其他用途:

(i) 最低三層用作非工業(不包括倉庫、酒店及加油站)用途;但為免疑問,就本特別條款而言,地庫層(如已興建)須算作一層而不論其大小或樓面面積,而有關任何地庫層的用途須受本特別條款 (b)(iii) 款進一步限制;

(ii) 其餘樓層(若有超過三層地庫層,不包括最低三層之上的任何一層或多層地庫層(如已興建))作私人住宅用途;及

(iii) 至於任何地庫層(如已興建),不論是最低三層的其中一層或最低三層之上的地庫層,則用作非工業(不包括住宅、倉庫、酒店及加油站)用途。

(c) 將根據本批地文件的特別條款第 (23) 條(可能會按照本批地文件的特別條款第 (25) 條作出調整)及第 (24) 條提供僅用作泊車、上落客貨車位或機房或兩者的任何樓層,不得算作本特別條款 (b) 款所指的其中一層。署長就某一層的用途是否屬於本 (c) 款之下的准許用途而作的決定為最終局並對買方具有約束力。

(d) 就本特別條款而言,署長就一層或多層的定義及某一層或某多層是否構成地庫層而作的決定為最終局並對買方具有約束力。」

4. 批地文件特別條款第 (4) 條規定:–

「綠色及綠色加黑點區域的使用限制

未經署長事先書面同意,買方不得將綠色及綠色加黑點區域用作儲存物件或搭建任何臨時構築物,或用作進行本批地文件的特別條款第 (2) 條指明的工程以外之任何用途。」

D. 按規定須興建並提供予政府或供公眾使用的設施

5. 批地文件特別條款第 (2) 條規定:–

「綠色及綠色加黑點區域的構建(時限、方式及用途)

(a) 買方須:

(i) 於本協議之日期起69個公曆月內(或署長可能批准的其他延長期間),自費按署長批准的方式、材料、標準、水平、定線及設計,在各方面達至署長滿意程度:

(I) 鋪設及構建本批地文件附錄的圖則上以綠色顯示的未來公用道路部分(下稱「綠色區域」)和本批地文件附錄的圖則上以綠色加黑點顯示的未來公用道路部分(下稱「綠色加黑點區域」);及

(II) 按署長單獨酌情要求,提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或其他構築物(下稱「該等構築物」)

使建築物可座落於綠色區域和綠色加黑點區域(下稱「綠色及綠色加黑點區域」)及讓車輛和行人往來綠色及綠色加黑點區域;

(ii) 於本協議之日期起69個公曆月內(或署長可能批准的其他延長期間),自費在綠色及綠色加黑點區域鋪設路面、鋪路緣及開水道,並提供署長規定的集水溝、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、街燈、交通標誌、街道設施和路面標記,以達至署長滿意程度;及

(iii) 自費保養綠色及綠色加黑點區域連同該等構築物及在該等區域建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記和裝置,以達至署長滿意程度,直至綠色及綠色加黑點區域已根據本批地文件的特別條款第 (3) 條交還政府管有。

綠色及綠色加黑點區域的構建(未能履行義務)

(b) 如買方未能履行其在本特別條款 (a) 款的義務,政府可進行必要的工程,費用一概由買方負責,買方須在政府要求時向政府支付相等於該等費用的金額,該金額由署長決定,其決定為最終局並對買方具有約束力。

不得就綠色及綠色加黑點區域的工程提出索償

(c) 政府對於買方履行其在本特別條款 (a) 款的義務或政府行使本特別條款 (b) 款賦予的權利所產生或附帶造成買方或任何其他人士蒙受任何損失、損害、滋擾或干擾,毋須承擔任何責任,而買方不能就任何該等損失、損害、滋擾或干擾向政府提出任何索償。」

6. 批地文件特別條款第 (3) 條規定:–

「綠色及綠色加黑點區域的管有權

(a) 僅為了進行本批地文件的特別條款第 (2) 條指定的必要工程,買方須:

(i) 於本協議之日期獲授予綠色區域的管有權;及

(ii) 於2014年9月1日或署長致買方的函件中指明的其他較早日期獲授予綠色加黑點區域的管有權。

(b) 綠色及綠色加黑點區域須於政府要求時交還政府,而在任何情況下,買方在署長發出一封表示本規約已在其滿意下獲得遵循的函件日期當作已交還政府。買方須於其管有綠色及綠色加黑點區域的所有合理時間,准許所有政府及公共車輛及行人免費進入、通過及經過綠色及綠色加黑點區域,並確保該項進入的權利不受進行的工程干擾或阻礙,不論是按照本批地文件的特別條款第 (2) 條或其他規定進行的工程。」

7. 批地文件特別條款第 (5) 條規定:–

「進入綠色及綠色加黑點區域以便檢查

(a) 買方須於其管有綠色及綠色加黑點區域的所有合理時間准許政府、署長及其官員、承判商、代理人及署長授權的任何人士有權出入、經過及再經過該地段和綠色及綠色加黑點區域,旨在檢查、檢驗及監督擬遵照本批地文件的特別條款第 (2)(a) 條進行的任何工程,進行、檢查、檢驗及監督本批地文件的特別條款第 (2)(b) 條下的工程及署長認為在綠色及綠色加黑點區域必須的任何其他工程。

(b) 買方須於其管有綠色區域的所有時間准許政府、署長及其官員、承判商、代理人及署長授權的任何人士、公司(定義見本批地文件的特別條款第 (39) 條)及其正式獲授權的職員、承判商及代理人有權出入、經過及再經過綠色區域,不論是否帶同工具、車輛、機器或設備,旨在進行關於檢查、修理和保養本批地文件附錄的圖則上所示和標明的並且位於綠色區域範圍內的LRT界面控制器的任何工程,以及旨在進行與鐵路(定義見本批地文件的特別條款第 (39) 條)有關的任何測量、檢查、檢驗、保養、改進、發展或運作。

(c) 對於政府、署長及其官員、承判商、代理人及根據本特別條款 (a) 或 (b) 款或以其他方式獲署長或公司(定義見本批地文件的特別條款第 (39) 條)授權的人士行使權利而產生或附帶造成買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾,政府毋須承擔任何責任,買方不得就任何該等損失、損害、滋擾或干擾對政府提出任何索償。」

E. 有關承授人在該土地內外鋪設、塑造或綠化任何範圍，或興建或維持任何構築物或設施的責任

8. 特別條款第 (2)、(3) 及 (5) 條中有關「綠色區域」的事宜在上文D節作出規定。

9. 批地文件特別條款第 (6) 條規定：–

「建築規約

買方須開發該地段，在其上興建在一切方面符合本規約和當時在香港所實施的或可能在任何時候實施的一切有關建築、衛生及規劃的條例、附例及規例的一幢或多幢建築物，並須於2020年3月31日或之前完成建築和使其適合佔用。」

10. 批地文件特別條款第 (8) 條規定：–

「保留樹木

未經署長事先書面同意，不得移走或干擾在該地段或毗鄰地段種植的樹木。署長在給予同意時可以對移植、代償性環境美化或補種施加其認為合適的條件。」

11. 批地文件特別條款第 (9) 條規定：–

「園景工程

(a) 買方須自費向署長呈交一份園藝圖並取得署長批准，該園藝圖須顯示將於該地段內進行的園景工程位置、處置和佈局以符合本特別條款 (b) 款的規定。

(b) (i) 該地段不少於20% 的面積須種植樹木、灌木或其他植物。

(ii) 須於署長單獨酌情決定的位置或水平，在本特別條款 (b)(i) 款所指的20% 面積當中提供不少於50% 的面積（下稱「綠化地帶」），讓行人可以見到或進入該地段的任何人士可前往綠化地帶。

(iii) 署長就哪些由買方建議的園景工程構成本特別條款 (b)(i) 款所指的20% 面積所作的決定為最終局並對買方具有約束力。

(iv) 署長可單獨酌情決定接納買方建議的其他非植物裝飾以取代種植樹木、灌木或其他植物。

(c) 買方須自費按核准的園藝圖在該地段提供園景，以達至署長在各方面滿意程度。未經署長事先書面同意，不得修訂、更改、改變、變更或替換核准的園藝圖。

(d) 買方其後須自費保養及保持園景工程，使其達至安全、清潔、井然、整齊及健康的狀態，以達至署長在各方面滿意程度。

(e) 根據本特別條款提供園景的一個或多個區域須指定為並構成本批地文件的特別條款第 (20)(a)(v) 條所指的公用地方之一部分。」

12. 批地文件特別條款第 (13) 條規定：–

「康樂設施

(a) 買方可於該地段內興建、建造及提供署長書面批准的康樂設施及其附帶設施（下稱「設施」）。設施的種類、大小、設計、高度及處置亦須事先取得署長書面批准。

(b) 就計算本批地文件的特別條款第 (10)(c) 條規定的總建築面積而言，在不抵觸本批地文件的特別條款第 (41)(d) 條的規定下，如根據本特別條款(a)款在該地段內提供的設施之任何部分是提供予該地段上已建或擬建的一幢或多幢住宅樓宇的住戶及其真正訪客共同使用及享用的，該部分不計算在內。署長認為並非作此用途的設施其餘部分須計算在內。

(c) 如設施的任何部分因本特別條款 (b) 款而在計算建築面積時獲得豁免（下稱「獲豁免設施」）：

(i) 獲豁免設施須指定為並構成本批地文件的特別條款第 (20)(a)(v) 條所指的公用地方；

(ii) 買方須自費將獲豁免設施保持修葺良好堅固和狀況良好並且運作獲豁免設施，以達至署長滿意程度；及

(iii) 獲豁免設施只可以供該地段上已建或擬建的一幢或多幢住宅樓宇的住戶及其真正訪客使用，不得供任何其他人士使用。」

13. 批地文件特別條款第 (23) 條其中若干規定：–

「泊車要求

(a) (i) 須在該地段之內按以下比率提供用以停泊《道路交通條例》、根據該條例制定的任何規例及任何修訂立法之下獲發牌的並且屬於該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分的住戶及其真正客人、訪客或受邀人的汽車之車位（下稱「住宅車位」），以達至署長滿意程度：

(I) 如屬該地段內的一幢或多幢住宅單位（供單一家庭住宅之用的獨立屋、半獨立屋或排屋除外），以該地段上已建或擬建的住宅單位各自的大小按下表所列的比率計算，但如署長同意不同於下表所列的比率或數目則除外：

每一住宅單位的大小	**將提供的住宅車位數目**
小於 40 平方米	每 13.3 個住宅單位或其部分設一個車位
不小於 40 平方米但小於 70 平方米	每 8 個住宅單位或其部分設一個車位
不小於 70 平方米但小於 100 平方米	每 3.2 個住宅單位或其部分設一個車位
不小於 100 平方米但小於 160 平方米	每 1.6 個住宅單位或其部分設一個車位
不小於 160 平方米但小於 220 平方米	每 0.8 個住宅單位或其部分設一個車位
不小於 220 平方米	每 0.6 個住宅單位或其部分設一個車位

(II) 如屬該地段內供單一家庭住宅之用的獨立屋、半獨立屋或排屋，則按以下比率計算：

(A) 如該房屋的建築面積小於160平方米，設一個車位；

(B) 如該房屋的建築面積不小於160平方米但小於220平方米，設1.5個車位，但倘若根據本 (a)(i)(II)(B) 款提供的車位數目是一個有小數點的數字，則須將之向上調整至下一個整數；及

(C) 如該房屋的建築面積不小於220平方米，設兩個車位。

就本 (a)(i) 款而言，署長就甚麼房屋構成獨立屋、半獨立屋或排屋以及該房屋是否構成或擬用作單一家庭住宅用途所作的決定為最終局並對買方具有約束力。

(ii) 就本特別條款 (a)(i)(I) 款而言，所提供的住宅車位總數須為按本特別條款 (a)(i)(I) 款中的列表所列每一住宅單位各自的大小而計算的住宅車位各自數目之總和，而就本規約而言，「每一住宅單位的大小」之建築面積是指以下 (I) 和 (II) 之和：

(I) 該單位住戶獨家使用與享用的住宅單位建築面積，從該單位的圍牆或護牆外面測量，除了分隔兩個連接單位的圍牆，在該種情況下，須從該等牆壁的中心線測量並包括該單位內的內部分隔牆及支柱，但是為免存疑，不包括該單位內沒有列入本批地文件的特別條款第 (10)(c) 條指定的建築面積的所有樓面面積；及

(II) 與每個住宅單位成比例的住宅公用地方（定義見下文）的建築面積，即在住宅單位外圍牆外面供該地段已建或擬建發展項目住宅部分的所有住戶共同使用與享用的住宅公用地方的總建築面積（該住宅公用地方在下文簡稱「住宅公用地方」）（為免存疑，不包括沒有列入計算本批地文件的特別條款第 (10)(c) 條指定建築面積的所有樓面面積），在計算時須按下列公式分攤給住宅單位：

$$\text{住宅公用地方的總建築面積} \times \frac{\text{根據本特別條款 (a)(ii)(I) 款計算的有關住宅單位的建築面積}}{\text{根據本特別條款 (a)(ii)(I) 款計算的所有住宅單位的總建築面積}}$$

訪客車位

(iii) 必須按以下比率或署長批准的其他比率提供額外車位，以供停泊《道路交通條例》、根據該條例制定的任何規例及任何修訂立法之下獲發牌的並且屬於該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分的住戶的真正客人、訪客或受邀人的汽車：

(I) 包含超過75個住宅單位的在該地段上已建或擬建的每幢住宅單位（下稱「一幢超過75個的住宅單位」），設5個車位；及

(II) 每15個住宅單位（不包括在任何一幢超過75個的住宅單位之中的住宅單位）或其部分設一個車位，但最少提供兩個車位。

(iv) 根據本特別條款 (a)(i) 及 (a)(iii) 款提供的車位（可分別按本批地文件的特別條款第 (25) 條予以調整）不得用於上述條款分別訂明的用途以外的任何用途，尤其是所述車位不得用於儲存、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美容服務。

(b) (i) 須在該地段之內按以下比率（但如署長同意另一比率除外）提供用以停泊汽車之車位，以達至署長滿意程度：

辦公室用車位

(I) 在該地段上已建或擬建供辦公室用途的一幢或多幢建築物或其一個或多個部分的每150平方米或其部分的建築面積，設一個車位；及

非工業用車位

(II) 在該地段上已建或擬建的一幢或多幢非工業（不包括辦公室、倉庫、酒店、加油站及私人住宅）用途的建築物或其一個或多個部分的每200平方米或其部分的建築面積，設一個車位。

(ii) 就計算本特別條款 (b)(i)(I) 及 (b)(i)(II) 款提供的車位數目（可分別按本批地文件的特別條款第 (25) 條予以調整），用於泊車、上落客貨用途的任何樓面面積不計算在內。

(iii) 根據本特別條款 (b)(i)(I) 及 (b)(i)(II) 款提供的車位（可分別按本批地文件的特別條款第 (25) 條予以調整），不得用於除了停泊《道路交通條例》、根據該條例制定的任何規例及任何修訂立法之下獲發牌的並且屬於該地段上已建或擬建的用於上述條款分別訂明的用途的一幢或多幢建築物或其一個或多個部分的佔用人及其真正客人、訪客或受邀人的汽車以外的任何用途，尤其是所述車位不得用於儲存、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美容服務。

傷殘人士車位

(c) (i) 根據本特別條款 (a)(i)(I)、(a)(iii)、(b)(i)(I) 及 (b)(i)(II) 款提供的車位（可分別按本批地文件的特別條款第 (25) 條予以調整）和根據本特別條款 (a)(i)(II) 款提供的車位，買方須在其中保留和指定建築事務監督要求及批准的、用於《道路交通條例》、根據該條例制定的任何規例及任何修訂立法定義的傷殘人士停泊汽車的車位數目（如此保留和指定的車位下稱「傷殘人士車位」），惟在根據本特別條款 (a)(iii) 款提供的車位（可按本批地文件的特別條款第 (25) 條予以調整）之中最少須如此保留和指定一個車位，且買方不得將根據本特別條款 (a)(iii) 款提供的所有車位（可按本批地文件的特別條款第 (25) 條予以調整）指定或保留作為傷殘人士車位。

(ii) 傷殘人士車位不得用於除了由《道路交通條例》、根據該條例制定的任何規例及任何修訂立法定義的傷殘人士停泊屬於該地段上已建或擬建的一幢或多幢建築物的住戶或佔用人及其真正客人、訪客或受邀人的汽車以外的任何用途，尤其是所述車位不得用於儲存、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美容服務。

電單車車位

(d) (i) 須在該地段之內按以下比率（但如署長同意另一比率除外）提供用以停泊《道路交通條例》、根據該條例制定的任何規例及任何修訂立法之下獲發牌的電單車之車位，以達至署長滿意程度：

住宅電單車車位

(I) 根據本特別條款 (a)(i)(I) 款所需提供的住宅車位總數（可按本批地文件的特別條款第 (25) 條予以調整）的10%（下稱「住宅電單車車位」）；

(II) 根據本特別條款 (b)(i)(I) 款所需提供的車位總數（可按本批地文件的特別條款第 (25) 條予以調整）的10%；及

(III) 根據本特別條款 (b)(i)(II) 款所需提供的車位總數（可按本批地文件的特別條款第 (25) 條予以調整）的10%。

倘若根據本 (d)(i) 款提供的車位數目是一個有小數點的數字，則須將之向上調整至下一個整數。

(ii) 住宅電單車車位（可按本批地文件的特別條款第 (25) 條予以調整）不得用於除了停泊《道路交通條例》、根據該條例制定的任何規例及任何修訂立法之下獲發牌的並且屬於該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分的住戶及其真正客人、訪客或受邀人的電單車以外的任何用途，尤其是住宅電單車車位不得用於儲存、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美容服務。

(iii) 根據本特別條款 (d)(i)(II) 及 (d)(i)(III) 款提供的車位（可分別按本批地文件的特別條款第 (25) 條予以調整），不得用於除了停泊《道路交通條例》、根據該條例制定的任何規例及任何修訂立法之下獲發牌的並且屬於該地段上已建或擬建的用於本特別條款 (b)(i)(I) 及 (b)(i)(II) 款分別訂明的用途的一幢或多幢建築物或其一個或多個部分的佔用人及其真正客人、訪客或受邀人的電單車以外的任何用途，尤其是所述車位不得用於儲存、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美容服務。

單車車位

(e) 須在該地段之內按每15個住宅單位或其部分（每個住宅單位的大小小於70平方米）設一個車位的比率或署長批准的其他比率，提供停泊屬於該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分的住戶及其真正客人、訪客或受邀人的單車之車位，以達至署長滿意程度。

車位尺寸

(f) (i) 除傷殘人士車位外，根據本特別條款 (a) 及 (b) 款提供的每一車位（可分別按本批地文件的特別條款第 (25) 條予以調整）的尺寸為2.5米濶，5.0米長，淨高最少2.4米。

(ii) 每一傷殘人士車位的尺寸須符合建築事務監督的要求和批准。

(iii) 根據本特別條款 (d) 款提供的每一車位（可按本批地文件的特別條款第 (25) 條予以調整）的尺寸為1.0米濶，2.4米長，淨高最少2.4米或署長批准的其他最低限度淨高。

(iv) 根據本特別條款 (e) 款提供的每一車位須符合署長書面批准的尺寸。」

14. 批地文件特別條款第 (24) 條其中若干規定：–

「上落客貨要求

(a) 須在該地段內按以下比率提供上落客貨車位，以達至署長滿意程度：

(i) 在該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分的每800個住宅單位或其部分設一個車位，或按署長批准的其他比率，但最少須就該地段上已建或擬建的每幢住宅單位提供一個上落客貨車位，而該上落客貨車位位於每幢住宅單位毗鄰或之內；

(ii) 在該地段上已建或擬建供辦公室用途的一幢或多幢建築物或其任何一個或多個部分的每2,000平方米或其任何部分的建築面積，設一個車位；及

(iii) 在該地段上已建或擬建供非工業(不包括辦公室、倉庫、酒店、加油站及私人住宅)用途的一幢或多幢建築物或其一個或多個部分的每800平方米或其部分的建築面積，設一個車位。

就本特別條款 (a)(i) 款而言，擬用作為單一家庭住宅的獨立屋、半獨立屋或排屋不被視為一幢住宅單位，而署長就獨立屋、半獨立屋或排屋是否構成或擬用作單一家庭住宅用途所作的決定為最終局並對買方具有約束力。

(b) 根據本特別條款 (a) 款提供的每一車位的尺寸為3.5米濶，11.0米長，淨高最少4.7米。根據本特別條款(a)(i)、(a)(ii) 及 (a)(iii) 款提供的車位不得用於除了該等條款分別所述的一幢或多幢建築物或其任何一部分或多部分有關的貨車上落客貨以外的任何用途。

(c) 就計算本特別條款 (a)(ii) 及 (a)(iii) 款提供的車位數目而言，用於泊車、上落客貨用途的任何樓面面積不計算在內。」

15. 批地文件特別條款第 (25) 條其中若干規定：–

「泊車規定的彈性

(a) 儘管有本批地文件的特別條款第 (23) 條 (a)(i)(I)、(a)(iii)、(b)(i)(I)、(b)(i)(II)、(d)(i)(I)、(d)(i)(II) 及 (d)(i)(III) 款，買方可增加或減少按上述條款提供的各自的車位數目，幅度不多於5%，條件是如此增加或減少的車位總數不得超過50。

(b) 除本特別條款 (a) 款的規定外，買方還可增加或減少按本批地文件的特別條款第 (23)(a)(i)(I) 和 (23)(a)(iii) 條提供的各自的車位數目(無須考慮本特別條款 (a) 款中計算的車位)，幅度不多於5%。」

16. 批地文件特別條款第 (31) 條規定：–

「分割

(a) 如果任何土地存在或已經被分割、清除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長事先書面同意，亦不論是在該地段內或任何政府土地內，旨在或關聯於構建、平整或開發該地段或其中任何部分或買方按本規約需要進行的任何其他工程，或作任何其他用途，買方須自費進行與建設該等斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或已出租土地內的土地，以及避免與防止其後發生的任何塌方、山泥傾瀉或地陷。買方須在批地文件同意授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於修葺良好堅固和狀況良好的狀態，以達至署長滿意程度。

(b) 本特別條款 (a) 款的任何規定，不得影響政府在本規約下的權利，尤其是特別條款第 (30) 條下的權利。

(c) 倘若因為任何構建、平整、開發或買方進行其他工程或任何其他原因而在任何時候引起任何塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或已出租土地，買方須自費修葺使之恢復原狀以達至署長滿意程度，並對上述塌方、山泥傾瀉或地陷造成政府和其代理人及承判商承受、遭受或產生一切費用、收費、損害賠償、要求及索償作出彌償。

(d) 除了對違反本規約的任何其他權利、補救方法外，署長有權發出書面通知要求買方進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或輔助工程或其他工程或為任何塌方、山泥傾瀉或地陷修葺使之恢復原狀。如買方忽略或未能在該通知指定的時期內遵從該通知的要求以達至署長滿意程度，署長可立即執行與進行任何必要工程。買方須在要求時補償政府因此產生的費用連同任何行政費或專業費用及開支。」

17. 批地文件特別條款第 (33) 條規定：–

「保養地樁

如果在開發或重新開發該地段或其中任何部分時已安裝預應力地樁，買方須自費在預應力地樁的服務年限期間定期保養與檢查預應力地樁，以達至署長滿意程度，並在署長不時絕對酌情決定要求時提供上述檢驗工程的報告和資料給署長。如果買方忽略或未能進行上述檢驗工程，署長可立即執行與進行上述檢驗工程。買方須在要求時補償政府因此產生的費用。」

18. 批地文件特別條款第 (36) 條規定：–

「排水渠及渠道的建造

(a) 買方須自費建造及保養按署長認為為了將落在或流到該地段上的所有暴雨或雨水截取並引導至最接近的河道、集水井、渠道或政府雨水渠而屬必要的排水渠及渠道，不論其在該地段邊界內或在政府土地內，以達至署長滿意程度，而買方須對上述暴雨或雨水導致的任何損壞或滋擾所產生的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。」

連接排水渠和污水渠

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已建及試用)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對買方負責。買方須在要求時向政府支付上述連接工程的費用。另一個選擇是，經署長事先書面批准，該等連接工程可由買方自費進行，以達至署長滿意程度，而連接點、水平及位置和所連接的政府雨水渠及污水渠均以署長按其絕對酌情決定指明或要求為准。在此情況下，上述連接工程的任何一段若在政府土地內修建，必須由買方自費保養，直至要求時由買方移交給政府，由政府出資負責其今後的保養。買方須在要求時向政府支付有關上述連接工程技術審核的費用。若買方未能保養上述連接工程在政府土地內修建的任何一段，署長可進行其認為必要的保養工程，買方須在要求時向政府支付上述工程的費用。

(c) 就本特別條款 (b) 款而言，署長就甚麼構成連接點所作的決定為最終局並對買方具有約束力。」

19. 批地文件特別條款第 (37) 條規定：–

「噪音影響報告

(a) 買方須在本協議之日期起六個公曆月內(或署長可能批准的其他延長期間)，自費提交或促致他人提交關於開發該地段的噪音影響評估報告(下稱「噪音影響報告」)予署長供其書面審批，以在各方面達至署長滿意程度。噪音影響報告須其中若干載有署長要求的資料(以及其他資料)，包括但不限於發展該地段所產生的所有不利的噪音影響，以及適當的噪音緩解措施的建議(下稱「噪音緩解措施」)。

(b) 買方須自費並在署長規定的時限內進行和落實噪音影響報告中建議的並經署長批准的噪音緩解措施(下稱「經批准噪音緩解措施」)，以在各方面達至署長滿意程度。

(c) 在噪音影響報告獲得署長書面批准之前，不得在該地段開展任何建造工程(但土地勘測和地盤平整工程除外)。就本規約而言，「土地勘測」的定義見《建築物條例》、根據該條例制定的任何規例及任何修訂立法。

(d) 對於買方蒙受的任何費用、損害或損失，不論是否由於買方履行本特別條款之下的義務或其他原因而引起或附帶發生的，政府及其官員均毋須承擔任何責任，買方不得就任何該等費用、損害或損失對政府或其官員提出任何索償。」

20. 批地文件特別條款第 (38) 條規定：–

「隔音屏障

若經批准噪音緩解措施包括在該地段興建或建造伸出該地段邊界及跨越毗連政府土地任何部分的隔音屏障(下稱「隔音屏障」)，則下列條款適用：

(a) 買方須按照經建築事務監督批准的圖則自費設計、興建及建造隔音屏障，並在各方面符合《建築物條例》、根據該條例制定的任何規例及任何修訂立法；

(b) 不得於毗連該地段之政府土地上或其下興建隔音屏障之地基或承托物；

(c) 除獲署長事先書面批准外，不得對隔音屏障或其任何部分作出任何改動、增添、更換或附加裝置；

(d) 買方須在一切時候自費維護、保養及維修隔音屏障或(如獲署長批准)任何替代品於各方面處於修葺良好堅固的狀態，以達至署長滿意程度。如因按本 (d) 款進行任何工程而須實施臨時交通封路或改道，開展工程前須就臨時交通安排獲得運輸署署長書面批准；

(e) 隔音屏障不得用於隔音屏障以外的任何其他用途。除獲署長事先書面批准外，買方不得使用或容許他人使用隔音屏障或其任何部分作廣告或展示任何招牌、告示或海報；

(f) 在取得署長事先書面批准的前提下，買方及其承判商、工人或任何其他獲買方授權人士可帶同或不帶同工具、設備、機器、機械或汽車，按本特別條款進入毗連該地段之政府土地，以興建、建造、檢查、維修、保養、清洗、翻新及更換伸出政府土地之隔音屏障之部分；

(g) 對於買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾，不論是否由於買方或任何其他人士按本特別條款 (f) 款所述進入土地或進行工程而引起或附帶發生的，政府毋須承擔任何責任，買方不得就任何該等損失、損害、滋擾或干擾對政府提出任何索償；

(h) 買方須於一切時候採取所需預防措施，以避免因興建、建造、維修、保養、改動、使用、拆除或移除隔音屏障而對任何毗連該地段及隔音屏障之政府土地，或進入或使用任何毗連該地段及隔音屏障之政府土地的人士或車輛造成損失或損害；

(i) 署長有權於任何時候按其絕對酌情決定向買方送達書面通知，要求買方於書面通知日期起六個公曆月內拆除及移除伸出政府土地之部分隔音屏障而不設替代品，買方須於收到該書面通知後自費於該書面通知期限內拆除及移除前述部分隔音屏障，以在各方面達至署長滿意程度；

(j) 如買方沒有履行其在本特別條款之下的任何責任，署長可進行所需工程，而買方須按要求向署長補償該等工程的費用；

(k) 買方須在一切時候容許署長、其官員、承判商、其各自之工人及署長授權的任何其他人士有權攜同或不攜同工具、設備、機器、機械或汽車不受限制地出入、經過及再經過該地段或其任何部分或在其上已建或擬建的任何建築物，旨在視察、檢驗和監督任何按本特別條款 (a)、(d) 及 (i) 款進行之工程，及按本特別條款 (j) 款進行任何工程，及進行署長認為所需之任何其他工程；

(l) 對於買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾，不論是否由於買方履行本特別條款之下的義務、署長行使本特別條款 (k) 款之下的進入權或進行本特別條款 (j) 款之下的任何工程而引起或附帶發生的，政府或署長均毋須承擔任何責任，買方無權就任何該等損失、損害、滋擾或干擾對政府或署長或其授權官員提出任何索償或要求任何賠償；及

(m) 買家須於一切時候就隔音屏障之興建、建造、存在、維修、保養、改動、使用、拆除或移除，或按本特別條款 (j) 款進行任何工程而直接或間接產生或與之有關的一切責任、申索、費用、索求、法律行動或其他程序對政府、署長、其官員及工人作出彌償及保持其獲得彌償。」

F. 對買方造成負擔的租用條件

21. 批地文件特別條款第 (27) 條規定：–

「限制住宅車位及住宅電單車車位的讓與權

(a) 即使已遵守及符合本規約以達至署長滿意程度，也不得將住宅車位及住宅電單車車位：–

(i) 轉讓，除非：

(I) 連同賦予該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分之內住宅單位專用權及管有權的該地段之不分割份數；或

(II) 轉讓予已經是該地段的不分割份數(賦予該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分之內一個或多個住宅單位的專用權及管有權)的擁有人；或

(ii) 分租(除非分租予該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分之內住宅單位的住戶)。

但該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分的任何一個住宅單位之業主或住戶，在任何情況下不得購入或分租入合共多於三個住宅車位及住宅電單車車位。

(b) 即使本特別條款 (a) 款有任何規定，買方可以在取得署長事先書面同意下將所有住宅車位和住宅電單車車位整體轉讓，但只可轉讓給買方全資擁有的附屬公司。

(c) 本特別條款 (a) 款的規定不適用於有關該地段的整體轉讓、分租、按揭或押記。

(d) 本特別條款 (a) 及 (b) 款的規定不適用於傷殘人士車位。」

22. 批地文件特別條款第 (42) 條規定：–

「限制住宅單位的合併

除獲得署長事先書面同意外，買方不得進行或允許或容許他人進行任何與該地段上已建或擬建的任何住宅單位有關的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔結構，以導致該住宅單位的內部連接及通往至該地段上已建或擬建的任何毗連或毗鄰住宅單位。署長就甚麼工程構成一個單位的內部連接及通往至任何毗連或毗鄰住宅單位所作的決定為最終局並對買方具有約束力。」

23. 批地文件特別條款第 (43) 條規定：–

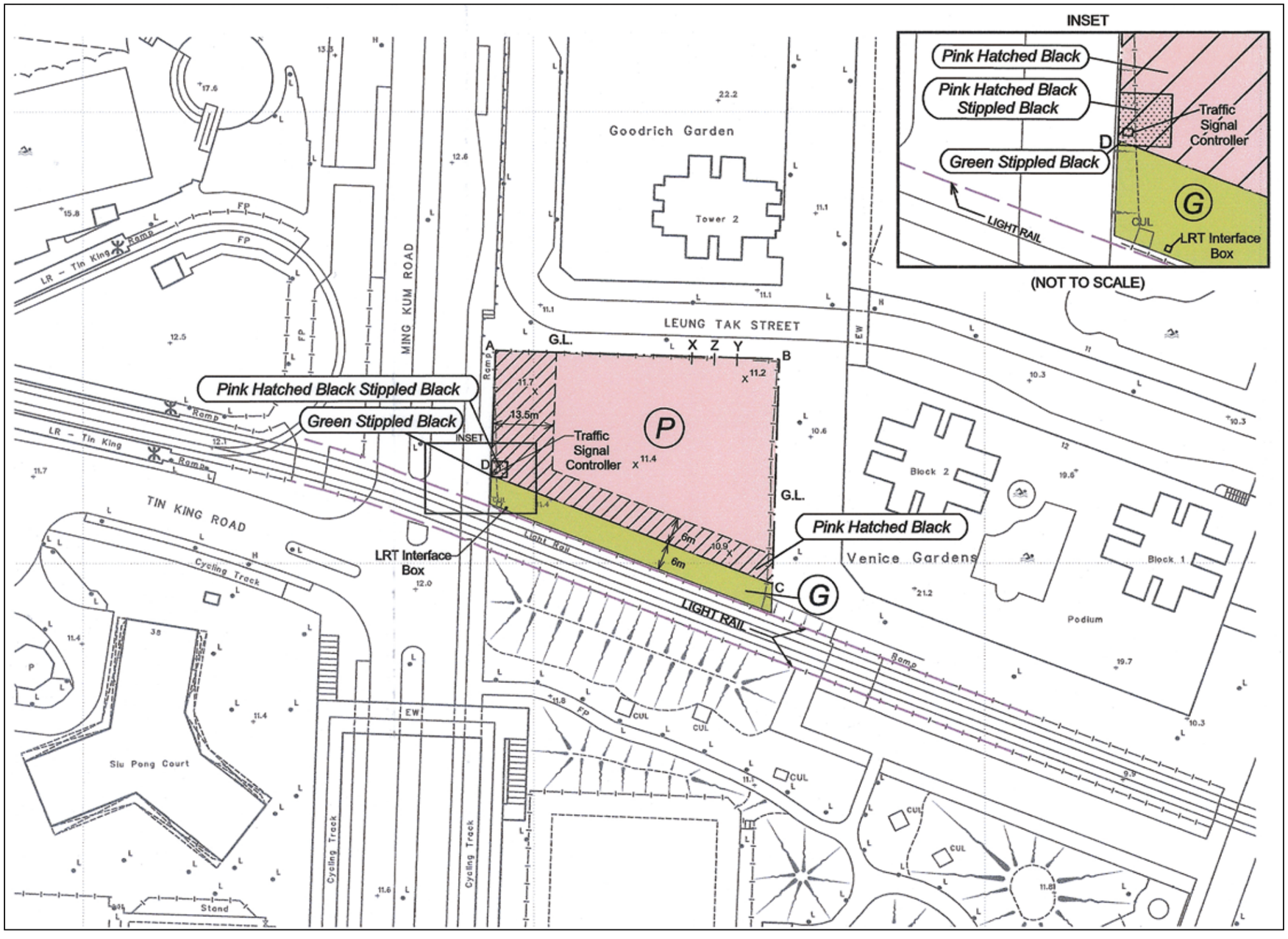
「不允許設置墳墓或骨灰龕

不得於該地段豎立或建造墳墓或骨灰龕，亦不得於該地段安葬或存放任何人類骸骨或動物骸骨，不論該骸骨是否存放在陶罐或骨灰甕內或以其他方式存放。」

註：

1. 本節所載的「承授人」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
2. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

Plan annexed to the Land Grant
附於批地文件的圖則



Legend 圖例

- Pink Hatched Black
  粉紅色影黑色線
- Pink Hatched Black Stippled Black
  粉紅色影黑色線連黑點
- Green
  綠色
- Green Stippled Black
  綠色加黑點

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

1. Description

   The Green and Green Stippled Black Areas and the Structures as referred to in Special Condition No. (2) of Land Grant No. 21783 dated 19 March 2014 (the "Land Grant").

2. The general public has the right to access the area mentioned in paragraph 1 in accordance with the Land Grant.

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

1. Description

   The Green and Green Stippled Black Areas and the Structures as referred to in Special Condition No. (2) of the Land Grant.

2. The general public has the right to use the facilities mentioned in paragraph 1 in accordance with the Land Grant.

3. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development.

4. The owners of the residential properties in the Development are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

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

Not applicable.

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

Not applicable.

E. Plan that shows the location of those parts of the land

Please refer to the plan annexed to the Land Grant (such plan is reproduced at the end of this section).

F. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land

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

"Formation of the Green and Green Stippled Black Areas (time limit, manner and purpose)

(a) The Purchaser shall:

(i) within 69 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form that portion of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as "the Green Area") and that portion of future public roads shown coloured green stippled black on the plan annexed hereto (hereinafter, referred to as "the Green Stippled Black Area"); and

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

so that building, vehicular and pedestrian traffic may be carried on the Green Area and the Green Stippled Black Area (hereinafter collectively referred to as the "Green and Green Stippled Black Areas");

(ii) within 69 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 and Green Stippled Black 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 and Green Stippled Black 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 and Green Stippled Black Areas has been re-delivered to the Government in accordance with Special Condition No. (3) hereof.

Formation of the Green and Green Stippled Black Areas (non-fulfilment)

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

No claim on works on the Green and Green Stippled Black Areas

(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."

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

"Possession of the Green and Green Stippled Black Areas

(a) For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall:

(i) on the date of this Agreement be granted possession of the Green Area; and

(ii) on the 1st day of September 2014 or such other earlier date to be specified in a letter from the Director to the Purchaser be granted possession of the Green Stippled Black Area.

(b) The Green and Green Stippled Black 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 and Green Stippled Black Areas allow free access over and along the Green and Green Stippled Black 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. (2) hereof or otherwise."

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

"Restriction on use of the Green and Green Stippled Black Areas

The Purchaser shall not without the prior written consent of the Director use the Green and Green Stippled Black 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. (2) hereof."

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

"Access to the Green and Green Stippled Black Areas for inspection

(a) The Purchaser shall at all reasonable times while he is in possession of the Green and Green Stippled Black Areas permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director the right of ingress, egress and regress to, from and through the lot and the Green and Green Stippled Black Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green and Green Stippled Black Areas.

(b) The Purchaser shall at all times while he is in possession of the Green Area permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, and the Corporation (as defined in Special Condition No. (39) hereof) and its duly authorized officers, contractors and agents the right of ingress, egress and regress to, from and through the Green Area, with or without tools, vehicles, machinery or equipment, to carry out any works in relation to the inspection, repair and maintenance of the LRT Interface Box shown and marked on the plan annexed hereto and located within the Green Area, and for the purposes of any survey, inspection, examination, maintenance, improvement, development or operation in connection with the Railway (as defined in Special Condition No. (39) hereof).

(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 exercise of the rights by the Government, the Director and his officers, contractors and agents and persons authorized by the Director or the Corporation (as defined in Special Condition No. (39) hereof) under sub-clause (a) or (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."

G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land

Note: Unless otherwise defined, capitalised terms below have been the meaning given to them under the Deed of Mutual Covenant.

Definitions

"In this Deed the following expressions shall have the following meanings except where the context otherwise permits or requires :–

…

"Green Area"

means the Green Area as referred to in Special Condition No.(2)(a)(i)(I) of the Conditions and shown coloured Green on the plan marked "PLAN No.TM5586-SP" annexed to the Conditions;

"Green Stippled Black Area"

means the Green Stippled Black Area as referred to in Special Condition No.(2)(a)(i)(I) of the Conditions and shown coloured Green stippled Black on the plan marked "PLAN No.TM5586-SP" annexed to the Conditions;

"Structures"

mean the bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands in his sole discretion may require referred to and defined as "the Structures" under Special Condition No.(2)(a)(i)(II) of the Conditions;

Clause 15(a)

"**Preparation of annual budget by Manager**

Subject to the provisions of this Deed, the Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed) except the first budget which shall cover the period from the date of this Deed until the following 31st day of December. Subject to the provisions of this Deed, the annual budget shall be in two parts :–

(a) The first part shall cover all expenditure that is necessarily and reasonably incurred in the management of such part(s) of the Development and which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Green Area, the Green Stippled Black Area and the Structures (until possession of which is re-delivered to the Government), the Development and the Development Common Areas and Facilities therein including but without prejudice to the generality of the foregoing :–

(i) the maintenance, operation, repair and cleansing of all Development Common Areas and Facilities and the lighting thereof and the provisions and operation of emergency generators and lighting for the Development Common Areas and Facilities;

(ii) the cultivation, irrigation and maintenance of the lawns and planters and landscaped areas on the Development Common Areas and Facilities (if any);

(iii) the cost of all electricity, gas, water, telephone and other utilities serving the Development Common Areas and Facilities;

(iv) the provision of security guard services for the Development and the cost of employing caretakers, watchmen, cleaners, lift operators and attendants and such other staff to manage and administer the Development Common Areas and Facilities;

(v) the cost and expense of maintaining such areas or drains and channels within the Lot that are required to be maintained under the Conditions;

(vi) the remuneration of the Manager calculated in accordance with Clause 13 of this Deed for providing its services hereunder;

(vii) insurance of the Common Areas and Facilities and the Units under the provisions of this Deed, up to the full new reinstatement value thereof and in particular against loss or damage by fire and/or such other perils and risks and the Manager against third party, or public and/or occupiers' liability or employees' compensation risks or any other insurance policy considered necessary by the Manager;

(viii) the costs, expenses and fees for any staff and facilities, legal and accounting fees and all other professional fees and administration services and all disbursements, out-of-pocket expenses and costs properly incurred by the Manager in carrying out the services provided under this Deed;

(ix) the costs of removal and disposal of rubbish from the Development;

(x) all costs incurred in connection with the Development Common Areas and Facilities;

(xi) the cost of repairing and maintaining the Slope Structures the maintenance of which is the liability of the grantee under the Conditions and in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time and the Slope Maintenance Manual; and

(xii) the cost and expense of inspecting, maintaining, reinstating, repairing the foundations, columns and other structures constructed or to be constructed and reinstating and making good the same in the event of any landslip, subsidence or falling away and the drains, nullahs, sewers, pipes, watermains and channels and such other areas whether within or outside the Lot or that are required to be maintained under the Conditions or for the proper functioning of the Development; and

(xiii) the cost of maintaining the Green Area, the Green Stippled Black Area and the Structures under this Deed and/or pursuant to the Conditions in good repair and condition and to the satisfaction of the Director of Lands until the Green Area, the Green Stippled Black Area and the Structures have been re-delivered to the Government.

Clause 37

"Powers, functions and obligations of Manager

The management of the Lot and the Development shall be undertaken by the DMC Manager for an initial period of not exceeding two (2) years from the date of appointment under this Deed and shall continue until terminated as provided under Clause 10 of this Deed and each Owner hereby irrevocably APPOINTS the Manager as agent for all Owners in respect of any matter concerning the Common Areas and Facilities duly authorised in accordance with the provisions of this Deed and to enforce and carry into effect all provisions of this Deed subject to the Building Management Ordinance (Cap.344). In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the management thereof including in particular but without in any way limiting the generality of the foregoing :-

…

(aa) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Lot and the Development as a whole or the Common Areas and Facilities or the Green Area or the Green Stippled Black Area or the Structures (until possession of which is re-delivered to the Government) with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings PROVIDED FURTHER THAT any exercise of this right shall be subject to the prior approval by a resolution of Owners at an Owner's meeting convened under this Deed;

…

(aw) To repair, maintain and upkeep the Green Area, the Green Stippled Black Area together with the Structures (until possession of which is re-delivered to the Government) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plants constructed, installed and provided thereon or therein in good repair and condition and to the satisfaction of the Director of Lands before the Green Area and the Green Stippled Black Area have been re-delivered to the Government;

…

(bd) To manage and maintain land, areas, structures, facilities or drains or channels (including but not limited to the Green Area, the Green Stippled Black Area and the Structures (until possession of which is re-delivered to the Government)) within the Lot the construction and/or maintenance of which (save and except those related to the Green Area, the Green Stippled Black Area and the Structures (until possession of which is re-delivered to the Government) is the liability and/or responsibility of all Owners under the Conditions as successors in title and assignees of the First Owner and such other deeds and/or documents;

…"

Clause 36 of the Third Schedule

"To maintain the Green Area and the Green Stippled Black Area

The Owners shall at their own expenses in the proportion of the number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) allotted to their respective Units maintain the Green Area, the Green Stippled Black Area and the Structures (until possession of which is re-delivered to the Government) and to carry out such works thereon and thereto to the satisfaction of the Director of Lands and in observance and compliance with Special Condition No.(2) and any other provisions of the Conditions."

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 描述

2014年3月19日的第21783號新批地規約(「**批地文件**」)特別條款第 (2) 條所指的綠色及綠色加黑點區域和構築物。

2. 一般公眾人士有權根據批地文件前往第1段所述的區域。

B. 根據批地文件規定須由該發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

1. 描述

批地文件特別條款第 (2) 條所指的綠色及綠色加黑點區域和構築物。

2. 一般公眾人士有權根據批地文件使用第1段所述的設施。

3. 所述的設施須由發展項目住宅物業的擁有人自費管理、營運或維持。

4. 發展項目住宅物業的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的部分開支。

C. 根據批地文件規定須由該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休憩用地

不適用。

D. 該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

不適用。

E. 顯示土地中該等部分的位置的圖則

請參閱附於批地文件的圖則(該圖則已載於本節末頁)。

F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

1. 批地文件特別條款第 (2) 條規定：–

「綠色及綠色加黑點區域的構建(時限、方式及用途)

(a) 買方須：

(i) 於本協議之日期起69個公曆月內(或署長可能批准的其他延長期間)，自費按署長批准的方式、材料、標準、水平、定線及設計，在各方面達至署長滿意程度：

(I) 鋪設及構建本批地文件附錄的圖則上以綠色顯示的未來公用道路部分(下稱「綠色區域」)和本批地文件附錄的圖則上以綠色加黑點顯示的未來公用道路部分(下稱「綠色加黑點區域」)；及

(II) 按署長單獨酌情要求，提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或其他構築物(下稱「該等構築物」)

使建築物可座落於綠色區域和綠色加黑點區域(下稱「綠色及綠色加黑點區域」)及讓車輛和行人往來綠色及綠色加黑點區域；

(ii) 於本協議之日期起69個公曆月內(或署長可能批准的其他延長期間)，自費在綠色及綠色加黑點區域鋪設路面、鋪路緣及開水道，並提供署長規定的集水溝、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、街燈、交通標誌、街道設施和路面標記，以達至署長滿意程度；及

(iii) 自費保養綠色及綠色加黑點區域連同該等構築物及在該等區域建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記和裝置，以達至署長滿意程度，直至綠色及綠色加黑點區域已根據本批地文件的特別條款第 (3) 條交還政府管有。

綠色及綠色加黑點區域的構建(未能履行義務)

(b) 如買方未能履行其在本特別條款 (a) 款的義務，政府可進行必要的工程，費用一概由買方負責，買方須在政府要求時向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終局並對買方具有約束力。

不得就綠色及綠色加黑點區域的工程提出索償

(c) 政府對於買方履行其在本特別條款 (a) 款的義務或政府行使本特別條款 (b) 款賦予的權利所產生或附帶造成買方或任何其他人士蒙受任何損失、損害、滋擾或干擾，毋須承擔任何責任，而買方不能就任何該等損失、損害、滋擾或干擾向政府提出任何索償。」

2. 批地文件特別條款第 (3) 條規定：–

「綠色及綠色加黑點區域的管有權

(a) 僅為了進行本批地文件的特別條款第 (2) 條指定的必要工程，買方須：

(i) 於本協議之日期獲授予綠色區域的管有權；及

(ii) 於2014年9月1日或署長致買方的函件中指明的其他較早日期獲授予綠色加黑點區域的管有權。

(b) 綠色及綠色加黑點區域須於政府要求時交還政府，而在任何情況下，買方在署長發出一封表示本規約已在其滿意下獲得遵循的函件日期當作已交還政府。買方須於其管有綠色及綠色加黑點區域的所有合理時間，准許所有政府及公共車輛及行人免費進入、通過及經過綠色及綠色加黑點區域，並確保該項進入的權利不受進行的工程干擾或阻礙，不論是按照本批地文件的特別條款第 (2) 條或其他規定進行的工程。」

3. 批地文件特別條款第 (4) 條規定：–

「綠色及綠色加黑點區域的使用限制

未經署長事先書面同意，買方不得將綠色及綠色加黑點區域用作儲存物件或搭建任何臨時構築物，或用作進行本批地文件的特別條款第 (2) 條指明的工程以外之任何用途。」

4. 批地文件特別條款第 (5) 條規定：–

「進入綠色及綠色加黑點區域以便檢查

(a) 買方須於其管有綠色及綠色加黑點區域的所有合理時間准許政府、署長及其官員、承判商、代理人及署長授權的任何人士有權出入、經過及再經過該地段和綠色及綠色加黑點區域，旨在檢查、檢驗及監督擬遵照本批地文件的特別條款第 (2)(a) 條進行的任何工程，進行、檢查、檢驗及監督本批地文件的特別條款第 (2)(b) 條下的工程及署長認為在綠色及綠色加黑點區域必須的任何其他工程。

(b) 買方須於其管有綠色區域的所有時間准許政府、署長及其官員、承判商、代理人及署長授權的任何人士、公司(定義見本批地文件的特別條款第 (39) 條)及其正式獲授權的職員、承判商及代理人有權出入、經過及再經過綠色區域，不論是否帶同工具、車輛、機器或設備，旨在進行關於檢查、修理和保養本批地文件附錄的圖則上所示和標明的並且位於綠色區域範圍內的LRT界面控制器的任何工程，以及旨在進行與鐵路(定義見本批地文件的特別條款第 (39) 條)有關的任何測量、檢查、檢驗、保養、改進、發展或運作。

(c) 對於政府、署長及其官員、承判商、代理人及根據本特別條款 (a) 或 (b) 款或以其他方式獲署長或公司(定義見本批地文件的特別條款第 (39) 條)授權的人士行使權利而產生或附帶造成買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾，政府毋須承擔任何責任，買方不得就任何該等損失、損害、滋擾或干擾對政府提出任何索償。」

G. 指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部分的條文

註：除另有定義外，以下的定義詞語具有大廈公契中賦予的涵義

定義

「在本公契中，除文意許可或另有規定外，以下詞語具有下列涵義：–

…

「綠色區域」

指批地條件特別條款第 (2)(a)(i)(I) 條所述的綠色區域，並在附於批地條件的標明為「TM5586-SP 號圖則」的圖則上以綠色顯示；

「綠色加黑點區域」

指批地條件特別條款第 (2)(a)(i)(I) 條所述的綠色加黑點區域，並在附於批地條件的標明為「TM5586-SP 號圖則」的圖則上以綠色加黑點顯示；

「該等構築物」

按地政總署署長單獨酌情要求的橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或其他構築物，在批地條件特別條款第 (2)(a)(i)(II) 條提及並定義為「該等構築物」；

第 15(a) 條

「管理人製備年度預算

在本契據條款的規限下，管理人須諮詢業主委員會 (如已成立) 的意見以便製備下一年的年度預算，但第一份預算除外，該份預算須涵蓋自本契據的日期起至下一個十二月三十一日止的期間。在本契據條款的規限下，年度預算須分為兩部分：

(a) 第一部分須涵蓋管理發展項目該等部分所必需而且合理地招致的並按管理人意見認為 (除有明顯錯誤外，管理人的決定是最終的) 是為所有業主的利益或為綠色區域、綠色加黑點區域及該等構築物 (在其管有權交回政府之前)、發展項目和當中的發展項目公用地方及設施的適當管理所需的一切支出，在無損於以上規定的一般適用性的同時，包括：

(i) 所有發展項目公用地方及設施的保養、運作、修理、清潔及照明，以及為發展項目公用地方及設施提供和運作緊急發電機和照明；

(ii) 種植、灌溉及保養發展項目公用地方及設施的草地、花槽及園景範圍 (如有)；

(iii) 發展項目公用地方及設施的所有電力、氣體、水、電話及其他設施的費用；

(iv) 為發展項目提供保安員服務，以及僱用管理員、看更、清潔工人、升降機操作員、服務員及其他職員管理發展項目公用地方及設施和進行行政工作；

(v) 維修該地段內須按照批地條件進行維修的地方或排水渠及渠道所需的費用及開支；

(vi) 就管理人提供本契據之下的服務而按照本契據第 13 條計算的管理人報酬；

(vii) 根據本契據的條款為公用地方及設施和單位購買高達十足全新的重置價值的保險，尤其是針對火災及/或其他危害和風險的損失或損害和管理人就第三方或公共及/或佔用人責任或僱員賠償風險的損失或損害，或管理人認為必需的任何其他保險單；

(viii) 任何職員及設施的成本、開支和費用，法律及會計費用，所有其他專業費用和行政服務，以及管理人在履行本契據規定的服務時正當地發生的一切雜費、實付開支和費用；

(ix) 從發展項目移除和棄置垃圾的費用；

(x) 就發展項目公用地方及設施而招致的一切費用；

(xi) 修理和保養斜坡結構的費用，保養斜坡結構是承批人在批地條件之下的責任，並須按照土力工程處發出的而且經不時修訂的《斜坡維修指南 – 岩土指南第五冊》和按照《斜坡維修手冊》進行；及

(xii) 檢查、保養、修復、修理已建或擬建的地基、柱子及其他構築物而發生的費用及開支，並在發生任何山泥傾瀉、地陷或塌方時進行收葺使之恢復原狀，以及檢查、保養、修復、修理不論在該地段之內或之外的或為發展項目妥善運作而須按照批地條件保養的排水渠、明渠、污水渠、管道、總水管、渠道及其他地方而發生的費用及開支；及

(xiii) 按照本契據及/或根據批地條件保養綠色區域、綠色加黑點區域及該等構築物處於良好狀況所需的費用，達至地政總署署長滿意程度，直至綠色區域、綠色加黑點區域及該等構築物已交回政府為止。

第 37 條

「管理人的權力、職能和義務

該地段和發展項目的管理由公契管理人承擔，首個期間自本契據之下的委任日期起不超過兩 (2) 年，並持續至按照本契據第 10 條的規定終止時止。每一業主特此不可撤銷地委任管理人就涉及公用地方及設施的任何事宜作為所有業主的代理人，按照本契據的條款妥為獲得授權，在《建築物管理條例》(香港法例第 344 章) 的規限下強制執行及落實本契據的所有規定。除本契據明示規定的其他權力外，管理人還有權作出該地段和發展項目及其管理所需的、適宜的或與之有關的一切行為及事情，尤其包括但不在任何方面限制前述規定的一般適用性：

…

(aa) 享有全權在與政府、任何法定機構、公用事業公司、其他主管部門或任何其他人進行在任何方面涉及或關於該地段及發展項目作為一個整體或公用地方及設施、綠色區域、綠色加黑點區域或該等構築物 (在其管有權交回政府之前) 的所有事宜及交往上代表所有業主，有權就任何該等交往採取的任何政策、達成的任何決定或採取的任何行動使所有業主受約束，但條件是本權利的任何行使須受業主在按照本契據召開的業主會議上通過的決議事先批准所制約；

…

(aw) 在綠色區域及綠色加黑點區域已交回政府之前，修理、保養及保持綠色區域、綠色加黑點區域連同該等構築物 (在其管有權交回政府之前) 以及在其上或其中興建、安裝及提供的一切構築物、路面、溝渠、污水渠、排水渠、消防栓、服務裝置、街燈、交通標誌、街道裝置、道路標記及植物處於良好狀況，達至地政總署署長滿意程度；

…

(bd) 管理和保養該地段之內的土地、地方、構築物、設施、排水渠或渠道 (包括但不限於綠色區域、綠色加黑點區域及該等構築物 (在其管有權交回政府之前))，以上各項的興建及/或保養 (與綠色區域、綠色加黑點區域及該等構築物 (在其管有權交回政府之前) 有關的除外) 是所有業主作為第一業主的業權繼承人及承讓人在批地條件之下和在其他契據及/或文件之下的責任及/或負責事宜；

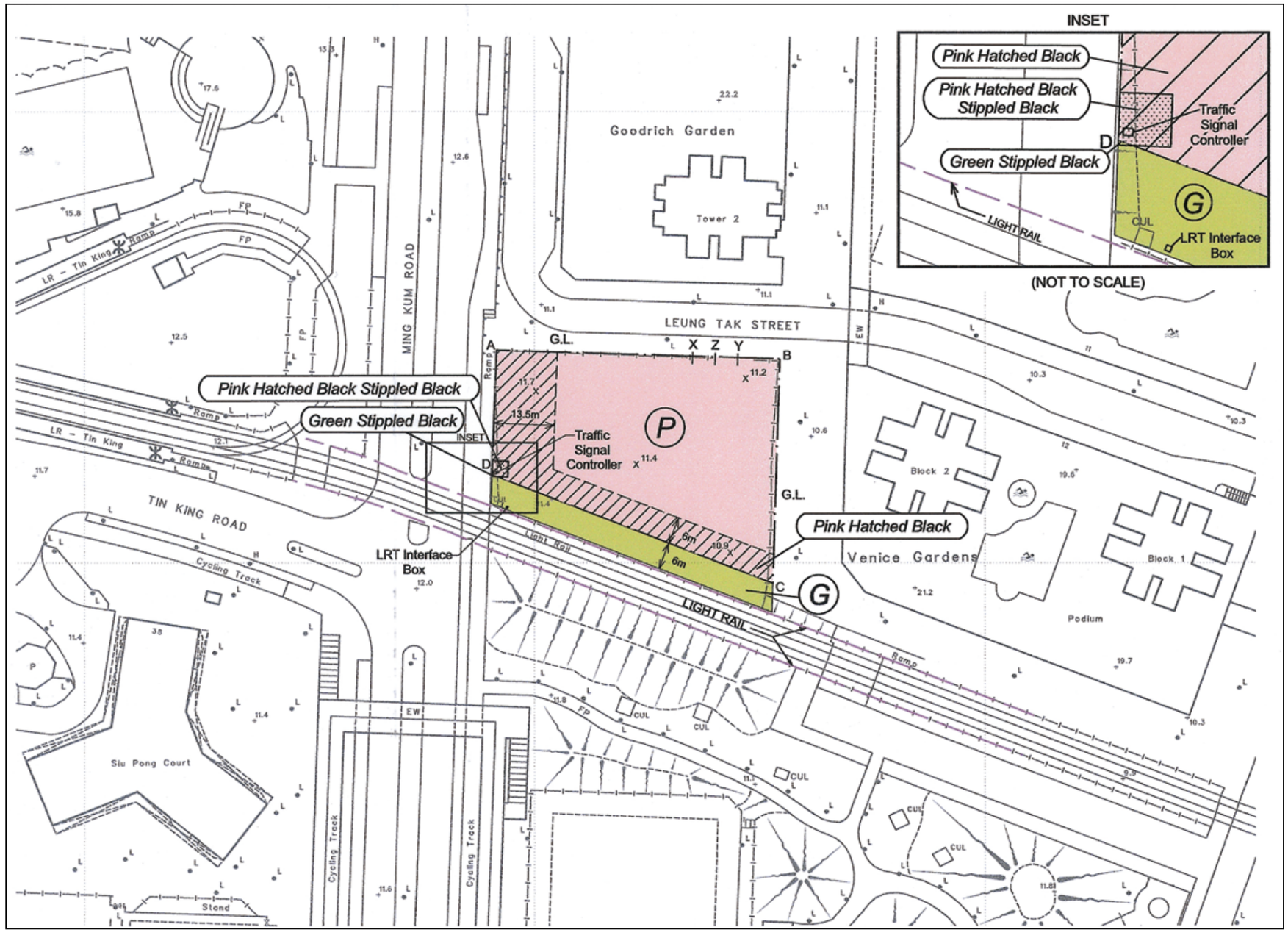
…」

第三附錄的第 36 條

「保養綠色區域及綠色加黑點區域

業主須按分配予其各自單位的不分割份數 (不包括分配予公用地方及設施的不分割份數) 數目的比例，保養綠色區域、綠色加黑點區域及該等構築物 (在其管有權交回政府之前)，對該等區域及構築物進行工程達至地政總署署長滿意程度，並遵從和遵守特別條款第 (2) 條及批地條件的任何其他條款。」

Plan annexed to the Land Grant
附於批地文件的圖則



Legend 圖例

- Pink Hatched Black
  粉紅色影黑色線
- Pink Hatched Black Stippled Black
  粉紅色影黑色線連黑點
- Green
  綠色
- Green Stippled Black
  綠色加黑點

WARNING TO PURCHASERS 對買方的警告

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

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

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

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

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

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

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

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

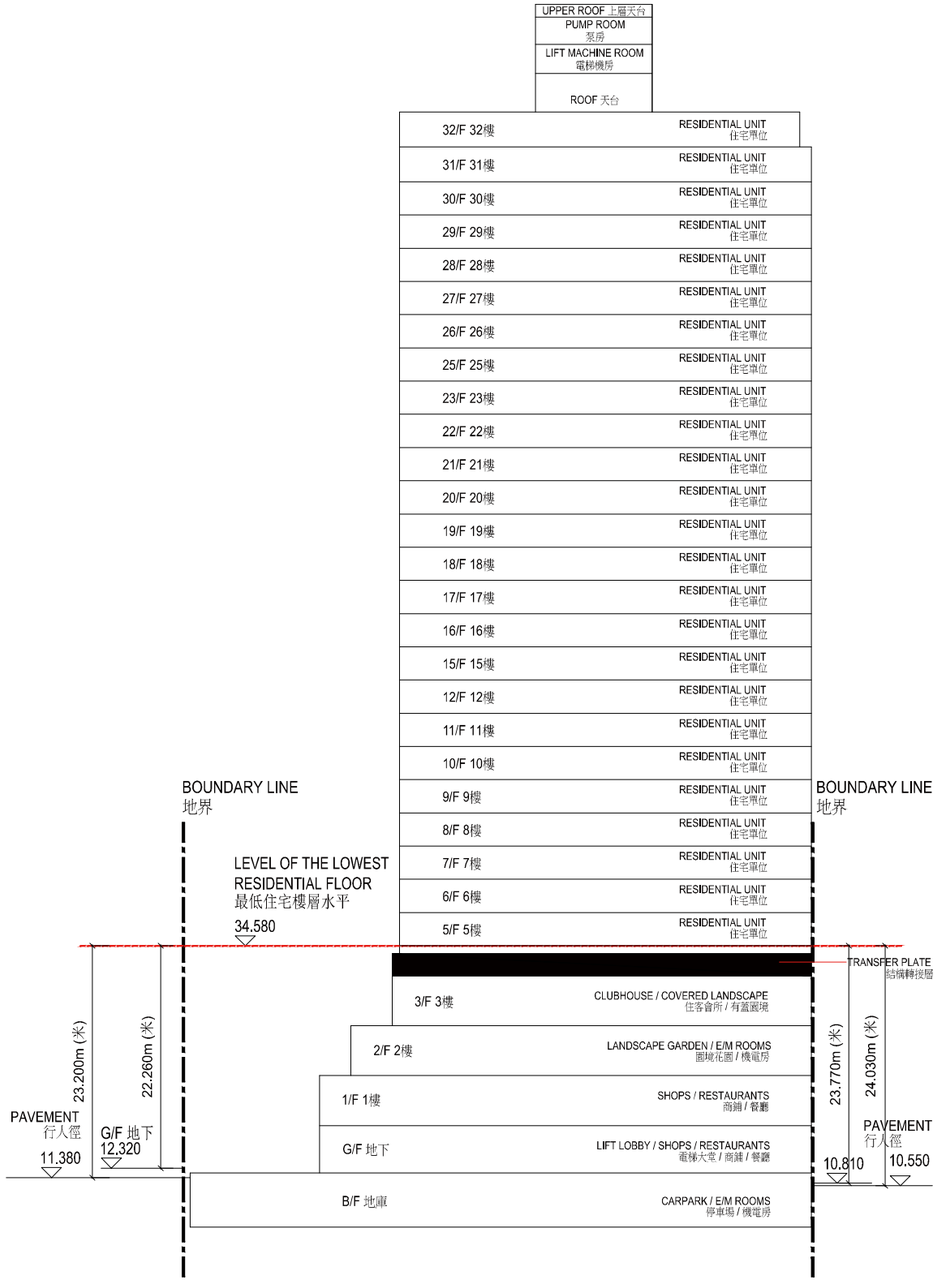
(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事,而擁有人與買方之間出現利益衝突 –

  (i) 該律師事務所可能不能夠保障買方的利益;及

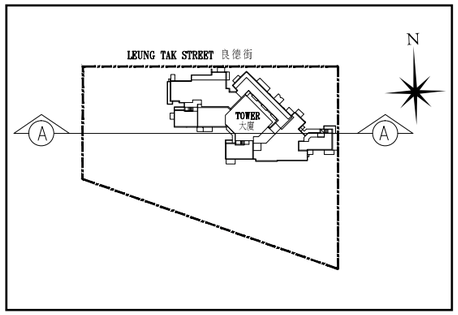
  (ii) 買方可能要聘用一間獨立的律師事務所;及

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

CROSS-SECTION PLAN A-A
橫截面圖 A-A



KEY PLAN 指示圖

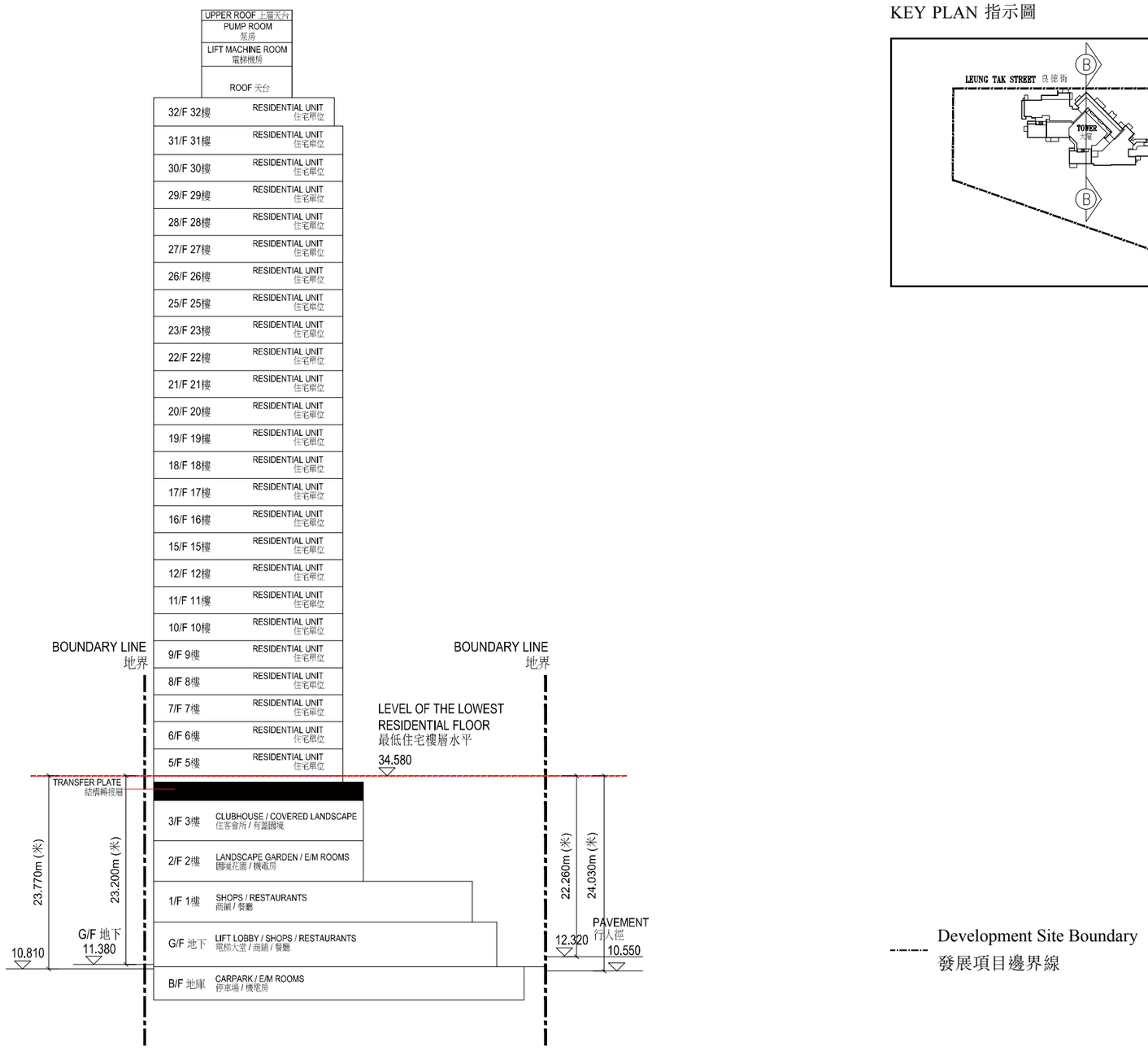


Development Site Boundary
發展項目邊界線

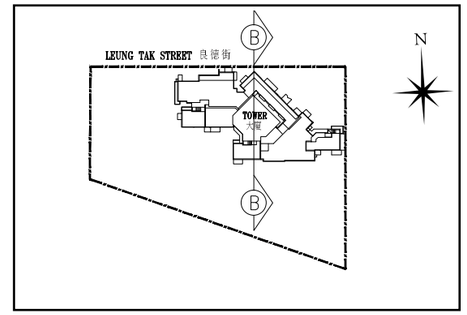
1. The part of pavement adjacent to the building (western) is 11.380 metres to 12.320 metres above the Hong Kong Principal Datum.
2. The part of pavement adjacent to the building (eastern) is 10.550 metres to 10.810 metres above the Hong Kong Principal Datum.
3. --- Dotted line denotes the lowest residential floor of the building in the Development.
4. ▽ Denotes height (in metre) above the Hong Kong Principal Datum.

1. 毗連建築物的一段行人路(西面)為香港主水平基準以上11.380米至12.320米。
2. 毗連建築物的一段行人路(東面)為香港主水平基準以上10.550 米至10.810 米。
3. --- 虛線為發展項目樓宇之最低住宅樓層水平。
4. ▽ 代表香港主水平基準以上的高度(米)。

CROSS-SECTION PLAN B-B
橫截面圖 B-B



KEY PLAN 指示圖

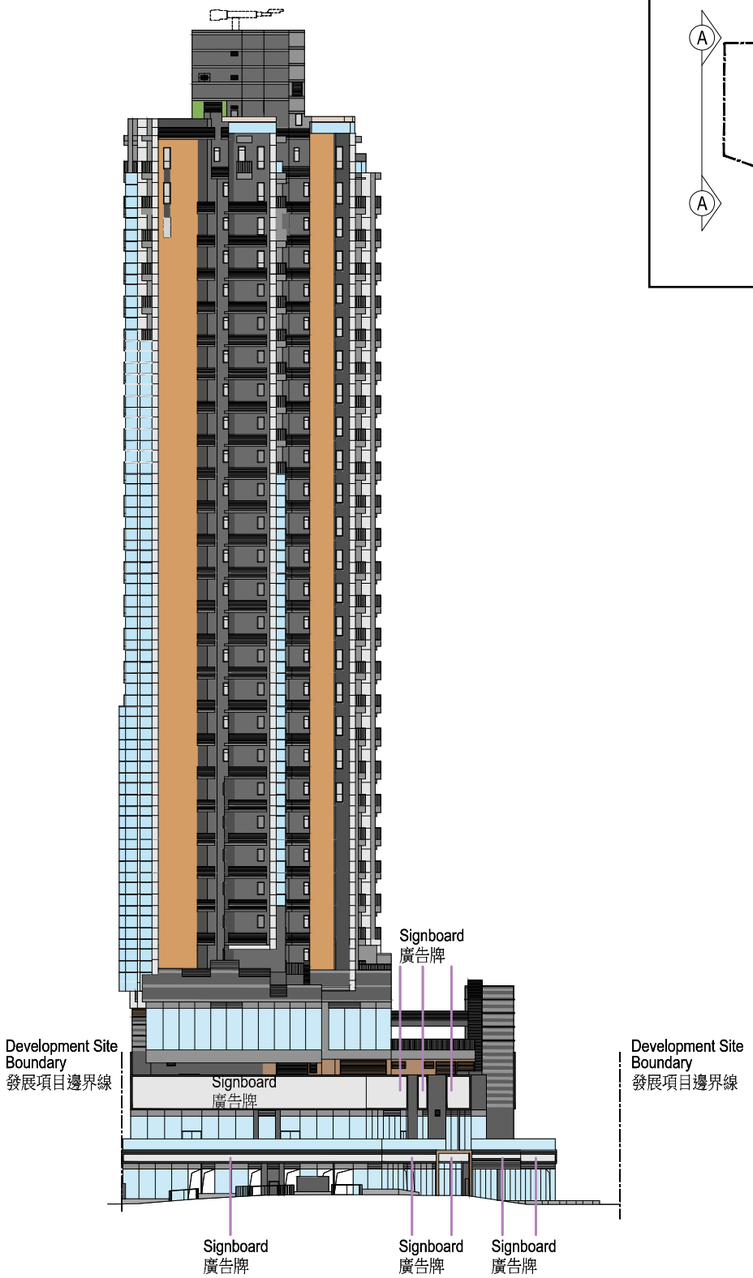


1. The part of Leung Tak Street adjacent to the building is 10.810 metres to 11.380 metres above the Hong Kong Principal Datum.
2. The part of pavement adjacent to the building (southern) is 10.550 metres to 12.320 metres above the Hong Kong Principal Datum.
3. --- Dotted line denotes the lowest residential floor of the building in the Development.
4. ▽ Denotes height (in metre) above the Hong Kong Principal Datum.

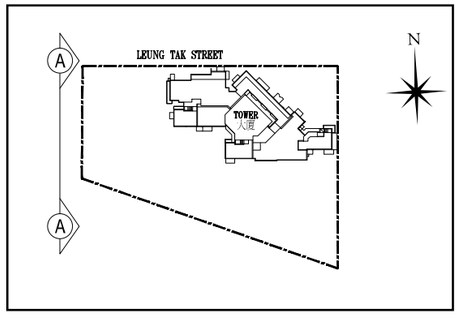
1. 毗連建築物的一段良德街為香港主水平基準以上10.810米至11.380米。
2. 毗連建築物的一段行人路(南面)為香港主水平基準以上10.550 米至12.320 米。
3. --- 虛線為發展項目樓宇之最低住宅樓層水平。
4. ▽ 代表香港主水平基準以上的高度(米)。

ELEVATION PLAN 立面圖

ELEVATION A
立面 A



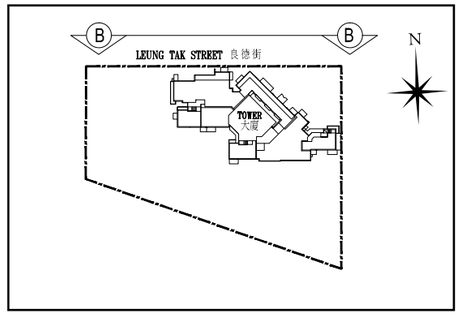
KEY PLAN 指示圖



Authorized Person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 21 June 2018; and
(b) are in general accordance with the outward appearance of the Development.

ELEVATION B
立面 B

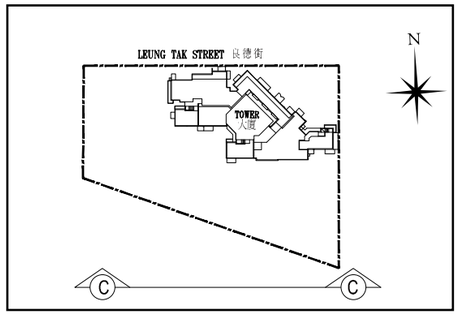
KEY PLAN 指示圖

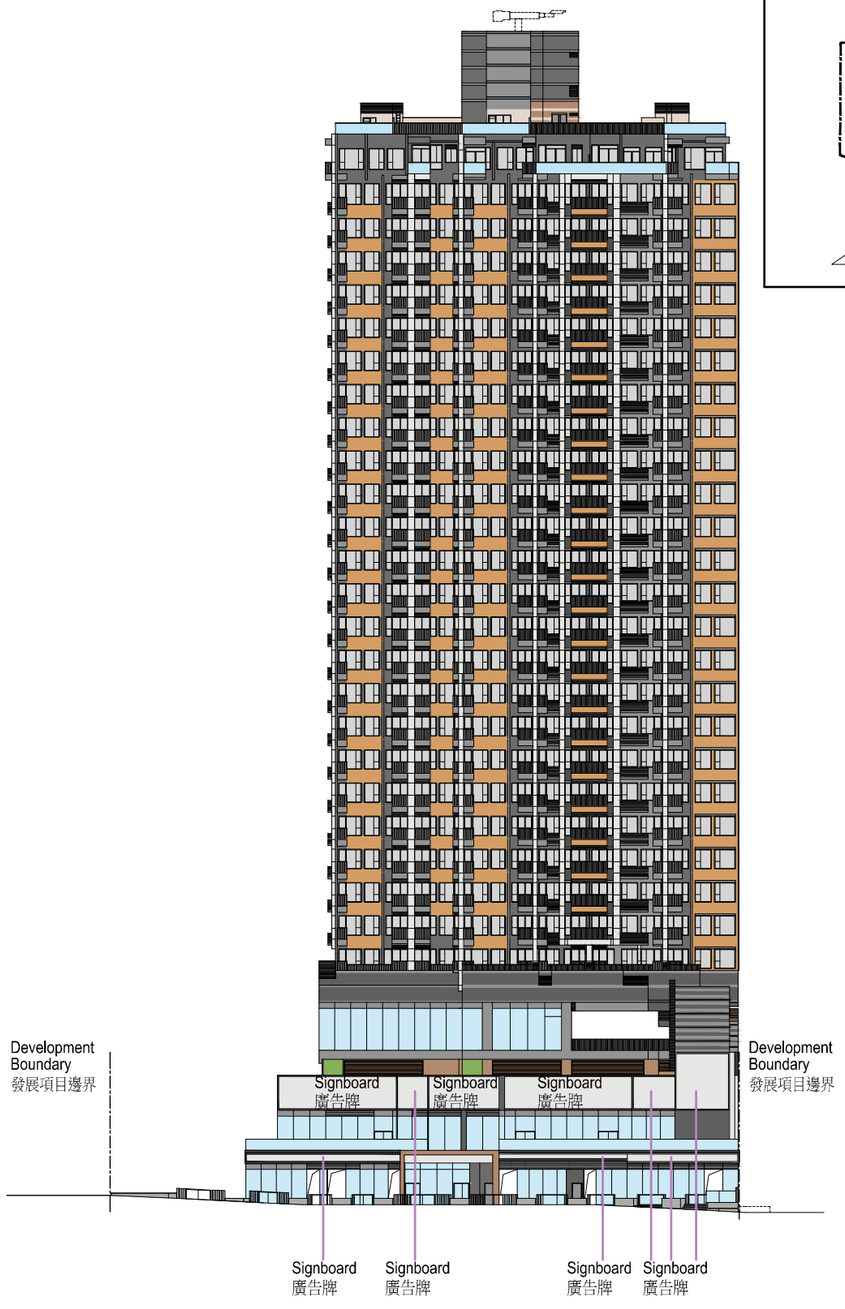


發展項目的認可人士證明本圖顯示的立面：
(a) 以2018年6月21日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION C
立面 C

KEY PLAN 指示圖

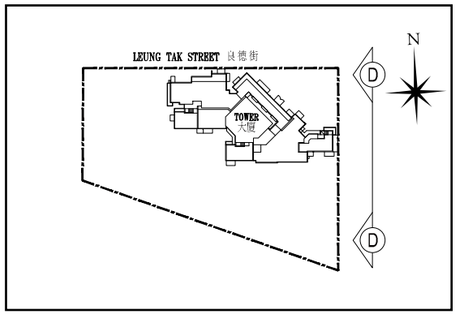


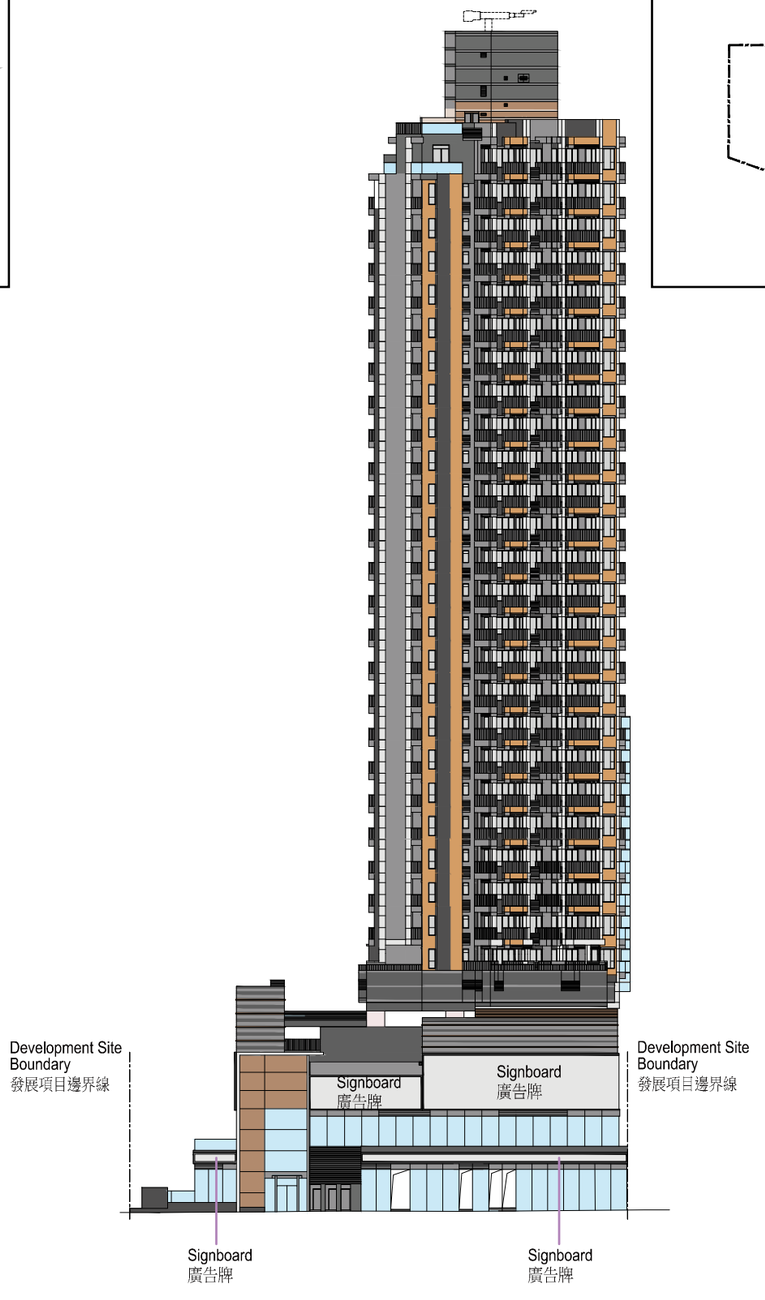


Authorized Person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 21 June 2018; and
(b) are in general accordance with the outward appearance of the Development.

ELEVATION D
立面 D

KEY PLAN 指示圖





發展項目的認可人士證明本圖顯示的立面：
(a) 以2018年6月21日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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

		Covered 有上蓋遮蓋	Uncovered 無蓋遮蓋	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	sq.ft. 平方呎	4269	N/A 不適用	4269
	sq.m. 平方米	396.622	N/A 不適用	396.622
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 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)	sq.ft. 平方呎	N/A 不適用	3492	3492
	sq.m. 平方米	N/A 不適用	324.438	324.438
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq.ft. 平方呎	2499	5847	8346
	sq.m. 平方米	232.146	543.212	775.358

Note:

Areas in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.

備註：

以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四捨五入至整數，與以平方米表述之面積可能有些微差異。

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

1. A copy of the outline zoning plan relating to the development is available at www.ozp.tpb.gov.hk.
2. A copy of every deed of mutual covenant in respect of the residential property that has been executed is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
2. 關於住宅物業的每一已簽立的公契存放在住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

1. Exterior Finishes

Item	Description
(a) External wall	Tower: Tiles, artificial granite tiles, aluminum cladding and aluminium grille. Podium: Glass wall, tile, aluminum cladding, glass cladding, artificial granite tiles and aluminium grille.
(b) Window	All windows are fitted with aluminum window frame finished with fluorocarbon coating. Tinted glass for living / dining room, bedroom, kitchen and stairhood (if window is provided and installed). Etched glass for bathroom (if window is provided and installed)
(c) Bay window	Not provided.
(d) Planter	Not provided.
(e) Verandah or balcony	All balconies are covered. All balconies are fitted with metal balustrade (except Flat J at 5/F–8/F, Flat K & L at 5/F and Flat A, B, H, J at 32/F fitted with aluminium framed single-layer glass balustrade). Floor finishes with tiles (except Flat A, B, H & J at 32/F finished with stone). Wall finishes with tiles up to ceiling or false ceiling. Ceiling: Finished with emulsion paint at the following units: – Flat A & D at 5/F–12/F, 15/F–23/F & 25/F–31/F – Flat L at 6/F–12/F, 15/F–23/F & 25/F–31/F – Flat A, B, H & J at 32/F Ceiling: Finished with aluminium false ceiling at the following units: – Flat B, C, E, F, G, H, J, K, M & N at 5/F-12/F, 15/F–23/F & 25/F–31/F – Flat L at 5/F – Flat C, D, E, F & G at 32/F In addition, aluminum false ceiling with acoustic rock wool is provided at the following units: – Flat J at 5/F–8/F – Flat K & L at 5/F There is no verandah.
(f) Drying facilities for clothing	Not provided.

1. 外部裝修物料

細項	描述
(a) 外牆	住宅大樓：瓷磚、仿石磚、鋁板及鋁百葉。 平台：玻璃牆、瓷磚、鋁板、玻璃板、仿石磚及鋁百葉。
(b) 窗	所有窗戶裝設氟化碳噴塗鋁窗框。 客／飯廳、睡房、廚房及梯屋（如有窗）裝配顏色玻璃。 浴室（如有窗）裝配砂面玻璃。
(c) 窗台	沒有提供。
(d) 花槽	沒有提供。
(e) 陽台或露台	所有露台設有上蓋。 所有露台裝設金屬欄杆（唯5至8樓J單位，5樓K及L單位及32樓A、B、H、J單位裝設鋁框單層玻璃欄杆）。 地台鋪砌瓷磚（唯32樓A、B、H及J單位鋪砌石材）。 牆身鋪砌瓷磚至天花或假天花。 天花：以下住宅單位髹乳膠漆： – 5樓至12樓、15樓至23樓及25樓至31樓A及D單位 – 6樓至12樓、15樓至23樓及25樓至31樓L單位 – 32樓A、B、H及J單位 天花：以下住宅單位裝配鋁板假天花： – 5樓至12樓、15樓至23樓及25樓至31樓B、C、E、F、G、H、J、K、M及N單位 – 5樓L單位 – 32樓C、D、E、F及G單位 另外，以下住宅單位裝配隔音綿於鋁板假天花 – 5樓至8樓J單位 – 5樓K及L單位 沒有陽台。
(f) 乾衣設施	沒有提供。

2. Interior Finishes

Item	Description
(a) Lobby	**Residential Lift Lobby on 3/F** Wall: Tiles, engineered timber veneer, stone, stainless steel trimming, glass and glass mirror up to false ceiling. Floor: Finished with stone where exposed. Ceiling: Plaster board false ceiling finished with emulsion paint and engineered timber veneer where exposed. **Shuttle Lift Lobby on G/F** Wall: Engineered timber veneer, stainless steel trimming, glass and glass mirror up to false ceiling. Floor: Finished with stone where exposed. Ceiling: Plaster board false ceiling finished with emulsion paint and engineered timber veneer where exposed. **Shuttle Lift Lobby on 3/F** Wall: Tiles, engineered timber veneer, stainless steel trimming and glass mirror up to false ceiling. Floor: Finished with tiles where exposed. Ceiling: Plaster board false ceiling finished with emulsion paint and engineered timber veneer where exposed. **Lift Lobby of residential floors** Wall: Tiles, engineered timber veneer, plastic laminate, metal trimming and glass mirror up to false ceiling. Floor: Finished with tiles where exposed. Ceiling: Plaster board false ceiling in emulsion paint where exposed.
(b) Internal wall and ceiling	**Living / Dining Room and Bedroom** Wall: Emulsion paint where exposed. Ceiling: Emulsion paint where exposed. Plaster board with emulsion paint where false ceiling or bulkhead is provided.
(c) Internal floor	**Living / Dining Room and Bedroom** Engineered timber flooring and timber skirting. Floor border along glass door to balcony, utility platform and flat roof are tiles. For Flat A, B, H & J at 32/F living / dining room is finished with stone flooring and timber skirting.

2. 室內裝修物料

細項	描述
(a) 大堂	**3樓住宅電梯大堂** 牆壁：鋪砌瓷磚、人造木皮、石材、不銹鋼裝飾條、玻璃及玻璃鏡至假天花。 地板：外露位置鋪砌石材。 天花板：外露位置石膏板髹乳膠漆及人造木皮。 **地下之穿梭升降機大堂** 牆壁：鋪砌人造木皮、不銹鋼裝飾條、玻璃及玻璃鏡至假天花。 地板：外露位置鋪砌石材。 天花板：外露位置石膏板假天花髹乳膠漆及人造木皮。 **3樓之穿梭升降機大堂** 牆壁：鋪砌瓷磚、人造木皮、不銹鋼裝飾條及玻璃鏡至假天花。 地板：外露位置鋪砌瓷磚。 天花板：外露位置石膏板假天花髹乳膠漆及人造木皮。 **住宅層升降機大堂** 牆壁：鋪砌瓷磚、人造木皮、膠板、金屬裝飾條及玻璃鏡至假天花。 地板：外露位置鋪砌瓷磚。 天花板：石膏板假天花外露位置髹乳膠漆。
(b) 內牆及天花板	**客／飯廳及睡房** 牆壁：外露位置髹乳膠漆。 天花板：外露位置髹乳膠漆。部份地方設有髹乳膠漆之石膏板假天花或假陣。
(c) 內部地板	**客／飯廳及睡房** 複合木地板配木牆腳線。露台、工作平台及平台沿玻璃門之地台圍邊部分鋪砌瓷磚。唯32樓A、B、H及J單位之客／飯廳鋪砌石材地板及木牆腳線。

2. Interior Finishes

Item	Description
(d) Bathroom	**Bathroom** Wall: Tiles where exposed and run up to false ceiling. Cement sand rendering on wall behind hanging mirror cabinet. Wall behind vanity cabinet finished with tiles on exposed surfaces. Solid surfacing shelf is provided. Floor: Tiles where exposed. Ceiling: False ceiling finished with aluminum ceiling system. Unexposed surface of walls, floors and ceilings are concrete surface and brick work surface. **Master Bathroom (For Flat A, B, H & J on 32/F only)** False ceiling finished with plaster board in emulsion paint and aluminum ceiling system. Other provisions are same as Bathroom stated above. Unexposed surface of walls, floors and ceilings are concrete surface and brick work surface.
(e) Kitchen	**Open Kitchen (Except Flat A, B and J on 32/F)** Wall: Glass panel and plastic laminate where exposed and run up to false ceiling or hanging cabinet. Cement sand rendering on wall behind hanging cabinet. Wall behind floor cabinet and refrigerator finished with tiles. Floor: Engineered timber flooring where exposed and tile border. Ceiling: Plaster board false ceiling in emulsion paint. Cooking bench: Finished with solid surfacing. Unexposed surface of walls, floors and ceilings are concrete surface and brick work surface. For the provision of the fire service installations and equipment fitted in or near open kitchen, including smoke detectors and sprinkler heads, please refer to the "Schedule of Mechanical and Electrical Provisions for Residential Property" **Kitchen (For Flat A, B and J on 32/F)** Wall: Finished with tiles and glass panel where exposed and run up to false ceiling or hanging cabinet. Cement sand rendering on wall behind hanging cabinet. Wall behind floor cabinet and refrigerator finished with tiles. Floor: Tile flooring where exposed. Ceiling: Plaster board false ceiling in emulsion paint and aluminum ceiling system. Cooking bench: Finished with solid surfacing. Unexposed surface of walls, floors and ceilings are concrete surface and brick work surface.

2. 室內裝修物料

細項	描述
(d) 浴室	**浴室** 牆壁：外露位置鋪砌瓷磚至假天花。鏡面吊櫃背面牆身為英泥沙面。面盆櫃外露背牆鋪砌瓷磚。設有實體面板層架。 地板：外露位置鋪砌瓷磚。 天花板：假天花以鋁質天花鋪砌。 牆身、地台及天花不外露位置為混凝土面及磚牆面。 **主人浴室（32樓A、B、H及J單位）** 天花為髹上乳膠漆之石膏板及鋁質天花。其他配置與上述浴室相同。 牆身、地台及天花不外露位置為混凝土面及磚牆面。
(e) 廚房	**開放式廚房（32樓A、B及J單位除外）** 牆壁：外露位置鋪砌玻璃飾面板、膠板至假天花或吊櫃。吊櫃背面牆身為英泥沙面。地櫃及雪櫃背之牆身鋪砌瓷磚。 地板：外露位置鋪砌複合木地板配瓷磚邊界。 天花板：石膏板假天花髹上乳膠漆。 灶台：灶台面為實體面板。 牆身、地台及天花不外露位置為混凝土面及磚牆面。 有關安裝在開放式廚房內或附近的消防裝置及設備，包括煙霧感應器及消防花灑頭，請參閱「住宅單位機電裝置數量說明表」 **廚房（32樓A、B及J單位）** 牆壁：外露位置鋪砌瓷磚及玻璃飾面板至假天花或吊櫃。吊櫃背面牆身為英泥沙面。地櫃及雪櫃背之牆身鋪砌瓷磚。 地板：外露位置鋪砌瓷磚。 天花板：石膏板假天花為髹上乳膠漆之石膏板及鋁質天花。 灶台：灶台面為實體面板。 牆身、地台及天花不外露位置為混凝土面及磚牆面。

3. Interior Fittings

Item	Description
(a) Doors	**Main Entrance Door** Fire-rated timber door and timber door frame finished with engineered timber veneer, fitted with door closer, door stop, door viewer and lockset with handle. **Master Bedroom Door and Bedroom Door** Timber door and timber door frame finished with engineered timber veneer, fitted with door stop, lockset and handle. **Door for Bathroom and Master Bathroom** Timber door frame finished with engineered timber veneer. Timber door finished with engineered timber veneer facing outside and plastic laminate facing inside bathroom, fitted with door stop, lockset and handle. The following bathrooms fitted with timber louver at doors: – Flat B, C, E, F, G, J, M & N at 5/F–12/F, 15/F-23/F & 25/F–31/F – Flat K at 5/F–12/F, 15/F–23/F & 25/F–31/F (for door connecting bathroom and bedroom only) – Flat A, B, C, D, E, G, H & J at 32/F (Not including Master Bathroom) **Kitchen Door (For Flat A, B and J on 32/F only)** Fire-rated timber door with engineered timber veneer, timber door frame with engineered timber veneer and fire-rated glass vision panel, fitted with door closer, door stop and handle. **Balcony, Utility Platform and Flat Roof Doors** Aluminum framed glass door in fluorocarbon coating, fitted with handle and lockset. **Door for Store Room inside Kitchen (For Flat A, B and J on 32/F only)** Sliding timber door with engineered timber veneer, fitted with lockset. **Door for Lavatory of Store Room inside Kitchen** Aluminum framed folding sandblasted glass door, fitted with lockset. **Maintenance Door for Space underneath Staircase (For Flat A and J on 32/F only)** Timber door finished with plastic laminate and glass panel facing outside and plastic laminate facing inside, fitted with lockset. **Maintenance Door for Space underneath Staircase (For Flat B on 32/F only)** Timber door finished with engineered timber veneer, fitted with lockset and handle. **Door Access to Private Roof (For Flat A, B and J on 32/F only)** Metal door with lockset.

3. 室內裝置

細項	描述
(a) 門	**入口大門** 防火木門及木門框配人造木皮飾面，配門氣鼓、門頂、防盜眼及門鎖連手抽。 **主人睡房門及睡房門** 木門及木門框配人造木皮飾面，配門頂、門鎖及手抽。 **主人浴室及浴室門** 木門框配人造木皮飾面。木門面向浴室外配人造木皮飾面、向浴室內配膠板飾面、配門頂、門鎖及手抽。 以下單位浴室門扇設有木百葉。 – 5樓至12樓、15樓至23樓及25樓至31樓B、C、E、F、G、J、M及N單位 – 5樓至12樓、15樓至23樓及25樓至31樓K單位（只設於浴室與睡房之間的門） – 32樓A、B、C、D、E、G、H及J單位（主人浴室除外） **廚房門（32樓A、B及J單位）** 防火木門配人造木皮飾面、木門框配人造木皮飾面及防火玻璃視窗，配門氣鼓、門頂及手抽。 **露台門、工作平台門及平台門** 氟化碳噴塗鋁框玻璃門配手抽及門鎖。 **廚房內的儲物房門（32樓A、B及J單位）** 人造木皮飾面木趟門配門鎖。 **廚房內的儲物房洗手間門** 磨沙玻璃摺門配鋁質門框配門鎖。 **樓梯下空間維修門（32樓A及J單位）** 木門，面向樓梯下空間外配膠板及玻璃飾面，面向樓梯下空間內配膠板、配門鎖。 **樓梯下空間維修門（32樓B單位）** 木門配人造木皮飾面，配門鎖及手抽。 **通往私人天台門（32樓A、B及J單位）** 金屬門配門鎖。

3. Interior Fittings

Item	Description
(b) Bathroom	Wooden mirror cabinet finished with wooden veneer. Wooden vanity cabinet finished with wooden veneer and glass panel, with stone countertop, stainless steel handle and vitreous china wash basin with chrome plated basin mixer. Vitreous china water closet. Accessories include chrome plated toilet paper holder, chrome plated towel bar, chrome plated single hook, exhaust fan and lighting fixtures. Shower cubicle with tempered glass fixed partition, tempered glass door with chrome plated handle. For master bathrooms of Flat A, B, H and J on 32/F, chrome plated shower panels are provided. For bathrooms of other units, chrome plated mixer and chrome plated shower head are provided. **Master Bathrooms (For Flat A, B and J on 32/F only)** An enameled cast iron bathtub (1500mm L x 700mm W x 430mm H) with concealed aluminium curtain rail and chrome plated bath & shower mixer are provided. Please refer to "3.(j) Water Supply" below for type and material of water supply system. Please refer to "6. Appliances Schedule" below for brand name and model number of appliances.
(c) Kitchen	**Open Kitchen (Except Flat A, B and J on 32/F)** Stainless-steel sink and chrome plated sink mixer. Wooden kitchen cabinet with wooden door panel finished with plastic laminate, fitted with aluminum handle. Solid surfacing counter top. Build-in induction hob, cooker hood, microwave oven, built-in refrigerator, 2-in-1 washer and dryer. Sprinkler heads are provided. For Open Kitchen of Flat H at 32/F, a build-in gas cooking hob, steam oven, exhaust fan and wine cellar are further provided. **Kitchen (For Flat A, B and J on 32/F only)** Stainless-steel sink and chrome plated sink mixer. Wooden kitchen cabinet with wooden door panel finished with plastic laminate, fitted with aluminum handle. Solid surfacing counter top. Build-in gas cooking hob, gas water heater, cooker hood, steam oven, microwave oven, built-in refrigerator, 2-in-1 washer and dryer, exhaust fan and wine cellar Please refer to "3.(j) Water Supply" below for type and material of water supply system. Please refer to "6. Appliances Schedule" below for brand name and model number of appliances.

3. 室內裝置

細項	描述
(b) 浴室	木製鏡櫃配木皮飾面。木製面盆櫃配木皮飾面及玻璃飾面板連石材檯面、不銹鋼手抽、瓷洗面盆配鍍鉻水龍頭。瓷坐廁。 配件包括鍍鉻廁紙架、鍍鉻毛巾棍、鍍鉻毛巾鈎、抽氣扇及燈飾。 淋浴間配強化玻璃間隔、強化玻璃門連鍍鉻手抽。32樓A、B、H及J單位主人浴室配鍍鉻花灑套裝。其他單位浴室配鍍鉻龍頭及鍍鉻花灑頭。 **主人浴室(32樓A、B及J單位)** 主人浴室配置搪瓷鑄鐵浴缸(1500毫米長 x 700毫米寬 x 430毫米高)配暗藏式鋁質浴簾槽及鍍鉻浴缸水龍頭。 供水系統的類型及用料，請參閱下文「3.(j) 供水」一欄。 設備之品牌名稱及產品型號，請參閱下文「6. 設備說明表」。
(c) 廚房	**開放式廚房(32樓A、B及J單位除外)** 不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭。木製廚櫃配木製門板配膠板飾面及鋁質手柄。實體面板灶台檯面。嵌入式電磁煮食爐、抽油煙機、微波爐、內置式雪櫃、2合1洗衣/乾衣機。配置消防花灑頭。 32樓H單位之開放式廚房另提供嵌入式煤氣煮食爐、蒸爐、抽氣扇及酒櫃。 **廚房(32樓A、B及J單位)** 不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。木製廚櫃配木製門板配膠板飾面及鋁質手柄。實體面板灶台檯面。嵌入式煤氣煮食爐、煤氣熱水爐、抽油煙機、蒸爐、微波爐、內置式雪櫃、2合1洗衣/乾衣機、抽氣扇及酒櫃。 供水系統的類型及用料，請參閱下文「3.(j) 供水」一欄。 設備之品牌名稱及產品型號，請參閱下文「6. 設備說明表」。

3. Interior Fittings

Item	Description
(d) Bedroom	No fittings.
(e) Telephone	Please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property" below for the location and number of connection points.
(f) Aerials	Please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property" below for the location and number of connection points.
(g) Electrical installations	Conduit wiring partly concealed and partly exposed*. Single-phase electricity supply with miniature circuit breaker distribution board and residual-current device are provided for all units, except three-phase electricity supply with miniature circuit breaker distribution board and residual-current device are provided for Flat A, B, H and J on 32/F only. Please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property" below for the location and number of power points and air conditioner points. *Note: 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, pipe ducts or other materials.
(h) Gas supply	Town gas supply pipes are installed at all units and connected gas water heater(s) and gas cooking hob(s) (if provided).
(i) Washing machine connection point	Washing machine connection point is located in Open Kitchen / Kitchen. Water inlet of a design of 22mm in diameter and water outlet of a design of 40mm in diameter are provided.
(j) Water supply	Copper pipes with thermal insulation are used for cold and hot water supply. uPVC pipes are used for flushing water supply system. Water pipes are partly concealed and partly exposed**. Hot water supply is available. **Note: Other than those parts of the pipes concealed inside walls, the rest of them are exposed. The exposed pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, pipe ducts or other materials.

3. 室內裝置

細項	描述
(d) 睡房	沒有裝置。
(e) 電話	接駁點的位置及數目，請參閱下文「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，請參閱下文「住宅單位機電裝置數量說明表」。
(g) 電力裝置	導管是部分隱藏及部分外露*。 除32樓A、B、H及J單位提供三相供電並備有總電掣箱及微型斷路器外，其餘所有單位提供單相供電並備有總電掣箱及微型斷路器。 電插座及空調機接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。 *備註：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、櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。
(h) 氣體供應	所有單位裝有煤氣喉並接駁至煤氣熱水爐及煤氣煮食爐(如有提供)。
(i) 洗衣機接駁點	洗衣機接駁點設於開放式廚房／廚房。備有設計為直徑22毫米的來水位及直徑40毫米的排水位。
(j) 供水	冷熱水喉採用配有隔熱絕緣體保護之銅喉。沖廁供水系統採用膠喉管。水管部分隱藏，部分外露**。 有熱水供應。 **備註：除部分隱藏於牆內的水管外，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。

4. Miscellaneous

Item	Description
(a) Lifts	**Tower** 1 no of "Fujitec" lift (model no. PMGL) serving the followings floors: – Lift no. L1: B/F, G/F, 1/F–3/F, 5/F–12/F, 15/F–23/F, 25/F–32/F & R/F 2 nos. of "Fujitec" lifts (model no. PMGL) serving the followings floors: – Lift no. L2: 3/F, 5/F–12/F, 15/F–23/F & 25/F–32/F – Lift no. L3: 3/F, 5/F–12/F, 15/F–23/F & 25/F–32/F **Podium** 2 nos. of "Fujitec" lifts (model no. MRL) serving the followings floors: – Lift no. L4: B/F, G/F & 3/F – Lift no. L5: B/F, G/F & 3/F
(b) Letter box	Stainless steel letter box.
(c) Refuse collection	Refuse Storage is provided in the common area of each residential floor of tower and refuse collection by cleaners. Refuse will be centrally handled at Refuse Storage and Material Recovery Chamber on G/F for removal by refuse vehicle.
(d) Water meter, electricity meter and gas meter	Separate water meter for each flat is provided at the common Water Meter Cabinet on respective residential floor. Separate electricity meter for each flat is provided at Electricity Meter Cabinet on respective residential floor. Separate gas meter for each flat is provided at the following locations: For 5/F–12/F, 15/F–23/F & 25/F–31/F – Balcony in Flat B, C, F, G, H, K, M & N – Utility Platform in Flat E & J – Bathroom in Flat A & L – Kitchen in Flat D For 32/F – Balcony in Flat D, E & F – Utility platform in Flat C & G – Master Bathroom in Flat H – Roof in Flat A, B & J

4. 雜項

細項	描述
(a) 升降機	**住宅大樓** 1部「富士達」升降機(產品型號：PMGL)穿梭以下樓層： – L1號升降機：地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至32樓及天台。 2部「富士達」升降機(產品型號：PMGL)穿梭以下樓層： – L2號升降機：3樓、5樓至12樓、15樓至23樓及25樓至32樓。 – L3號升降機：3樓、5樓至12樓、15樓至23樓及25樓至32樓。 **平台** 2部「富士達」升降機(產品型號：MRL)穿梭以下樓層： – L4號升降機：地庫、地下及3樓。 – L5號升降機：地庫、地下及3樓。
(b) 信箱	不銹鋼信箱。
(c) 垃圾收集	垃圾房位於大廈每層住宅樓層之公用地方，由清潔工人收集垃圾。垃圾會被運送至地下之垃圾及物料回收房中央垃圾收集處理，由垃圾車運走。
(d) 水錶、電錶及氣體錶	每戶之獨立水錶設於大廈每層住宅樓層之公用水錶箱內。 每戶之獨立電錶設於大廈每層住宅樓層之電錶箱內。 每戶之獨立煤氣錶安裝於以下位置： 5樓至12樓、15樓至23樓及25樓至31樓 – B、C、F、G、H、K、M及N單位的露台 – E及J單位的工作平台 – A及L單位的浴室 – D單位的廚房 32樓 – D、E及F單位的露台 – C及G單位的工作平台 – H單位的主人浴室 – A、B及J單位的天台

5. Security Facilities

Item	Description
Security System and Equipment	CCTV cameras are provided inside Shuttle Lift Lobby at G/F and 3/F, Lift Lobby at B/F, Tower Lift Lobby at 3/F, mailbox area in Tower Lift Lobby at 3/F, lift cars, carpark entrance, carpark and clubhouse, and connect to the caretaker's office. Visitor intercom panel with smart card reader for access control are provided at caretaker's office entrance on 3/F, and connect to door phone of each flat. Door phone of each flat is provided on the wall next to main entrance door.

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.

5. 保安設施

細項	描述
保安系統及設備	地下及3樓穿梭升降機大堂、地庫升降機大堂、3樓大廈升降機大堂、3樓大廈升降機大堂信箱位置、升降機內、停車場入口、停車場及會所設有閉路電視，並連接管理處。 訪客對講機及智能卡出入保安系統設於3樓大廈管理處入口並連接每戶之對講機。每戶之對講機設於大門旁的牆壁上。

賣方承諾如該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。

6. APPLIANCES SCHEDULE
6. 設備說明

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	5/F–12/F, 15/F–23/F, 25/F–31/F 5樓至12樓、15樓至23樓、25樓至31樓												
				A	B	C	D	E	F	G	H	J	K	L	M	N
Living / Dining Room 客/飯廳	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機（室內機）	Panasonic 樂聲	CS-ME21RKD	–	✓*	–	–	–	✓*	✓*	✓*	–	✓*	–	–	✓*
			CS-PV24SKA	✓	–	✓	✓	✓	–	–	–	✓	–	✓	✓	–
Bedroom 1 睡房 1	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機（室內機）	Panasonic 樂聲	CS-E9RKDW	–	✓*	–	–		✓*	✓*	✓*		✓*	–	–	✓*
			CS-E15RKDW	✓*	–	✓*	–		–	–	–		–	–	–	–
			CS-PV12SKA	–	–	–	✓		–	–	–		–	✓	–	–
			CS-PV18SKA	–	–	–	–		–	–	–		–	–	✓	–
Bedroom 2 睡房 2	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機（室內機）	Panasonic 樂聲	CS-E9RKDW	✓*		✓*	–								–	
			CS-PV12SKA	–		–	✓								–	
			CS-PV18SKA	–		–	–								✓	
Air Conditioner Platform / Flat Roof 冷氣機平台/平台	Split Type Air-Conditioner (Outdoor Unit) 分體式冷氣機（室外機）	Panasonic 樂聲	U-4E23JBE	✓*	✓*	✓*	–	–	✓*	✓*	✓*	–	✓*	–	–	✓*
			CU-PV12SKA	–	–	–	✓(2)	–	–	–	–	–	–	✓	–	–
			CU-PV18SKA	–	–	–	–	–	–	–	–	–	–	–	✓(2)	–
			CU-PV24SKA	✓	–	✓	✓	✓	–	–	–	✓	–	✓	✓	–

Note:

1. * Multi-Split Type Air-Conditioner.
2. ( ) Number of Indoor/Outdoor Unit.
3. All Split Type and Multi Split Type Air-Conditioners are cooling only.
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.
5. The symbol "–" as shown in the above table denotes "Not provided".
6. The symbol "/ " as shown in the above table denotes "Not applicable".

備註：

1. * 多聯分體式冷氣機。
2. ( ) 室內/室外機數量。
3. 所有分體式及多聯分體式冷氣機只提供淨冷功能。
4. 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。
5. 上表內之「–」代表不提供。
6. 上表內之「/」代表不適用。

6. APPLIANCES SCHEDULE
6. 設備説明

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	5/F–12/F, 15/F–23/F, 25/F–31/F 5樓至12樓、15樓至23樓、25樓至31樓												
				A	B	C	D	E	F	G	H	J	K	L	M	N
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	Teka	TL6110A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁煮食爐	Teka	IR351	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFL	–	–	–	✓	–	–	–	–	–	–	–	–	–
	Microwave Oven 微波爐	Teka	MS620BIS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	Philco 飛歌	PBTR122	–	✓	–	–	✓	✓	✓	✓	✓	✓	✓	–	✓
			PBF320NF	✓	–	✓	✓	–	–	–	–	–	–	–	✓	–
	2-in-1 Washer and Dryer 2合1洗衣/乾衣機	Philco 飛歌	PAS1275E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFL	✓	–	–	–	–	–	–	–	–	–	✓	–	–
	Exhaust Fan (Concealed Type) 抽氣扇(隱藏式)	Ostberg	LPK 100A	–	✓	✓	–	✓	✓	✓	✓*	✓	✓	–	✓	✓
	Exhaust Fan (Window Type) 抽氣扇(窗口式)	GELEC	VV180	✓	–	–	✓	–	–	–	✓#	–	–	✓	–	–
Balcony 露台	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFL	–	✓	✓	–	–	✓	✓	✓	–	✓	–	✓	✓
Utility Platform 工作平台	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFL	–	–	–	–	✓	–	–	–	✓	–	–	–	–

Note:

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.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/ " as shown in the above table denotes "Not applicable".
4. The symbol " * " as shown in the above table denotes the Exhaust Fan (Concealed Type) applicable to 23/F, 25/F-31/F only.
5. The symbol " # " as shown in the above table denotes the Exhaust Fan (Window Type) applicable to 5/F-12/F, 15/F-22/F only.

備註：

1. 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。
2. 上表內之「–」代表不提供。
3. 上表內之「/」代表不適用。
4. 上表內之「*」代表抽氣扇(隱藏式)只適用於23樓、25樓至31樓。
5. 上表內之「#」代表抽氣扇(窗口式)只適用於5樓至12樓、15樓至22樓。

6. APPLIANCES SCHEDULE
6. 設備說明

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	32/F 32樓								
				A	B	C	D	E	F	G	H	J
Living / Dining Room 客/飯廳	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Panasonic 樂聲	CS-E15RKDW	–	✓*(2)	–	–	–	–	–	–	–
			CS-ME21RKD	–	–	–	✓*	✓*	✓*	–	–	–
			CS-PV18SKA	✓(2)	–	–	–	–	–	–	✓(2)	✓(2)
			CS-PV24SKA	–	–	✓	–	–	–	✓	–	–
Master Bedroom 主人睡房	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Panasonic 樂聲	CS-PV18SKA	✓	–						✓	✓
			CS-E15RKDW	–	✓*(2)						–	–
Bedroom 1 睡房 1	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Panasonic 樂聲	CS-E9RKDW	–	–		✓*	✓*	✓*		–	–
			CS-PV12SKA	✓	–		–	–	–		✓	✓
			CS-PV18SKA	–	✓		–	–	–	–	–	–
Bedroom 2 睡房 2	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Panasonic 樂聲	CS-PV12SKA	–	–						✓	–
			CS-E15RKDW	✓*	–						–	✓*
			CS-PV18SKA	–	✓						–	–
Store 儲物房	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Panasonic 樂聲	CS-PV9SKA	–	✓							–
			CS-E9RKDW	✓*	–							✓*
Air Conditioner Platform / Flat Roof / Roof 冷氣機平台/平台/天台	Split Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)	Panasonic 樂聲	U-4E23JBE	✓*	✓*(2)	–	✓*	✓*	✓*	–	–	✓*
			CU-PV9SKA	–	✓	–	–	–	–	–	–	–
			CU-PV12SKA	✓	–	–	–	–	–	–	✓(2)	✓
			CU-PV18SKA	✓(3)	✓(2)	–	–	–	–	–	✓(3)	✓(3)
			CU-PV24SKA	–	–	✓	–	–	–	✓	–	–

Note:
1. * Multi-Split Type Air-Conditioner.
2. ( ) Number of Indoor/Outdoor Unit.
3. All Split Type and Multi Split Type Air-Conditioners are cooling only.
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.
5. The symbol "–" as shown in the above table denotes "Not provided".
6. The symbol "/ " as shown in the above table denotes "Not applicable".

備註：
1. * 多聯分體式冷氣機。
2. ( ) 室內/室外機數量。
3. 所有分體式及多聯分體式冷氣機只提供淨冷功能。
4. 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。
5. 上表內之「–」代表不提供。
6. 上表內之「/」代表不適用。

6. APPLIANCES SCHEDULE
6. 設備説明

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	32/F 32樓								
				A	B	C	D	E	F	G	H	J
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	Teka	TL6110A			✓	✓	✓	✓	✓	–	
		Siemens 西門子	LI97SA530B			–	–	–	–	–	✓	
	Induction Hob 電磁煮食爐	Teka	IR351			✓	✓	✓	✓	✓	–	
		Siemens 西門子	EH375FBB1E			–	–	–	–	–	✓	
	Gas Cooking Hob 煤氣煮食爐	Siemens 西門子	ER326AB92X			–	–	–	–	–	✓	
	Microwave Oven 微波爐	Teka	MS620BIS			✓	✓	✓	✓	✓	–	
		Siemens 西門子	HF15M564HK			–	–	–	–	–	✓	
	Refrigerator 雪櫃	Philco 飛歌	PBTR122			✓	✓	✓	✓	✓	–	
		Siemens 西門子	KI34NP60HK			–	–	–	–	–	✓	
	Steam Oven 蒸爐	Siemens 西門子	CD634GBS1			–	–	–	–	–	✓	
	2-in-1 Washer and Dryer 2合1洗衣/乾衣機	Philco 飛歌	PAS1275E			✓	✓	✓	✓	✓	–	
		Siemens 西門子	WK14D321HK			–	–	–	–	–	✓	
	Wine Cellar 酒櫃	Cristal 尼斯	CW18B			–	–	–	–	–	✓	
	Exhaust Fan (Concealed Type) 抽氣扇(隱藏式)	Ostberg	LPK 125A			–	–	–	–	–	✓	
Kitchen 廚房	Cooker Hood 抽油煙機	Siemens 西門子	LI97SA530B	✓	✓							✓
	Microwave Oven 微波爐	Siemens 西門子	HF15M564HK	✓	✓							✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFL	✓	–							✓

Note:

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.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/ " as shown in the above table denotes "Not applicable".

備註：

1. 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。
2. 上表內之「–」代表不提供。
3. 上表內之「/」代表不適用。

6. APPLIANCES SCHEDULE
6. 設備説明

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	32/F 32樓								
				A	B	C	D	E	F	G	H	J
Kitchen 廚房	Gas Cooking Hob 煤氣煮食爐	Siemens 西門子	ER326AB92X	✓	✓							✓
			ER326BB90X	✓	✓							✓
	Steam Oven 蒸爐	Siemens 西門子	CD634GBS1	✓	✓							✓
	Refrigerator 雪櫃	Siemens 西門子	KI34NP60HK	✓	✓							✓
	2-in-1 Washer and Dryer 2合1洗衣/乾衣機	Siemens 西門子	WK14D321HK	✓	✓							✓
	Wine Cellar 酒櫃	Cristal 尼斯	CW18B	✓	✓							✓
	Exhaust Fan (Concealed Type) 抽氣扇(隱藏式)	Ostberg	LPK 100A	✓	✓							✓
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFL	–	✓						✓	–
	Exhaust Fan (Window Type) 抽氣扇(窗口式)	GELEC	VV180	✓	–						✓	✓
	Exhaust Fan (Concealed Type) 抽氣扇(隱藏式)	Ostberg	LPK 100A	–	✓						–	–
Bathroom 浴室	Exhaust Fan (Concealed Type) 抽氣扇(隱藏式)	Ostberg	LPK 100A	✓	✓	✓	✓	✓	–	✓	✓	✓
	Exhaust Fan (Window Type) 抽氣扇(窗口式)	GELEC	VV180	–	–	–	–	–	✓	–	–	–
	Dehumidifier (Ceiling Mounted) 抽濕機(嵌天花式)	Cold Magic 高美	CDH-22R2B	✓	✓						✓	✓
Lavatory in Store Room 儲物房洗手間	Exhaust Fan (Concealed Type) 抽氣扇(隱藏式)	Ostberg	LPK 100A	✓	✓							✓
Balcony 露台	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFL	–	–	–	✓	✓	✓	–	–	–
Utility Platform 工作平台	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFL	–	–	✓	–	–	–	✓	✓	–
Roof 天台	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFL	✓	✓							✓

Note:

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.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/ " as shown in the above table denotes "Not applicable".

備註：

1. 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。
2. 上表內之「–」代表不提供。
3. 上表內之「/」代表不適用。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1
Living / Dining Room 客/飯廳	Twin Socket Outlet 雙位電插座		2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		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
	Door Bell 門鈴		1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Phone 門口對講機		1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		4	3	4	4	3	3	3	3	3	3	3	4	3
	Lighting Switch 燈掣		5	4	5	5	4	4	4	5	4	4	4	5	4
	Miniature Circuit Breakers Board 總電掣箱		1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧感應器		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#

Note:

1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/ " as shown in the above table denotes "Not applicable".
3. The symbol "#" as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表內之「–」代表不提供。
2. 上表內之「/」代表不適用。
3. 上表內之「#」代表「消防裝置及設備」。開放式廚房單位的業主須遵守有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座		1	1	1	1	/	1	1	1	/	1	1	1	1
	Twin Socket Outlet 雙位電插座		1	1	1	1	/	1	1	1	/	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	/	1	1	1	/	1	1	1	1
	TV/ FM Outlet 電視／電台天線插座		1	1	1	1	/	1	1	1	/	1	1	1	1
	Lighting Point 燈位		1	1	1	1	/	1	1	1	/	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	/	1	1	1	/	2	1	1	1
	Switch for Air-Conditioner Unit 冷氣機開關掣		1	1	1	1	/	1	1	1	/	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		–	–	–	–	/	–	–	–	/	1	–	–	–
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座		1	/	1	1	/	/	/	/	/	/	/	1	/
	Telephone Outlet 電話插座		1	/	1	1	/	/	/	/	/	/	/	1	/
	TV/ FM Outlet 電視／電台天線插座		1	/	1	1	/	/	/	/	/	/	/	1	/
	Lighting Point 燈位		1	/	1	1	/	/	/	/	/	/	/	1	/
	Lighting Switch 燈掣		1	/	1	1	/	/	/	/	/	/	/	1	/
	Switch for Air-Conditioner Unit 冷氣機開關掣		1	/	1	1	/	/	/	/	/	/	/	1	/

Note:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/ " as shown in the above table denotes "Not applicable".

備註：
1. 上表內之「–」代表不提供。
2. 上表內之「/」代表不適用。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Open Kitchen 開放式廚房	Twin Socket Outlet 雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1
	Concealed Type Sprinkler Head 暗藏式消防花灑頭		1#	1#	2#	1#	1#	1#	1#	1#	1#	1#	1#	2#	1#
		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	1	1	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Kitchen Cabinet 菲士接線座供廚櫃	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cooker Hood 菲士接線座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Gas Water Heater 菲士接線座供煤氣熱水爐	–	–	–	1	–	–	–	–	–	–	–	–	–
		Spur Unit for Induction Hob 接線座供電磁煮食爐	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁煮食爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for 2-in-1 Washer and Dryer 單位電插座供2合1洗衣/乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1
		Water Point and Drain Point for 2-in-1 Washer and Dryer 2合1洗衣/乾衣機來去水接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1
		Conventional Type Spinkler Head inside Ceiling Void 傳統型消防花灑頭於天花內	1#	1#	2#	1#	2#	1#	1#	2#	1#	1#	1#	2#	1#

Note:

1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/ " as shown in the above table denotes "Not applicable".
3. The symbol "#" as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表內之「–」代表不提供。
2. 上表內之「/」代表不適用。
3. 上表內之「#」代表「消防裝置及設備」。開放式廚房單位的業主須遵守有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Bathroom 浴室	Lighting Point 燈位		2	2	2	2	2	2	2	2	2	2	2	2	2
	Heat Lamp 暖燈		1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 菲士接線座供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Mirror Cabinet 菲士接線座供鏡櫃	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Gas Water Heater 菲士接線座供煤氣熱水爐	1	–	–	–	–	–	–	–	–	–	1	–	–
Balcony 露台	Balcony Light 露台燈		1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Gas Water Heater 菲士接線座供煤氣熱水爐	–	1	1	–	–	1	1	1	–	1	–	1	1
Utility Platform 工作平台	Utility Platform Light 工作平台燈		1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Gas Water Heater 菲士接線座供煤氣熱水爐	–	–	–	–	1	–	–	–	1	–	–	–	–
Air-Conditioner Platform 空調機平台	Connection Point for Air-Conditioner Outdoor Unit 室外空調機接駁點		2	1	2	3	1	1	1	1	1	1	2	3	1
Flat Roof 平台	Lighting Point 燈位		5	3	5	7	3	4	4	2	–	–	2	3	2
	Water-proof Single Socket Outlet 防水單位電插座		1	1	1	1	1	1	1	1	–	–	1	1	1

Note:
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2. The symbol "/ " as shown in the above table denotes "Not applicable".

備註：
1. 上表內之「–」代表不提供。
2. 上表內之「/」代表不適用。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	6/F–12/F, 15/F–23/F, 25/F–31/F 6樓至12樓、15樓至23樓、25樓至31樓												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1
Living / Dining Room 客/飯廳	Twin Socket Outlet 雙位電插座		2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		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
	Door Bell 門鈴		1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Phone 門口對講機		1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		4	3	4	4	3	3	3	3	3	3	3	4	3
	Lighting Switch 燈掣		5	4	5	5	4	4	4	5	4	4	4	5	4
	Miniature Circuit Breakers Board 總電掣箱		1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧感應器		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#

Note:

1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/ " as shown in the above table denotes "Not applicable".
3. The symbol "#" as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表內之「–」代表不提供。
2. 上表內之「/」代表不適用。
3. 上表內之「#」代表「消防裝置及設備」。開放式廚房單位的業主須遵守有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	6/F–12/F, 15/F–23/F, 25/F–31/F 6樓至12樓、15樓至23樓、25樓至31樓												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座		1	1	1	1	/	1	1	1	/	1	1	1	1
	Twin Socket Outlet 雙位電插座		1	1	1	1	/	1	1	1	/	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	/	1	1	1	/	1	1	1	1
	TV/ FM Outlet 電視／電台天線插座		1	1	1	1	/	1	1	1	/	1	1	1	1
	Lighting Point 燈位		1	1	1	1	/	1	1	1	/	1	1	1	1
	Lighting Switch 燈掣		1	1	1	1	/	1	1	1	/	2	1	1	1
	Switch for Air-Conditioner Unit 冷氣機開關掣		1	1	1	1	/	1	1	1	/	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		–	–	–	–	/	–	–	–	/	1	–	–	–
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座		1	/	1	1	/	/	/	/	/	/	/	1	/
	Telephone Outlet 電話插座		1	/	1	1	/	/	/	/	/	/	/	1	/
	TV/ FM Outlet 電視／電台天線插座		1	/	1	1	/	/	/	/	/	/	/	1	/
	Lighting Point 燈位		1	/	1	1	/	/	/	/	/	/	/	1	/
	Lighting Switch 燈掣		1	/	1	1	/	/	/	/	/	/	/	1	/
	Switch for Air-Conditioner Unit 冷氣機開關掣		1	/	1	1	/	/	/	/	/	/	/	1	/

Note:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/ " as shown in the above table denotes "Not applicable".

備註：
1. 上表內之「–」代表不提供。
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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	6/F–12/F, 15/F–23/F, 25/F–31/F 6樓至12樓、15樓至23樓、25樓至31樓												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Open Kitchen 開放式廚房	Twin Socket Outlet 雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1
	Concealed Type Sprinkler Head 暗藏式消防花灑頭		1#	1#	2#	1#	1#	1#	1#	1#	1#	1#	1#	2#	1#
		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	1	1	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Kitchen Cabinet 菲士接線座供廚櫃	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cooker Hood 菲士接線座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Gas Water Heater 菲士接線座供煤氣熱水爐	–	–	–	1	–	–	–	–	–	–	–	–	–
		Spur Unit for Induction Hob 接線座供電磁煮食爐	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁煮食爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for 2-in-1 Washer and Dryer 單位電插座供2合1洗衣／乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1
		Water Point and Drain Point for 2-in-1 Washer and Dryer 2合1洗衣／乾衣機來去水接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1
		Conventional Type Spinkler Head inside Ceiling Void 傳統型消防花灑頭於天花內	1#	1#	2#	1#	2#	1#	1#	2#	1#	1#	1#	2#	1#

Note:

1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/ " as shown in the above table denotes "Not applicable".
3. The symbol "#" as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表內之「–」代表不提供。
2. 上表內之「/」代表不適用。
3. 上表內之「#」代表「消防裝置及設備」。開放式廚房單位的業主須遵守有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	6/F–12/F, 15/F–23/F, 25/F–31/F 6樓至12樓、15樓至23樓、25樓至31樓												
			A	B	C	D	E	F	G	H	J	K	L	M	N
Bathroom 浴室	Lighting Point 燈位		2	2	2	2	2	2	2	2	2	2	2	2	2
	Heat Lamp 暖燈		1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 菲士接線座供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Mirror Cabinet 菲士接線座供鏡櫃	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Gas Water Heater 菲士接線座供煤氣熱水爐	1	–	–	–	–	–	–	–	–	–	1	–	–
Balcony 露台	Balcony Light 露台燈		1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Gas Water Heater 菲士接線座供煤氣熱水爐	–	1	1	–	–	1	1	1	–	1	–	1	1
Utility Platform 工作平台	Utility Platform Light 工作平台燈		1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Gas Water Heater 菲士接線座供煤氣熱水爐	–	–	–	–	1	–	–	–	1	–	–	–	–
Air-Conditioner Platform 空調機平台	Connection Point for Air-Conditioner Outdoor Unit 室外空調機接駁點		2	1	2	3	1	1	1	1	1	1	2	3	1

Note:
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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	32/F 32樓								
			A	B	C	D	E	F	G	H	J
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1
Living / Dining Room 客/飯廳	Single Socket Outlet 單位電插座		1	1	–	–	–	–	–	1	1
	Twin Socket Outlet 雙位電插座		3	3	2	2	2	2	2	3	3
	Telephone Outlet 電話插座		2	2	1	1	1	1	1	2	2
	TV/ FM Outlet 電視/電台天線插座		2	2	1	1	1	1	1	2	2
	Door Bell 門鈴		–	–	1	1	1	1	1	1	–
	Door Phone 門口對講機		1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner Unit 冷氣機開關掣		2	2	1	1	1	1	1	2	2
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1	1	2	1
	Lighting Point 燈位		5	6	4	3	3	3	3	5	5
	Lighting Switch 燈掣		6	8	4	4	4	5	4	5	5
	Miniature Circuit Breakers Board 總電掣箱		–	–	1	1	1	1	1	1	–
	Smoke Detector 煙霧感應器		–	–	1#	1#	1#	1#	1#	1#	–

Note:

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備註：

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	32/F 32樓								
			A	B	C	D	E	F	G	H	J
Master Bedroom 主人睡房	Twin Socket Outlet 雙位電插座		3	3	/	/	/	/	/	3	3
	Telephone Outlet 電話插座		2	2	/	/	/	/	/	2	2
	TV/ FM Outlet 電視/電台天線插座		2	2	/	/	/	/	/	2	2
	Lighting Point 燈位		2	3	/	/	/	/	/	3	2
	Lighting Switch 燈掣		2	4	/	/	/	/	/	3	2
	Switch for Air-Conditioner Unit 冷氣機開關掣		1	2	/	/	/	/	/	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	/	/	/	/	/	1	1
Bedroom 1 睡房 1	Twin Socket Outlet 雙位電插座		1	1	/	1	1	1	/	1	1
	Telephone Outlet 電話插座		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
	Lighting Point 燈位		1	1	/	1	1	1	/	1	1
	Lighting Switch 燈掣		1	1	/	2	2	1	/	1	1
	Switch for Air-Conditioner Unit 冷氣機開關掣		1	1	/	1	1	1	/	1	1

Note:
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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	32/F 32樓								
			A	B	C	D	E	F	G	H	J
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座		1	1	/	/	/	/	/	1	1
	Telephone Outlet 電話插座		1	1	/	/	/	/	/	1	1
	TV/ FM Outlet 電視/電台天線插座		1	1	/	/	/	/	/	1	1
	Lighting Point 燈位		1	1	/	/	/	/	/	1	1
	Lighting Switch 燈掣		2	1	/	/	/	/	/	1	1
	Switch for Air-Conditioner Unit 冷氣機開關掣		1	1	/	/	/	/	/	1	1
Store Room 儲物房	Twin Socket Outlet 雙位電插座		1	1	/	/	/	/	/	/	1
	Lighting Point 燈位		1	1	/	/	/	/	/	/	1
	Lighting Switch 燈掣		1	–	/	/	/	/	/	/	1
	Switch for Air-Conditioner Unit 冷氣機開關掣		1	1	/	/	/	/	/	/	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	–	/	/	/	/	/	/	1
	Miniature Circuit Breakers Board 總電掣箱		1	1	/	/	/	/	/	/	1
Open Kitchen 開放式廚房	Twin Socket Outlet 雙位電插座		/	/	1	1	1	1	1	2	/
	Lighting Point 燈位		/	/	1	1	1	1	1	1	/
	Concealed Type Sprinkler Head 暗藏式消防花灑頭		/	/	1#	1#	1#	1#	1#	2#	/
		Conventional Type Spinkler Head inside Ceiling Void 傳統型消防花灑頭於天花內	/	/	1#	1#	1#	2#	1#	1#	/

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3. The symbol "#" as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	32/F 32樓								
			A	B	C	D	E	F	G	H	J
Open Kitchen 開放式廚房		Single Socket Outlet for Microwave Oven 單位電插座供微波爐			1	1	1	1	1	1	
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃			1	1	1	1	1	1	
		Single Socket Outlet for Steam Oven 單位電插座供蒸爐			–	–	–	–	–	1	
		Single Socket Outlet for Wine Celler 單位插座供酒櫃			–	–	–	–	–	1	
		Fused Spur Unit for Kitchen Cabinet 菲士接線座供廚櫃			1	1	1	1	1	1	
		Fused Spur Unit for Cooker Hood 菲士接線座供抽油煙機			1	1	1	1	1	1	
		Fused Spur Unit for Exhaust Fan 菲士接線座供抽氣扇			–	–	–	–	–	1	
		Fused Spur Unit for Gas Cooking Hob 菲士接線座供煤氣煮食爐			–	–	–	–	–	1	
		Spur Unit for Induction Hob 接線座供電磁煮食爐			1	1	1	1	1	1	
		Switch for Induction Hob 電磁煮食爐開關掣			1	1	1	1	1	1	
		Single Socket Outlet for 2-in-1 Washer and Dryer 單位電插座供2合1洗衣／乾衣機			1	1	1	1	1	1	
		Water Point and Drain Point for 2-in-1 Washer and Dryer 2合1洗衣／乾衣機來去水接駁位			1	1	1	1	1	1	

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	32/F 32樓								
			A	B	C	D	E	F	G	H	J
Kitchen 廚房	Twin Socket Outlet 雙位電插座		2	2	/	/	/	/	/	/	2
	Lighting Point 燈位		3	3	/	/	/	/	/	/	3
	Lighting Switch 燈掣		1	1	/	/	/	/	/	/	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	2	/	/	/	/	/	/	1
	Door Bell 門鈴		1	1	/	/	/	/	/	/	1
		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	1	1	/	/	/	/	/	/	1
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	/	/	/	/	/	/	1
		Single Socket Outlet for Steam Oven 單位電插座供蒸爐	1	1	/	/	/	/	/	/	1
		Single Socket Outlet for Wine Celler 單位插座供酒櫃	1	1	/	/	/	/	/	/	1
		Fused Spur Unit for Cooker Hood 菲士接線座供抽油煙機	1	1	/	/	/	/	/	/	1
		Fused Spur Unit for Exhaust Fan 菲士接線座供抽氣扇	1	1	/	/	/	/	/	/	1
		Fused Spur Unit for Gas Cooking Hob 菲士接線座供煤氣煮食爐	2	2	/	/	/	/	/	/	2
		Fused Spur Unit for Gas Water Heater 菲士接線座供煤氣熱水爐	1	–	/	/	/	/	/	/	1
		Single Socket Outlet for 2-in-1 Washer and Dryer 單位電插座供2合1洗衣/乾衣機	1	1	/	/	/	/	/	/	1
		Water Point and Drain Point for 2-in-1 Washer and Dryer 2合1洗衣/乾衣機來去水接駁位	1	1	/	/	/	/	/	/	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	32/F 32樓								
			A	B	C	D	E	F	G	H	J
Master Bathroom 主人浴室	Lighting Point 燈位		3	3	/	/	/	/	/	2	4
	Heat Lamp 暖燈		1	1	/	/	/	/	/	1	1
	Twin Socket Outlet 雙位電插座		1	1	/	/	/	/	/	1	1
		Fused Spur Unit for Exhaust Fan 菲士接線座供抽氣扇	1	1	/	/	/	/	/	1	1
		Fused Spur Unit for Mirror Cabinet 菲士接線座供鏡櫃	1	1	/	/	/	/	/	1	1
		Fused Spur Unit for Gas Water Heater 菲士接線座供煤氣熱水爐	–	1	/	/	/	/	/	1	–
Bathroom 浴室	Lighting Point 燈位		2	2	2	2	2	2	2	2	2
	Heat Lamp 暖燈		1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座		1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 菲士接線座供抽氣扇	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Mirror Cabinet 菲士接線座供鏡櫃	1	1	1	1	1	1	1	1	1
Lavatory in Store Room 儲物房洗手間	Lighting Point 燈位		1	1	/	/	/	/	/	/	1
		Fused Spur Unit for Exhaust Fan 菲士接線座供抽氣扇	1	1	/	/	/	/	/	/	1
Balcony 露台	Balcony Light 露台燈		1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Gas Water Heater 菲士接線座供煤氣熱水爐	–	–	–	1	1	1	–	–	–

Note:
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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	32/F 32樓								
			A	B	C	D	E	F	G	H	J
Space Underneath Staircase 樓梯下空間	Lighting Point 燈位		1	1	/	/	/	/	/	/	1
	Lighting Switch 燈掣		1	1	/	/	/	/	/	/	1
Utility Platform 工作平台	Utility Platform Light 工作平台燈		1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Gas Water Heater 菲士接線座供煤氣熱水爐	–	–	1	–	–	–	1	1	–
Air-Conditioner Platform 空調機平台	Connection Point for Air-Conditioner Outdoor Unit 室外空調機接駁點		5	5	1	1	1	1	1	5	5
Staircase 樓梯	Lighting Point 燈位		4	4	/	/	/	/	/	/	4
Flat Roof 平台	Lighting Point 燈位		2	8	/	/	/	/	/	/	/
	Water-proof Single Socket Outlet 防水單位電插座		1	2	/	/	/	/	/	/	/
Roof 天台	Lighting Point 燈位		8	8	/	/	/	/	/	/	8
	Water-proof Single Socket Outlet 防水單位電插座		1	1	/	/	/	/	/	/	1
		Fused Spur Unit for Gas Water Heater 菲士接線座供煤氣熱水爐	1	1	/	/	/	/	/	/	1

Note:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/ " as shown in the above table denotes "Not applicable".

備註：
1. 上表內之「–」代表不提供。
2. 上表內之「/」代表不適用。

SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

Towngas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT 地税

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the Assignment of the relevant residential property.

賣方將會繳付/已繳付(視情況而定)有關住宅物業之地税直至包括相關住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Note:

The purchaser should pay to the manager and not the owner the debris removal fee.

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

註：

買方應該將清理廢料的費用支付給管理人而非擁有人。

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

Defects liability warranty period for the residential property and the fittings, finishes and appliances as provided in the Agreement for Sale and Purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六(6)個月內。

MAINTENANCE OF SLOPES 斜坡維修

Not Applicable.

不適用。

MODIFICATION 修訂

No application to the Government for a modification of the Land Grant for this Development is underway.

本發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION 有關資料

1. Noise mitigating measures

Noise mitigating measures in the form of acoustic fins and acoustic balconies (comprising of glass balustrades and sound absorptive material at ceiling) will be provided in or installed at the Development to mitigate the impact of traffic noise from Ming Kum Road on the Development. Please refer to the "Floor Plans of Residential Properties in the Development" section in this Sales Brochure for further details and locations of acoustic fins and/or the acoustic balconies. Prospective purchasers are requested to note the impact (if any) of acoustic fins (if any) on the views of individual units.

No owner shall alter, interfere with or remove, or permit to be suffered to be altered, interfered with or removed any part of the acoustic fins and/or acoustic balconies.

2. Gondola

During the times for necessary maintenance, inspection, cleaning and repairing of the Common Areas and Facilities of Residential Tower arranged by the Manager of the Development, the gondola will be operating in the airspace outside windows and directly above the flat roof(s) and/or roof(s) of individual units.

3. Gas supply to residential units

Except Flats A, B, H and J on the 32nd Floor ("**Gas Supply Flats**"), the rest of the residential units in the Development will not be installed with gas pipes for the supply of town gas for cooking.

All residential units in the Development will be installed with gas pipes for the supply of town gas for gas water heaters.

4. Signages

There will be backlit signages on the external walls of the Development on and below 2/F. The backlit signages 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.

5. Exhaust Louvers

There may be exhaust louvers connecting from the shops/restaurants on G/F and 1/F 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 G/F and 1/F. The alignment and position of the exhaust louvers 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 louvers on individual residential properties.

6. Air-conditioning Units and Equipment for the Clubhouse

Part of the air-conditioning units and equipment for the clubhouse will be installed on the common flat roof on 5/F on the western side of the Development and 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.

1. 噪音緩解措施

發展項目將提供或安裝隔音鰭及隔音露台(包括玻璃圍欄及天花吸音物料)作為噪音緩解措施，以緩解發展項目鳴琴路帶來的交通噪音。有關隔音鰭及/或隔音露台的詳情及位置，請參閱售樓說明書的「發展項目的住宅物業的樓面平面圖」部分。準買家須留意隔音鰭(如有)對個別單位景觀所帶來的影響(如有)。

任何業主不得改動、干擾或移除隔音鰭及/或隔音露台，也不得准許他人改動、干擾或移除隔音鰭及/或隔音露台。

2. 吊船

當發展項目的管理人為住宅大廈的公用地方及設施進行必要的保養、檢查、清潔及維修期間，吊船將會在個別單位的窗外和平台及/或天台之上的上空進行操作。

3. 為住宅單位供應氣體

除32樓A、B、H及J室(「**獲供應氣體單位**」)外，發展項目其餘住宅單位將不會安裝煤氣喉管供應煤氣以供煮食。

所有發展項目的住宅單位均會安裝煤氣喉管供應煤氣予燃氣熱水爐。

4. 廣告牌

發展項目2樓及以下外牆設有燈箱廣告牌。燈箱廣告牌可能會於夜間開啟。準買家請注意上述燈箱廣告牌對個別住宅物業可能造成之影響(如有)。

5. 排氣口

地下及1樓商舖/餐廳或會安裝排氣口以供空調系統或與地下與1樓商舖/餐廳內經營的商業活動(包括餐廳(如有))有關的廢氣排放。排氣口的排列及位置或會不時更改，並須符合相關法例要求及/或有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響(如有)。

6. 會所之空調機及設備

部分供會所使用的空調機及設備將安裝於發展項目西面5樓的公用平台，發展項目住宅單位可能會看見該等空調機及設備。準買家請注意上述空調機及設備對個別住宅物業可能造成的影響(如有)。

WEBSITE ADDRESS 互聯網網址

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

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

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.

		Area (m²) 面積(平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)條例》第23(3)(b)條不計算的總樓面面積		
1. (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨範圍(公共交通總站除外)	2498.621
2.	Plant rooms and similar services 機房及類似設施	1515.19
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. 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》或相關規例限制的機房及類似設施(如升降機機房、電訊設備室、垃圾及物料回收房等)的面積	211.901
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. 不受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或相關規例限制的機房及類似設施(如只安放消防裝置及設備的房間、電錶房、變壓器房、食水及沖廁水缸等)的面積	1303.289
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非指定或非主要的機房(如空調機房、冷風櫃房等)	93.997
Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》第1號和第2號提供的環保設施		
3.	Balcony 露台	321.799
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	17.424
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 非結構性預製外牆	231.967
9.	Utility platform 工作平台	240.750
10.	Noise barrier 隔音屏障	Not Applicable 不適用

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 (m²) 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枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	10.253
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 住戶康樂設施包括上空部分、機房、游泳池過濾機房、有蓋人行道等只為康樂設施而提供的配套	396.621
13.	Covered landscaped and play area 有上蓋的園景區及遊樂用地	232.146
14.	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、棚架	28.981
15.	Larger lift shaft 升降機槽	82.031
16.	Chimney shaft 煙囪井道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非指定或非主要的機房如熱水器房、衛星電視公用天線房	Not Applicable 不適用
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room 指定設施或主要機房之管道槽、風槽	355.922
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非指定或非主要的機房之管道槽、風槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 因環境保護系統及設施而提供的機房、管道槽、風槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房之上空部分	Not Applicable 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出外牆多於750毫米的伸出物(如空調機箱及平台)	Not Applicable 不適用
Other Exempted Items 其他獲豁免的面積		
23. (#)	Refuge floor including refuge floor cum sky garden 庇護層包括庇護層暨空中花園	262.376
24. (#)	Other projections 其他伸出物	Not Applicable 不適用

		Area (m²) 面積 (平方米)
Other Exempted Items 其他獲豁免的面積		
25.	Public transport terminus 公共交通總站	Not Applicable 不適用
26. (#)	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 純為無須計算總樓面面積的樓層而提供的樓梯、升降機槽及垂直管道等水平面積	191.361
28. (#)	Public passage 公眾通道	Not Applicable 不適用
29.	Covered set back area 有上蓋的向後退入範圍	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	Not Applicable 不適用

Note:

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

註：

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

Environment Assessment of the Building
建築物的環境評估

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

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:

發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I **第 I 部分**	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：–	1. T5 (or better) fluorescent lamps for general lighting. 2. Metering provisions for energy consumption check. 1. T5 光管 2. 計量儀器以量度電流

Part II : The predicted annual energy use of the proposed building / part of building (Note 1)
第 II 部分：擬興建樓宇／部分樓宇預計每年能源消耗量 (註腳1)：–

Location 位置	Internal Floor Area Served (m²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇每年能源消耗量 (註腳 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/m²/annum 電力 千瓦小時／平方米／年	Town Gas/LPG unit/m²/annum 煤氣／石油氣 用量單位／平方米／年	Electricity kWh/m²/annum 電力 千瓦小時／平方米／年	Town Gas/LPG unit/m²/annum 煤氣／石油氣 用量單位／平方米／年
Area served by central building servcies installation (Note 3) 有使用中央屋宇裝備裝置 (註腳 3) 的部份	2333.3	136.8	Not Applicable 不適用	128.3	Not Applicable 不適用

Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)
第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計：–

Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法		✓	

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
   The predicted annual energy use, in terms of electricity consumption (kWh/m2/annum) and town gas/LPG consumption (unit/m2/annum), of the development by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

註腳：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
   預計每年能源消耗量〔以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：–
   (a) "每年能源消耗量"與新建樓宇 BEAM Plus 標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及
   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. "基準樓宇"與新建樓宇 BEAM Plus 標準(現行版本)第4節及附錄8中的"基準建築物模式(零分標準)"具有相同涵義。
3. "中央屋宇裝備裝置"與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

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DATE OF PRINTING OF SALES BROCHURE 售樓說明書印製日期

Date of printing of this Sales Brochure: 7 April 2017

本售樓說明書印製日期：2017年4月7日

POSSIBLE FUTURE CHANGE 日後可能出現的改變

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。

Examination / Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
26 May 2017 2017年5月26日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AN1	Updated the floor plans of parking spaces in the development. 更新發展項目中的停車位的樓面平面圖。
7 July 2017 2017年7月7日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AN1	Updated the floor plans of parking spaces in the development. 更新發展項目中的停車位的樓面平面圖。
	AX4, AX10, AX12	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
6 October 2017 2017年10月6日	AB1-AB6	Updated the notes to purchasers of first-hand residential properties. 更新一手住宅物業買家須知。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	AN1	Updated the floor plans of parking spaces in the development. 更新發展項目中的停車位的樓面平面圖。
	AX5	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
6 January 2018 2018年1月6日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AJ	Updated the outline zoning plan etc. relating to the development. 更新關乎發展項目的分區計劃大綱圖等。
	AX1, AX2, AX13	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。

Examination / Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
6 April 2018 2018年4月6日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI1-AI2	Updated the aerial photographs of the development. 更新發展項目的鳥瞰照片。
	AK	Updated the layout plan of the development. 更新發展項目的布局圖。
	AN1-AN2	Updated the floor plans of parking spaces in the development. 更新發展項目中的停車位的樓面平面圖。
	AU1-AU2	Updated the elevation plan. 更新立面圖。
	AX2	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
	BG1-BG2	Updated the information in application for concession on gross floor area of building. 更新申請建築物總樓面面積寬免的資料。
6 July 2018 2018年7月6日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AK	Updated the layout plan of the development. 更新發展項目的布局圖。
	AN2	Updated the floor plans of parking spaces in the development. 更新發展項目中的停車位的樓面平面圖。
	AU1-AU2	Updated the elevation plans A-D for the development. 更新發展項目的立面圖A至D。
	BG1	Updated the information in application for concession on gross floor area of building. 更新申請建築物總樓面面積寬免的資料。
23 July 2018 2018年7月23日	AC	Updated the paragraph “This Development is an uncompleted development”. 更新「本發展項目屬未落成發展項目」一段。
	AD	Updated information on vendor and others involved in the development. 更新賣方及有參與發展項目的其他人的資料。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	AK	Updated the layout plan of the development. 更新發展項目的布局圖。

Examination / Revision Date 檢視／修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
23 October 2018 2018年10月23日	AC	Updated Information on the development. 更新發展項目的資料。
	AD	Updated the name of the Solicitors for the Vendor. 更新賣方代表律師的名稱。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AX3, AX14, AX16, AX18, AX20, AX22, AX24	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
23 January 2019 2019年1月23日	AC	Updated Information on the development. 更新發展項目的資料。
	AG, AP1, AP4, AW	The status of the deed of mutual covenant and the appointment status of the manager of the Development are updated. (The deed of mutual covenant has been executed.) 更新公契的狀況及發展項目的管理人的委任狀況。(公契已簽立。)
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AJ	Updated the outline zoning plan etc. relating to the development. 更新關乎發展項目的分區計劃大綱圖等。
	BJ	The section of "Information required to be set out by the Director of Lands under consent scheme" is deleted. (As the certificate of compliance of the development has been issued.) 刪除「按同意方案地政總署署長要求披露的資料」的章節。(由於發展項目的合格證明書經已發出。)
23 April 2019 2019年4月23日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
23 July 2019 2019年7月23日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI1-AI2	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。